

Notice of Ordinary Council Meeting and

Agenda

17 APRIL 2023

To all Councillors

NOTICE OF MEETING

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, notice is given of the next ordinary meeting of the Central Coast Council which will be held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on 17 April 2023. The meeting will commence at 6.00pm.

An agenda and associated reports and documents are appended hereto.

A notice of meeting was published in The Advocate newspaper, a daily newspaper circulating in the municipal area, on 7 January 2023.

A live stream of the meeting will be available on the Central Coast Council – TAS YouTube page, or via a link on Council's website and Facebook page.

Dated at Ulverstone this 12th day of April 2023.

This notice of meeting and the agenda is given pursuant to delegation for and on behalf of the General Manager.



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EXECUTIVE SERVICES OFFICER

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QUALIFIED PERSON'S ADVICE

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

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

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

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



Sandra Ayton
GENERAL MANAGER

AGENDA

COUNCILLORS ATTENDANCE

COUNCILLORS APOLOGIES

EMPLOYEES ATTENDANCE

GUEST(S) OF THE COUNCIL

MEDIA ATTENDANCE

PUBLIC ATTENDANCE

DIGITAL RECORDING OF COUNCIL MEETINGS

At the commencement of the meeting, the Chairperson is to notify 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.

OPENING PRAYER

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

BUSINESS

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1 CONFIRMATION OF MINUTES OF THE COUNCIL

1.1 Confirmation of minutes

The Executive Services Officer reports as follows:

“The minutes of the ordinary meeting of the Council held on 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.

A suggested resolution is submitted for consideration.”

- “That the minutes of the ordinary meeting of the Council held on 20 March 2023 be confirmed.”
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2 COUNCIL WORKSHOPS

2.1 Council workshops

The Executive Services Officer reports as follows:

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

- . 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. A suggested resolution is submitted for consideration.”

- “That the Officer’s report be received.”
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3 MAYOR'S COMMUNICATIONS

3.1 Mayor's communications

The Mayor to report:

3.2 Mayor's diary

The Mayor reports 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 Minister Jaensch;
- . Cradle Coast Authority professional development training; and
- . Leading Australian Resilient Communities Graduation."

The Deputy Mayor reports 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 reports as follows:

"A suggested resolution is submitted for consideration."

- "That the Mayor's and Deputy Mayor's reports be received."

3.3 Declarations of interest

The Mayor reports as follows:

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

The Executive Services Officer reports as follows:

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

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

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

4 COUNCILLOR REPORTS

4.1 Councillor reports

The Executive Services Officer reports as follows:

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

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

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Leave of absence

The Executive Services Officer reports as follows:

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

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

There are no applications for consideration at this meeting.”

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6 DEPUTATIONS

6.1 Deputations

The Executive Services Officer reports as follows:

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

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7 PETITIONS

7.1 Petitions

The Executive Services Officer reports as follows:

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

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8 COUNCILLORS’ QUESTIONS

8.1 Councillors’ questions without notice

The Executive Services Officer reports as follows:

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

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

(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.

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- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
 - (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
 - (7) The chairperson may require a councillor to put a question without notice in writing.'

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

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

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

<i>Councillor</i>	<i>Question</i>	<i>Department</i>
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8.2 Councillors' questions on notice

The Executive Services Officer reports as follows:

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

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

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

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

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

No questions on notice have been received."

9 PUBLIC QUESTION TIME

9.1 Public question time

The Mayor reports as follows:

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

Public question time will be conducted 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.

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- 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."

9.2 Public questions taken on notice

The Executive Services Officer reports 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 reports as follows:

“A suggested resolution is submitted for consideration.”

■ “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.”

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10 DEPARTMENTAL BUSINESS

GENERAL MANAGEMENT

10.1 Minutes and notes of committees of the Council and other organisations

The General Manager reports as follows:

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

- . 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 having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the (non-confidential) minutes and notes of committees of the Council be received.”

10.2 Quarterly Performance Report – Annual Plan 2022–2023 Progress

The General Manager reports 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 reports as follows:

“A copy of the Quarterly Performance Report – March 2023 having been circulated to Councillors, a suggested resolution is submitted for consideration.”

- “That the Council receive the Quarterly Performance Report – March 2023.”

10.3 Common seal

The General Manager reports 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document, and that the advice of final plans of subdivision sealed in accordance with approved delegation and responsibilities be received.”
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10.4 Contracts and agreements

The General Manager reports as follows:

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

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”
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10.5 Correspondence addressed to the Mayor and Councillors

The General Manager reports as follows:

“A Schedule of Correspondence addressed to the Mayor and Councillors for the period 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Correspondence addressed to the Mayor and Councillors (a copy being appended to and forming part of the minutes) be received.”

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COMMUNITY SERVICES

10.6 Request to approve a road name within a private subdivision off Trevor Street, Ulverstone

The Director Community Services reports as follows:

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

PURPOSE

The purpose of this report is 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 reports as follows:

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

- "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."
-
-

10.7 Development application determinations

The Director Community Services reports 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Development Application Determinations (a copy being appended to and forming part of the minutes) be received.”

10.8 Council acting as a planning authority

The Mayor reports as follows:

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

The General Manager has submitted the following report:

‘If any such actions arise out of Agenda 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.

A suggested resolution is submitted for consideration.”

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

10.9 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 reports 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;
- Annexure 3 – photographs, zone map, land capability map and aerial view; and
- Annexure 4 – representation.

BACKGROUND

Development description –

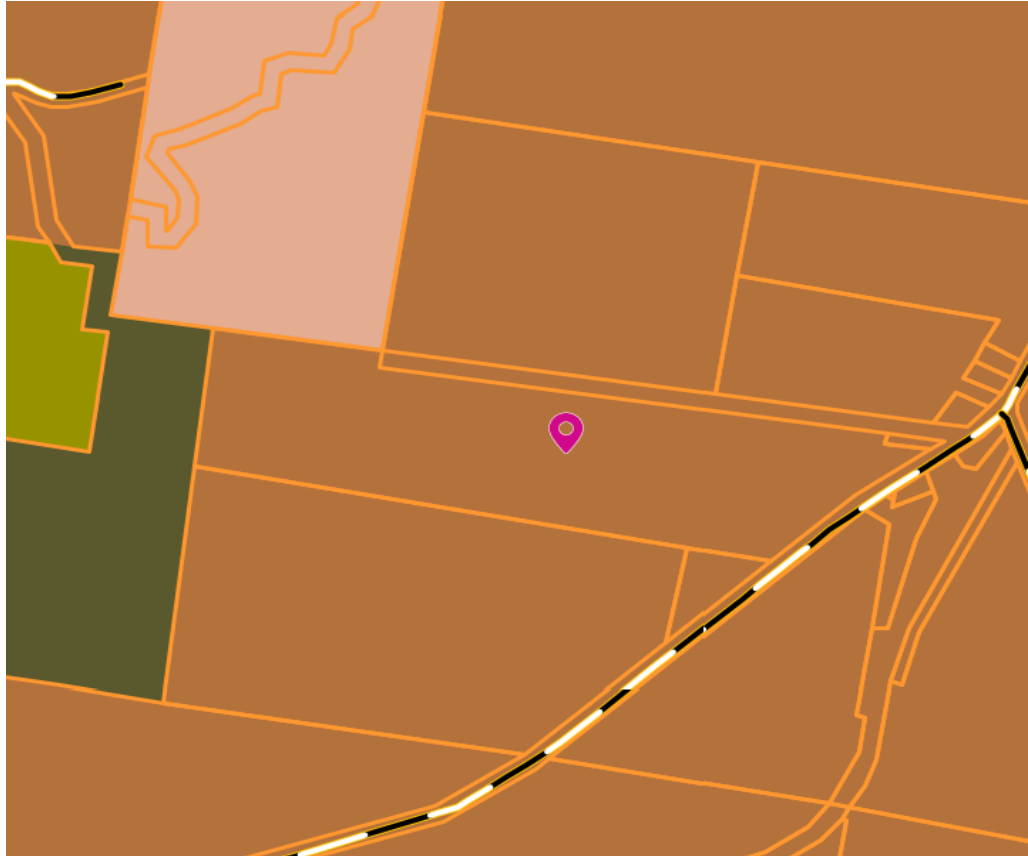
Application is made for a single dwelling under Residential Use Class and the demolition of an existing dwelling on land in the Agriculture Zone.

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.



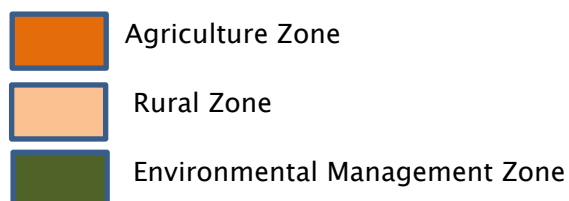
Land capability –

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>	<input checked="" type="checkbox"/>	Use is Residential.
<p>21.3.1 –(A3)</p> <p>No acceptable solution.</p> <p>21.3.1 –(P3)</p> <p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p>	<input checked="" type="checkbox"/>	Use is Residential.

<p>(a) be for Extractive Industry, Resource Development or Utilities, provided that:</p> <ul style="list-style-type: none"> (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or <p>(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>		
<p>21.3.1 –(A4) No acceptable solution.</p> <p>21.3.1 –(P4) A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or 	<p style="text-align: center;"><input type="checkbox"/></p>	<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>	<input checked="" type="checkbox"/>	Not Central Business Zone.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Assessment
<p>C2.6.4–(A1)</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and Clause 3.6 “Car parks” in Australian Standards/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</p>	<input checked="" type="checkbox"/>	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>	<input checked="" type="checkbox"/>	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>		
C2.6.6 Loading bays	Not applicable	Assessment
<p>C2.6.6-(A1)</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002 Parking Facilities Part 2: Parking facilities- Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	☒	Loading bays are not required.
<p>C2.6.6-(A2)</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and</p>	☒	Loading bays are not required.

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>	☒	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>	☒	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 4.

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 reports as follows:

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

■ “That 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.”

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

The Director Community Services reports 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
<i>PURPOSE</i>	

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.

<p>8.3.1-(A3)</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7:00am to 7:00pm Monday to Friday;</p> <p>(b) 9:00am to 12 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays.</p>	<input checked="" type="checkbox"/>	Not a discretionary use.
<p>8.3.1-(A4)</p> <p>No acceptable solution.</p>	<input checked="" type="checkbox"/>	Not a discretionary use.
8.3.2 Visitor Accommodation	Not applicable	Assessment
<p>8.3.2 –(A1)</p> <p>Visitor Accommodation:</p> <p>guests are accommodated in existing buildings; and</p> <p>has a gross floor area of not more than 300m².</p>	<input checked="" type="checkbox"/>	Not Visitor Accommodation.
8.4 Development Standards for Dwellings		
8.4.1 Residential density for multiple dwellings	Not applicable	Assessment
<p>8.4.1 –(A1)</p> <p>Multiple dwellings must have a site area per dwelling of not less than 325m².</p>	<input checked="" type="checkbox"/>	Not multiple dwellings.
8.4.2 Setbacks and building envelope for all dwellings	Not applicable	Assessment
<p>8.4.2 –(A1)</p> <p>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:</p>	<input type="checkbox"/>	<p>(a) Compliant. The single dwelling would be setback 27m from the frontage boundary.</p> <p>(b) Not applicable. No secondary frontage.</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 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 style="margin-left: 40px;">(i) at a distance of 3m from the northern edge of the private open space; and</p> <p style="margin-left: 40px;">(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 style="margin-left: 40px;">(i) an outbuilding with a building height not more than 2.4m; or</p> <p style="margin-left: 40px;">(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	<input checked="" type="checkbox"/>	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>

(iii)	is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.		
8.4.6 –(A3)	<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"/>	Not a multiple dwelling - no shared driveway.
8.4.7 Frontage fences for all dwellings		Not applicable	Assessment
8.4.7 –(A1)	No Acceptable Solution.	<input checked="" type="checkbox"/>	No fence proposed.
<p><i>An exemption applies for fences in this zone – see Table 4.6.</i></p> <p>8.4.7 –(P1)</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p>			

<p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <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>	<input checked="" type="checkbox"/>	Residential dwelling.
<p>8.5.1 –(A4)</p> <p>No Acceptable Solution.</p>	<input checked="" type="checkbox"/>	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. 	<input checked="" type="checkbox"/>	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>	<input checked="" type="checkbox"/>	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>

<ul style="list-style-type: none"> (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or 		<ul style="list-style-type: none"> (a)(v) Not applicable. Refer to (b). (a)(vi) Not applicable. Refer to (b). (a)(vii) Not applicable. Refer to (b). (b) Compliant by condition.
<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> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>¹ 		<p>A1.2</p> <ul style="list-style-type: none"> (a) Not required for residential use. (b) Not required for residential use. (c) Not required for residential use.

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"/>	Not required for residential use.
<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"/>	Not required for residential use.
<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"/>	Not required for residential use.

<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.

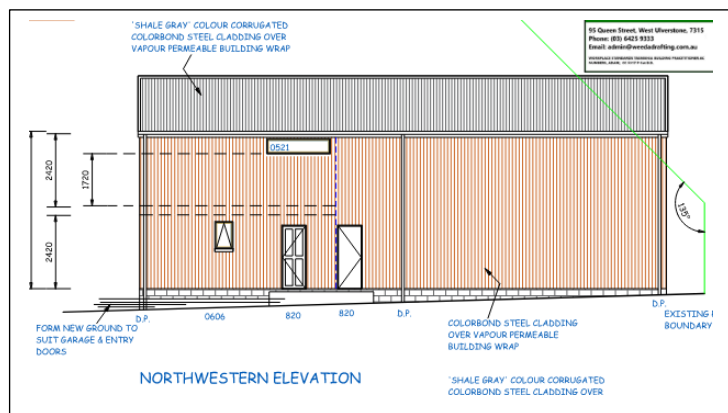
The western elevation (17.3m long), would have two windows. One small window and one small slim window that would have a sill height of 1.7m above the second floor level, for privacy reasons, and two doors located on the ground floor. One door to access the double garage and one to access the single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

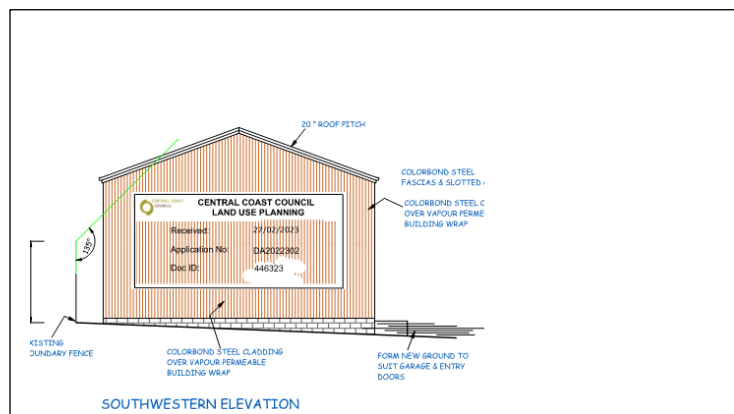
The applicant further addressed bulk and scale, regarding the southern elevation, by stating that the adjoining land to the south-west is owned by Crown Land and contains a roadway. The applicant acknowledges that the roadway provides access to other adjacent land. Furthermore, the applicant states that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

“A copy of the Annexures referred to in the Town Planner’s report having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “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.”

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INFRASTRUCTURE SERVICES

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

The Director Infrastructure Services reports 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 \$1.1m (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 reports as follows:

“A suggested resolution is submitted for consideration.”

“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>

10.12 Tenders for Gunns Plains Road and Lowana Road rehabilitation design works

The Director Infrastructure Services reports 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 reports as follows:

"A copy of the (confidential) tender assessment having been circulated to all Councillors, a suggested resolution is submitted for consideration".

■ "That the 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."

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10.13 Tenders for Heybridge Recreation Ground facility development

The Director Infrastructure Services reports 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%

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	265,000.00

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 reports as follows:

“A copy of the (confidential) tender assessment having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

■ “That the 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.”
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10.14 Tenders for Ironcliffe Road upgrade – design and contract management consultancy services

The Director Infrastructure Services reports 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 reports as follows:

"A copy of the (confidential) tender assessment having been circulated to all Councillors, a suggested resolution is submitted for consideration".

- “That the 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.”
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-
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10.15 Infrastructure Services determinations

The Director Infrastructure Services reports 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Infrastructure Services Determinations (a copy being appended to and forming part of the minutes) be received.”
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C O R P O R A T E S E R V I C E S

10.16 Statutory determinations

The General Manager reports 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 reports as follows:

“A copy of the Schedule having been circulated to all Councillors, a suggested resolution is submitted for consideration.”

- “That the Schedule of Statutory Determinations (a copy being appended to and forming part of the minutes) be received.”
-
-

10.17 Financial statements

The General Manager reports 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 reports as follows:

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

- “That the financial statements (copies being appended to and forming part of the minutes) be received.”
-
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11 CLOSURE OF MEETING TO THE PUBLIC

11.1 Meeting closed to the public

The Executive Services Officer reports as follows:

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

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

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

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

A suggested resolution is submitted for consideration.”

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

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

The Executive Services Officer further reports as follows:

- “1 The *Local Government (Meeting Procedures) Regulations 2015* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, the fact that the matter was discussed and a brief description of the matter so discussed, and is not to record in the minutes of the open meeting the details of the outcome unless the council determines otherwise.
- 2 While in a closed meeting, the council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.
- 3 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

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

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

Forth Community Representatives Committee

Minutes of the 90th meeting held at the Forth Community Hall

Thursday, 2 February 2023 – commencing at 4.00 pm

PRESENT

Forth Community Representatives: Jessica Bennett, John French, Wendy Bennell
Peter Miller

Central Coast Council: Sandra Ayton (General Manager)
Paul Breaden (Director Infrastructure Services)
Daryl Connelly (Director Community Services)
Allison Kable (Community Development Officer)

Minutes taken by: Allison Kable

1 ACKNOWLEDGMENT OF COUNTRY

The Council acknowledges and pays respect to the traditional owners of lutruwita (Tasmania), the palawa/pakana people. We acknowledge the Punnilerpanner tribe of this Northern Country, and in doing so, we celebrate one of the world's oldest continuous cultures.

2 WELCOME/APOLOGIES

Apologies: Dianna Robb, Neil Armstrong

The General Manager chaired the meeting and welcomed everyone.

3 MINUTES OF PREVIOUS MEETING

■ Jess Bennett moved, and John French seconded: "That the minutes of the previous meeting held on Thursday, 2 November 2022 be accepted as a true and correct record."

Carried

4 MATTERS ARISING FROM PREVIOUS MINUTES

a Coastal Shared Pathway – Turners Beach to Leith

Paul Breaden gave an update on the Leith to Turners Beach Pathway which is now progressing well. Wendy Bennell commended the railway bridge design and how it captures the history of the area. Neil Armstrong also emailed to acknowledge the successful outcome of the Forth River rail crossing.

The Penguin to Sulphur Creek section is complete. The Turners Beach path plan has now been approved and is ready to obtain funding to complete the various stages.

b Forth Pathway Connection

Remaining on agenda – due to current request for pathways within Forth area – no funding currently available – included within the Long Term Financial Plan as a strategic item.

c Eastern Fence along River Reserve

The extension of the fence to be listed for consideration in the future – no budget this year as all available funds has been allocated to flood damage.

The area had temporary fence barriers installed for the 150-year celebration event at the Forth Pub.

5 MATTERS FOR CONSIDERATION

5.1 Council Update

No update provided at this time.

5.2 Community update

No update provided at this time.

6 OTHER BUSINESS

Peter Miller stated he was pleased to finally see the Department of State Growth had fixed the bridge, however the overflow bridge there is a rung missing.

Action: Paul Breaden will arrange for it to be repaired

Peter Miller asked can we look at installing an ARMCO barrier near the Welcome to Central Coast sign. Paul Breaden advised this area was not Council managed, and State Growth have previously been asked to consider the area under the black spot program. Council will add the area into our upcoming audit to flag with Department of State Growth again. This item to remain on the agenda for future updates.

Peter Miller advised that the grass on George Street opposite the reservoir is 1m high and needs addressing. Paul advised there is a mowing schedule. The General Manager encouraged the use of logging concerns via the service request on the Council website. The community members expressed frustration with the system and concerns raised regarding lack of response to phone calls and emails. General Manager has asked for date and times this has occurred so that it can be followed up.

Wendy Bennell asked for an update on the heritage planning discussion held in Forth in December. Daryl Connelly provided an update and advised it was well attended and the planning team were pleased to see the community interest in making time to find out about the study. Learnings from the Forth meeting, will see the presentation start time advertised for those interested and drop in talk to the

planning team for the remainder of the session, for the Ulverstone and Penguin meetings. Wendy mentioned there were 2 or 3 things she was surprised were not captured in the heritage study from the Forth area.

Action: Wendy Bennell to email the details to Daryl Connelly to follow up.

Wendy Bennell advised that the Forth History group put a PowerPoint presentation together including voice over for 150 Years Forth Pub celebration.

General Manager asked the group to consider whether there is still a current need for this group. The group originally started as Forth felt they weren't being heard or what was happening. Is the structure and format of the group still relevant or are there other more effective ways to address the Forth area. Further comments were made as follows:

- Wendy Bennell – believes we need something different to get to more people. More people live here and may work in different places, new to the area and are not part of the community groups. General Manager advised Councillors and Council Senior Management are now hosting community cuppa sessions once a year in each area. Riana is the first one followed by Howth/Heybridge. Rotating times between mornings and evenings.
- Jessica Bennett – expressed the value of more voices in the room to capture a broader range of resident concerns and ideas.
- John French – suggested opportunity to meet with works supervisors – not directors – on site at areas to address concerns would be beneficial to achieve outcomes. Discussion around do we need this committee to address the operational concerns for the community. Council staff happy to meet onsite to address concerns as raised.
- Jessica Bennell asked what Council sees as the purpose of this group, if it is about operational or strategic. General Manager advised that operational matters can be dealt with through using the Council's request system or phoning the Council. When addressing the strategic vision it needs the wider community to have more input. Council working groups have been effective to get plans established, for example the strategic work undertaken recently at Turners Beach. The General Manager asked all members to consider this matter and it will be added as an agenda item for the next meeting.

Daryl Connelly asked for feedback from the Forth Pub 150 year event. Group members advised from their discussions with others it was a positive for the community to celebrate the pub and its place in Forth. Music finished at 11pm which was appreciated by those living nearby. The road closure did not seem to be an issue either.

Paul updated that the upgrade to the Bass Highway is about to begin with State Growth implementing adjustments to the current intersection, widening the lane from Devonport and providing a longer merging lane. The same for Short Street Leith. Subtle change but will improve visibility and reduce risk.

8 NEXT MEETING

The 91st meeting will be held on Thursday 4 May 2023 at the Forth Community Hall commencing at 4.00pm.

9 MEETING CLOSED

As there was no other business to discuss the meeting closed at 5:08pm.

ULVERSTONE MUNICIPAL BAND GENERAL MEETING

15th February 2023

Present: Pres A Allen, M Willoughby, R Wilson, D Quaile, G Weeding, J Weeding, A Wyllie, Cr M Smith, J Smallbon, Bandmaster T Lamb

Apology:

A Allen opened meeting at 7.38pm, welcomed CCC council Rep M Smith, past minutes read and correct, Moved G Weeding and seconded M Willoughby. Carried

Business Arising: Muso's market – T Lamb thinks is available

Not enough workers for car wash on 26/2, may push to 5/3

Treasurer Report: Moved R Wilson, seconded J Weeding. Carried

Correspondence:

IN: Telstra

P Edwards

M Budgeon – Aust Day

RSL

M Mathers

M Brodzinski – Jazz Fest

Big Shiny Brass

AMEB

Meghan Windram

Leanne Bonney

Ecofest

Optimum Percussion

Mark Bain

Lamb/Allen/Smallbon

Allen – newsletter reply

OUT: Ecofest

M Mathers

RSL

Allen/Lamb/Smallbon

January Newsletter

A Hainsworth – De Day

G&T Smith – Dev Day

Moved A Wyllie, seconded D Quaile that inwards correspondence be accepted and outwards be endorsed. Carried

General Business:

J Smallbon spoke of Development Day – 12 arrived, blowing music, a lot of fun, marching, instrument maintenance, fun music session with drums/cups/percussion activity, then bbq and cricket. Thanks to Anne, Tom, Alysha, Alasdair, Mark, Shane and Bekah. T Lamb told of more advanced crew last year, this year mostly new players, so more about basics of instrument and reading music. Pulse and rhythm session great. A Allen suggested we need to acquire some items to assist with these workshops, can use scholarship money. J Smallbon

offered to assist with information to purchase buckets, boom whackers etc. T Lamb suggested purchasing p-bone instruments for new learners, J Smallbon to also research.

Rhona Hamon has volunteered her services to send flyers regarding "Bring a Friend" night to local school newsletters. "Bring a friend" night is 28/2.

Australia Day playout went well.

J Weeding thanked everyone who worked so well at the Working Bee.

G Weeding asked if had heard anything on plans for kitchen/stair renovation, S Hughes has drawn up some plans.

M Willoughby – car wash will move to 5/3

D Quaille – musos market – need to supply own table, wear polo shirts, have banners etc. No testing of instruments due to covid, some live music will be playing.

J Smallbon asked meeting if have venue booked for epilepsy concert, told that Senior Citizens Centre is booked, concert will start at 1.30pm. Asked if State Ch'ships 15/16 th September, told is a guess, not confirmed and supposed to be in Launceston. TBL meeting this Sunday and will hopefully know more after that. J Smallbon offered his Bass Trombone to band to purchase, told to bring down and will have a look at it.

A Allen told meeting TBL AGM is this Saturday, A Allen has renominated as Treasurer, A Wyllie has nominated for VP North West and T Lamb has renominated for MAB. There will be nominations off the floor for some positions. Need a band rep for the meetings this Saturday. Things being discussed at meeting: Contest Rules, MAB-

Outdoor working bee decided to be on 25/3. A Allen met with donor and provided him with copies of AGM report last 2 years, suggested we invest the scholarship money. R Wilson proposed we keep 1/5 of the money out for utilising and invest the other 4/5 seconded A Allen explained to Cr Smith about the scholarship money.

A Allen told meeting of conversation with C Cornell who contacted regarding combined concert between bands, their only chance is October that doesn't work for us. Suggested a combined c

Telstra has gone up to \$110/month and unlimited if change, proposed to look at options.

A Wyllie moved request to purchase up to \$2000 music as per Facebook page, seconded T Lamb. Carried

A Wyllie suggested sending letter to CCC to request update on roof replacement, M Smith suggested he talk about it on Monday night at the council meeting. Agreed for him to do this and A Wyllie will email CCC reply letter regarding the roof to Cr Smith.

Cr Smith suggested asking Lions Club for money towards purchase of music.

Cr Smith asked about renovations we are considering. Discussed and Cr Smith told that we will put together ideas and then go to council. Asked us to let him know if band need anything. A Allen expressed appreciation for the support council gives us.

A Allen told meeting that P Jansz expressed interest in doing a combined concert with "Right on Cue" at some point.

Meeting closed 8.45pm

Next meeting 15/3

FINANCIAL REPORT

<u>RECEIPTS</u>	\$	<u>EXPENDITURE</u>	\$
Interest	5.96	Bandmaster	300.00
Catering	800.00	Phone	110.00
Refund Optimum	469.05	Power	476.07
Canteen	460.65	Equipment	137.00
Car Wash	803.00	Catering	363.00
Learners	50.00		

Total	<u>\$2588.66</u>	<u>\$1377.07</u>
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Bank Balance 31/11/2023	\$ <u>13930.85</u>
Receipts	2588.66
Expenditure	1377.07
Bank Balance 28/2/2023	\$ <u>15142.44</u>

Turners Beach Community Representatives Committee

Minutes of the meeting held at Turners Beach Hall
Thursday, 23 February 2023 commencing at 4.03pm

PRESENT

Community Representatives – Susan Spinks and Lyn Norton-Smith (Turners Beach Community Garden), Merryn Gilham (Community Representative) Clynton Jaffray (Community Member) Tim Horniblow (Landcare)

Central Coast Council (CCC) Representatives – Sandra Ayton (General Manager); Paul Breden (Director Infrastructure Services); Allison Kable (Community Development Officer)

Minute Taker – Allison Kable

1 WELCOME

Sandra Ayton chaired the meeting and welcomed all those attending.

APOLOGIES

Daryl Connelly (Director Community Services)

ACKNOWLEDGEMENT OF COUNTRY

The Council acknowledges and pays respect to the traditional owners of lutruwita (Tasmania), the palawa/pakana people. We acknowledge the Punnilerpanner tribe of this Northern Country, and in doing so, we celebrate one of the world's oldest continuous cultures.

2 MINUTES OF PREVIOUS MEETING

Susan Spinks moved, and Merryn Gilham seconded: "That the minutes of the previous meeting held on Thursday, 24 November 2022 be accepted as a true and correct record."

Carried

3 MATTERS ARISING FROM PREVIOUS MINUTES

a Railway bridge and shared pathway (continuing Item)

Paul advised the path is progressing and nearly completed. Finishing it will be delayed due to the planned highway widening at the Leith end. We will have a couple of month's delay while the roadwork is undertaken and then the remaining section of the path can be completed.

The seating structure in the middle of the bridge will be adjusted as the feedback is they are too wide creating a narrow section.

Discussion around the group, the path is a fabulous, long-awaited addition to the area. Even the residents that were against the bridge connection, now that it is open seem happy with the end result.

General Manager advised the group there have been concerns raised regarding dog management on the path. Dogs off leads has been observed on paths, but more of a concern is on the beach, there are many more dogs off leads. The General Manager advised it is a finable offence, and contractors will be monitoring over the weekend periods.

Tim Horniblow asked the timeframe for Don to Leith section of the pathway. Paul Breaden advised Central Coast Council has 700m, with the remaining section the responsibility of Devonport City Council. He estimated by the end of the year this would be well progressed.

Merryn Gilham asked if there will be more rubbish bins along the path? Paul Breaden advised access was challenging along the path to provide this service and more focus was needed around educating people to take waste with them. Could a dog poo bag dispenser be added at the Albert Street walkway?

Action: Paul Breaden to follow up.

b Street Scape and Traffic Management Project (continuing Item)

Paul Breaden reported that the Streetscape and Traffic Management Plan was approved by Council in January 2023. No trees will be removed near the café, but line of sight at Boyes Street and Esplanade to be improved, with adjustment to parking areas and slowing of traffic by the addition of a wombat crossing in the area. Project will be staged. Shared pathway will continue through Turners Beach, Susan Street is also included in the traffic management plan.

Question asked, what is happening with La mar? Discussion of group that it is believed it is going through planning and seems like it will be opening again as a café soon.

MATTERS FOR CONSIDERATION

3.1 COUNCIL UPDATE

General Manager asked the group to consider is the purpose of the group still relevant and are the meetings needed. Is there another more valuable way of working with the community? Community Cuppa meetings with Councillors' and Council Senior Management which were held every 3 years, will now be held every year to allow more people to be involved. These sessions are open to all to attend and then utilise working groups on specific focus areas and projects.

The Turners Beach Community Reference Group was originally established to assist, address and support a number of community groups with conflicting concerns in Turners Beach.

Clynton Jaffray supported the concept of the group needing more purpose.

Tim Horniblow believed it did fit the need for the time, however it is challenging to find broad community representatives that have time available and interest. What is the replacement? The more specific focus and working groups for projects and concerns seems to be working well. Community meetings that have been held also have been well attended. Large community meetings promoting discussion need to have structure be well facilitated.

Susan Spinks stated without this meeting, groups need to have awareness of what's happening and who is the contact person for each area or project to get updates from or raise concerns with. Current, regularly updated information in a variety of mediums would need to be available, these meetings have provided that. What do we replace this with to make sure we don't lose the networks and connections?

This discussion will be continued at the next meeting.

COMMUNITY UPDATE

Tim Horniblow – Rusty wire on path near cafe. Who do you talk to about having trees in nature strip. Paul Breaden noted concern with wire on the path and discussed the trees in nature strip.

Lyn Norton-Smith – reported that the Christmas Gathering was a great success.

Requested a hand rail be placed on the three steps up to the hall entry, book library and garden.

Action: Paul Breaden to follow up

Susan Spinks – The community garden group are hoping to secure some grant funds, who is good at grant writing and can Council help? General Manager advised there are regular grant writing workshops in the area for Community groups to attend. Council can do letter of support. Also a reminder that if projects are on Council property make sure you discuss with Council staff first and they can provide assistance of what might be required by Council for the project to go ahead.

Merryn Gillham – will there be signage along the track and any indigenous interpretation? Paul Breaden said general rules at key entry points will be installed. Interpretation signage at centre of the bridge in seating area is also planned. General Manager advised the first stage of Council's Reconciliation Action Plan is based around staff awareness, as we move to the second stage it will focus on community.

Is there plans to revegetate the areas disturbed by path construction? Paul advised currently budget is tight and also best timing of planting to be considered, and ongoing management plan for next year's budget.

Requested could we also please have an opening celebration of the path.

4 NEXT MEETING

As there was no further business to discuss, the meeting closed at 5:14 pm.

The next meeting of the Committee will be held at 4.00pm on Thursday,
35 May 2022 at the Turners Beach Hall.

Central Coast Chamber of Commerce & Industry
MEETING MINUTES Wed 1st Mar 2023 @ 7:00pm
Location: Switch Tasmania, 3 Gollan Street, Ulverstone

1. Meeting Opened
2. In Attendance Amanda Diprose, Sarah Scott, Simone Dobson, Peter Barnes, Stuart Edwards, Craig Heppell, Kate Wylie, Ben Hiscutt, Howard Smith, Paul Verity, Robert Tucker, Ben Parsons

Apologies:

3. Minutes of Previous Meeting 1st February 2023

- 3.1 Acceptance of these Minutes

Moved By:

Seconded By:

Objections:

4. Business Arising from the Previous Minutes

- 4.1 Ongoing

Business Wall of Fame –

Business Expo - Craig to contact ST John Ambulance, Sarah to lodge forms with Council, Sarah to sort insurance for stall holders.

Banners are ready to pick up from D Signs. Craig has talked to Chris at the Radio, and they will support the promotion. Craig to organise two chats with Darren on the Radio (7AD).

Need to increase stall holders, aiming to find another 12 for inside. Outside is sorted.

Advocate representative is currently on maternity leave, Craig to contact the Advocate.

ABC radio is another good point to advertise. Craig to follow up with ABC
Approach the Pedal Buggy organisation to run pedal buggies from the
We will work on the Friday the 10th March, if we have 20 stall holders by then, we will go ahead.

Ben will donate 1 nights accommodation at Black Rock Retreat for our lucky door prize. To enter this patrons will need to complete a survey which is the feedback we need to provide regarding the acquittal of the funding.

5. Reports Presidents

Treasurers - As per Simone's E-mail

Promotions Officer

6. Events

October 2022	Drinks – Boscobel
November 2022	
December 2022	
January 2023	
February 2023	
March 2023	
April 2023	Business Expo 2nd April
May 2023	
June 2023	
July 2023	Commence Planning for Awards – AGM
August 2023	
September 2023	

7. Correspondence

In
Out

8. Committee Member Tabled Submissions

9. Report from Community Safety Partnership Meeting

Robert can't attend the next meeting, but Kate will be there

10. Council Rep Report

11. General Business

Once we have numbers we will organise a meeting to work out our final things for the Expo

Susan Hendriks - would like to join the Chamber, Stuart to add her onto the mailing list

12. Meeting Closed

Next Meeting. 5th April

MINUTES

Cradle Coast Waste Management Group General Managers Meeting

Date: 3rd March 2023

1. Welcome

The Meeting opened at 12.02pm and attendees were welcomed.

2. Present/Apologies

Present at the meeting were:

- Sandra Ayton (Central Coast Council) – *via Teams*
- Gerald Monson (Kentish & Latrobe Council)
- Shane Crawford (Waratah Wynyard Council)
- Vanessa Adams (Circular Head Council)
- Sheree Vertigan (Cradle Coast Authority)
- Matthew Atkins (Devonport City Council)
- David Midson (West Coast Council) – *via Teams*
- Veronica Schilling (Cradle Coast Waste Services [CCWS])

Apologies:

- Simon Overland (Burnie City Council)

It was noted that Veronica would reach out to BCC regarding possible attendance at these sessions or an alternate way to have input into activities.

3. Governance

3.1 Confirmation of Minutes from Previous Meetings

MA/VA: *The Minutes from 31st January 2023 were accepted as a true and correct record.*

3.2 Business Arising from the Minutes

Noted that the advice on the questions from the last meeting was circulated by email on Monday 6 March 2023.

4. Financial

Nil financial items.

5. For Decision

5.1 WTS and RRC Improvements Update

CCWS presented a report to the CCGM on the results of the recent review of sites and direct expenditure from this project. The report by MRA was endorsed.

ACTION: GM's to review the proposed works in Table 2 with staff and confirm acceptance or changes by 31st March.

ACTION: CCWS to purchase equipment as proposed once all confirmations have been received.

6. For Discussion

6.1 Mandalay Point of Sale

CCWS presented a report to the CCGM on timelines for delivery of software services across four new sites in readiness for the need to commence reporting on the state levy from 1 July 2023.

ACTION: The GM's to confirm suitable dates for software implementation by 31st May 2023.

7. For Information

7.1 Schools Education Program

CCWS briefed the CCGM on the updated MOU and service delivery agreement with People Improvers for Schools program delivery and the subsequent increased cost of the program. In discussion it was noted that 50 schools have been visited since 2019, delivering 226 sessions. Geographically the program covers from Sassafras to Smithton. Current budget is \$35,000 and the expected \$30,000 increase has been provided in the draft 2023/24 budget. List of schools covered by the program to date is to be circulated with the meeting minutes.

ACTION: CCWS to include increased budget from 2023/24 to strengthen service delivery.

ACTION: CCWS to provide list of schools serviced and photos of the bins used as education props to the GMs.

7.2 X-ray and Mobile phone collections

CCWS briefed the CCGM on the roll out of these additional services.

ACTION: CCWS to provide confirmation on collection bin sizes and portability to allow GMs to understand ability to place in office at key times community access site.

7.3 West Coast Council Visit

DM briefed the CCGM on the recent visit to WCC. It was noted that the costs for the visit was \$1,000. A report formally seeking a resolution to formally join the CCWMG will go to the April Council meeting.

ACTION: DM to report back on the outcome of the Council meeting.

ACTION: CCWS to bring a report back to the next meeting on the process of integrating new members.

7.4 Soft and Problematic Plastic research by RM Consulting Group for NRE

CCWS briefed the CCGM on the request from RMCG to discuss issues with stakeholders.

CCWS sought approval from CCGMs to release relevant reports to the group and this was agreed on the basis that the source information is acknowledged. GM also advised that Kentish has a policy on waste at events and is happy to share. A copy of the policy is circulated with the minutes. Noted that balloons at events and silage wrap remain common sources of community concern.

ACTION: CCWS to provide the reports and Kentish policy to RM Consulting and seek advice on further action that can be expected for this work.

ACTION: CCWS to prepare a report for the next meeting on where the Ministers for the Environment Meeting and individual states/territories are at in terms of policy on soft and problematic plastics.

8. For Future Action

CCWS will provide further details by email following the meeting which will be appropriate for each General Manager to forward to the relevant Council officer.

Details of Project	Council Action Required
WTS and RRC Improvements	ALL COUNCILS: by 31st March 2023: to review the proposed works and confirm acceptance or changes
Mandalay Reporting Point of Sale	CCC, KC, LC AND WWC by 31st May 2023: to confirm suitable dates for software implementation
Recycling and FOGO Tender	ALL COUNCILS: by 31st May 2023 to confirm participation in regional FOGO kerbside collection contract. CCWS to provide template report on FOGO contract signing for Councils to use if needed. ALL COUNCILS: by 31 May 2023: participation in regional FOGO bin procurement.
Tyre subsidy	BCC, CHC and LC – Current budget allowance available

9. Other Business

Nil

10. Next Meeting

Meeting Closed at 12.38pm

The next meeting is scheduled at the conclusion of the Cradle Coast General Managers Meeting on 19th April via Teams. GM noted that he would be absent.



AGM – Tuesday 14th March 2023

Meeting Opened: 6.55pm

Present: Meg Arvier, Wendy Radcliff, Megan Daniels, Anthony Mihal, Clare Spillman, Casey Hiscutt, Michelle Finighan, Lyndal Thorne, Nicolas Kent, Kym Peebles, Hayley Wynwood, Alina Loudon, Pip Ray, Mieke Lizotte, Lewis West, Sebastian Edwards, Joshua Hoare (via Speaker Phone)

Apologies: Kane Petersen, Meagan Smith, Adie Delaney, Sue Robertson, Sophie Lehman, Cheryl Fuller

Confirmation of previous AGM minutes: Moved Anthony Mihal; Seconded Michelle Finighan – Carried.

President's Report: Moved Anthony Mihal; Seconded Nicolas Kent - Carried

Treasurer's Report: Moved Wendy Radcliff; Seconded Lyndal Thorne - Carried

Motion to retain Camerons as auditors for 2023: Moved Wendy Radcliff; Seconded Lyndal Thorne – Carried

First matters of Business:

- Amendments of Constitution – Moved Michelle Finighan: Seconded Wendy Radcliff - Carried

All positions were declared vacant by the Chair (7.13pm)

Casey Hiscutt assumed the Chair for the election of the 2023 Committee

Election of New Committee Members for 2023

President: Lyndal Thorne **nominated** Lyndal Thorne **seconded** by Anthony Mihal – Carried

Vice President: Anthony Mihal **nominated** Anthony Mihal; **seconded** by Lyndal Thorne – Carried

Secretary: Lyndal Thorne **nominated** Kym Peebles, **seconded** by Anthony Mihal – Carried

Treasurer: Wendy Radcliff **nominated** Hayley Wynwood, **seconded** by Lyndal Thorne – Carried

General Committee Members – four members were elected

Nicolas Kent nominated by Nicolas Kent; seconded by Michelle Finighan – carried

Meg Arvier nominated by Lyndal Thorne; seconded by Wendy Radcliff – carried

Megan Daniels nominated by Wendy Radcliff; seconded by Anthony Mihal – carried

Joshua Hoare nominated by Meg Arvier; seconded by Wendy Radcliff – carried

Two vacancies

Further matters of Business

- **Central Coast Council Representative** – Meg Arvier moved that Casey Hiscutt remains as the CCC Rep, seconded by Megan Daniels – Carried
- **Tax Deductibility Committee** – Hayley Wynwood moved that the 2023 committee members be – Hayley Wynwood, Megan Daniels and Kym Peebles; seconded by Meg Arvier - Carried
- **Bank Signatories** – Lyndal Thorne moved that the bank signatories be Lyndal Thorne, Hayley Wynwood, Clare Spillman and Amy Heaslip, with Hayley to be the holder of the VISA card; Remove existing signatories: seconded by Nicolas Kent – Carried
- Meeting closed 7.33pm

... dream, believe, create.

Slipstream Circus Inc.
PO Box 863 Ulverstone TAS 7315
ABN 55 215 824 296

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COMMITTEE MEMBERS 2023

Elected 14th March 2023

President: Lyndal Thorne

Vice President: Anthony Mihal

Secretary: Kym Peebles

Treasurer: Hayley Wynwood

General Committee Members:

Nicolas Kent

Meg Arvier

Megan Daniels

Joshua Hoare

Two vacancies

Central Coast Council Representative – Casey Hiscutt (proxy Sophie Lehman)

... dream, believe, create.

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Ulverstone Community Swimming Centre Management Committee

Meeting Minutes: Tuesday, 14 March 2023 at 3.30pm

Doc. ID: 449324

1 PRESENT/APOLOGIES

Present:

Education Department Representatives:	Beth Osborne Assistant Director, Curriculum Programs, Alan Graham – Teacher in Charge SWSP, Michael Wilson– Pool Caretaker
Council Representatives:	Liz Eustace – Pool Supervisor, Melissa Budgeon –Community Wellbeing Officer
Community Representatives:	Steve Crocker – Community Representative

Apologies: Simon Dent – USC Principal and Cr Amanda Diprose

Acknowledgement of Country:

The Council acknowledges and pays respect to the traditional owners of lutruwita (Tasmania), the palawa/pakana people. We acknowledge the Punnilerpanner tribe of this Northern Country, and in doing so, we celebrate one of the world's oldest continuous cultures.

2 CONFIRMATION OF MINUTES

■ Alan Graham moved and Elizabeth Eustace seconded, “The minutes of the previous meeting dated Tuesday, 22 November 2022 be accepted as a true and accurate record.”

Carried

3 BUSINESS ARISING FROM THE PREVIOUS MINUTES

Nothing discussed at this meeting.

4 DEPARTMENT FOR EDUCATION CHILDREN & YOUNG PEOPLE UPDATE

Beth Osborne Assistant Director, Curriculum Programs presented and discussed the Jobs Orders spreadsheet (attached).

Further discussion with Department staff on the following topics:

- Heat Pump – still ongoing, in March 2023 there is still outstanding works to be undertaken, no further confirmation as to the completion date for these works.
- Showers – hot water valves, now to be completed as soon as practical in the coming weeks. Two new pumps have been installed to improve the hot water delivery to the Mens Showers, reducing water wastage.
- Identified as a safety risk – Fibreglass rainwater tanks on the north-eastern side of the building, are being climbed on. A quote has been requested to remove the unsafe tanks and to remediate the site, and to offset the cost the removing contractor will sell the tanks.
- Carpet flooring on the northern side of the pool is wearing with UV/Chlorine deteriorating the fibres.
- Defib servicing– defib pads found to be out of date, the replacement pads have not been supplied – Melissa to confirm.

ACTION: Melissa to follow up on replacement defib pads.

- Beth shared a reviewed version of the Department's 'Hire Agreement for Casual Hire by Schools' for the Committee's information (copy attached to minutes).

Subdivision Development

No further news.

5 CORRESPONDENCE

Inward	Nil.
Outward	Nil

6 GENERAL BUSINESS

Bookings – three private learn to swim groups regularly use the pool, along with the Council's Health and Wellbeing program. Casual use also occurs for the Apex Club, Canoe club, and birthday party groups. Current bookings in the holidays for a Child Care group, and the Surf Club will return to two mornings and one night commencing in Term 2.

7 NEXT MEETING

The next ordinary meeting of the Committee will be held at the Swimming Centre, commencing at 3:30pm on Tuesday, 23 May, 2023.

8 MEETING CLOSE

As there was no more business to discuss the meeting closed at 4.10pm.

East Ulverstone Swim Centre Job Orders - November 2022 - Feb 2023

Date Requested	Quotes / Work Order No.	Invoiced Amount	Job Paid By	Type of Maintenance/Repairs	Area	Request Details	Will there be any ongoing costs associated with this request?
December/Feb						<p>- To supply and install a new 20 mm TMV in the upstairs plant room.</p> <p>- To check and set the temperature.</p> <p>This valve is required as the current temperature of the hot water taps is 60 degrees (recorded by our Maintenance Contractor). After a risk assessment, it was decided to turn the water to the taps off until a solution could be sort. This valve sets the water to a more appropriate temperature. Once installed the hot water can be turned back on.</p>	
February		\$685.00	SWSP	Plumbing repairs	Plant Room		
February		\$663.10	SWSP	Item purchase	Other	To purchase a new carpet sweeper which services the pool deck carpet and office area. The old sweeper is worn out and not operational.	No
November		\$314.60	SWSP	Plumbing repairs	Male Changeroom/ Bathroom	replacement of a timer tap in the male changerooms	
February		\$495.00	SWSP	Carpet Cleaning	Pool Side	Clean apron around pool	
November		\$1,007.60	SWSP	Plumbing repairs	Plant Room	Repairs and Replace Leaking Pipework (32mm & 50mm) and 32mm Lever Valve on Hot Water Line in Plantroom	
November		\$104.50	SWSP	Plumbing repairs	Plant Room	Check Circulation Pump, Hot Water Flow and Return Lines in Plantroom.	
December		\$187.00	SWSP	Electrical repairs	Foyer	Replace foyer light switch. 1 Light switch (water resistant)	
February						<p>To connect the existing hot water line currently feeding the hand basins , to the existing tempered line that feeds the showers.</p> <p>Currently the hot water to all hand basins (in the entire building) has been turned off, as it does not flow through a tempering valve to regulate the temperature from the basin taps (hot water temperature recorded at 65C - which we have been told is illegal). By running the hand basin hot water line through the shower tempering valve this should eliminate the issue and we can turn the basin hot water back on.</p>	No
November	WO- 022739	\$2037.18	Facilities			Description of Fault: AMENDED Pool Issues	No
						AMENDED 8/11/22. Broken chlorine probe.Replace probes, o rings & overhaul flow regulator. Estimated \$606.72 (labour x 6hrs).Materials:flow reg,maintenance kit,o rings,electrode meter \$1,400.Sundries \$30. BE to complete \$2,037.18.	
November	WO - 022756	\$910.08	Facilities			AMENDED water heat pump	
						Description of Fault: AMENDED water heat pump AMENDED 14/11/22 pool water heat pump has leaking valve on refrigerant circuit.Further investigations required. Current costs \$505.60. Estimated additional \$404.48(4xhrs labour).BE \$910.08.	
February	WO - 023449	\$3,976.72	Facilities			Description of Fault: KSID 1134, 1137 & 1999 from RRR -	
						1. Thorough clean of AHU return air poolside required. BE \$463.25.(1134);;2.Replace failed flex. Duct joint connection on roof for package humidifier unit on roof.BE \$1,331.75 (1137);;3.Replace 15x filters.BE \$2,181.72 .(1999).;;Also check fresh air louvres are operational.	
November	WO - 022988	No quoted amount	Facilities			Description of Fault: The pool float valve has failed	
						Please investigate;;;Information received from Michael Wilson (Site attendant);;;The float valve that controls the pool makeup water has failed resulting in water continuously being added to the pool.;;I have turned the valve gate valve off as the water level is above the balance tank overflow.;;I realise we are about to run into the weekend so if I could be informed of the progression of the repair it would make it easier for controlling the pool operation over the weekend and early next week.;;Please contact me if you require further information.;;	
January	WO - 023201	No quoted amount	Facilities			Description of Fault: Water Separator needs replacing	

						The compressor that controls all flow valves on the pool water filters has split the water separator bowl and is leaking air causing it to run continuously. It has now been switched it off but the water separator needs replacing. ;;;Please contact Michael Wilson on Mobile: 0428140139 to gain access prior to attending site (Michael is currently off site until 16 Jan but needs repaired prior)	
--	--	--	--	--	--	---	--

February	\$630.00		SWSP	Electrical repairs	Male Changeroom/ Bathroom	Replacement of a hand drier	No
November	\$3,546.19		SWSP	Electrical repairs	Office space	Office air conditioner not working	



Ulverstone Community Swimming Centre

Casual Hire Agreement

Note: This agreement is only to be used for casual short-term arrangements with other Department for Education, Children and Young People educational sites.

To: Assistant Director Curriculum Programs at curriculum@decyp.tas.gov.au

In accordance with Section 140 of the *Education Act 2016*

I, _____, principal of _____

apply for the use of the Ulverstone Community Swimming Centre for the purpose of _____ on:

(For single usage hire, please complete the table below. If you are hiring for multiple days and or sessions please complete the table on page 3.)

Date	
Time arriving	
Time leaving	
Number of Students	
Number of Staff	

For a fee of \$_____ including GST (if applicable) per hour

Terms and Conditions of Use - These facilities are used on condition that the User:

1. Agrees not to cause any damage to school property. To notify the Pool Facility Attendant and email SWSP@decyp.tas.gov.au of any damage to the Facilities and to pay to the Swimming and Water Safety Program all costs and expenses incurred to repair the damage.
2. Acknowledges that by signing they agree to comply with all requirements and obligations as outlined in the Schedule - special terms and conditions (swimming pool), noting in particular the requirement to comply with the Department's [Procedures for Planning Off Campus Activities](#) including, but not limited to, those elements listed under Supervision in the Schedule special terms and conditions (swimming pool).
3. Agrees not to bring or consume any intoxicating liquor onto the Pool property and that smoking on premises is not permitted.
4. Ensures that the Facilities are left in a tidy state on departure.
5. Complies with any reasonable direction that may be given by the Regional Coordinator Swimming and Water Safety Program or Pool Facility Attendant.
6. Ensures that the Plant Room and Chemical Store are not entered under any circumstances, with the exception of authorised staff of Ulverstone Community Swimming Centre.
7. Indemnifies the Crown, the Secretary of the Department, the Assistant Director-Curriculum Programs and the Swimming and Water Safety Program against any claims for loss or damage, which may be brought against them arising out of use of the facilities.
8. Waives all rights to recover damages from the Crown, the Secretary of the Department, Assistant Director-Curriculum Programs and the Swimming and Water Safety Program for any liability to the User for personal injury or death of any person or for damage to the property arising from the use of the facilities.
9. Ensures that the Facilities are locked and secure following usage.

SIGNED by Assistant Director – Curriculum Programs:

Date: _____

SIGNED by the Principal:

Date: _____

Schedule – Special terms and conditions (swimming pool)

1 Supervision

The Hirer is to comply with [Procedures for Planning Off Campus Activities](#) including but not limited to:

- 1) Completion of an Off Campus Activities Risk Assessment.
- 2) Ensuring that Supervision ratios comply with the current DECYP Off Campus Activities Planning Procedure.
- 3) Ensuring that an adequate number of the persons supervising the use of the Facility during the Hire Period hold:
 - (a) current cardio-pulmonary resuscitation qualifications from a recognised provider; and
 - (b) all other qualifications prescribed under applicable laws or relevant standards or codes of practice (whether or not binding on the Hirer).

The Hirer may engage other adults (such as a qualified Lifeguard) to provide additional supervision at the Facility, at the Hirer's own risk.

2 Use of pool

During the Hire Period the Hirer must not permit:

- (a) The number of persons to use the swimming pool at the Facility at any one time to exceed the ratios of swimmers to supervision as set out in the [Procedures for Planning Off Campus Activities](#) (Section 6.9 – Swimming), except with the prior written consent of the Crown;
- (b) a person with an open wound, infectious disease or infectious skin condition to use the swimming pool at the Facility;
- (c) persons suffering from diarrhoea or another gastric or intestinal complaint to use the swimming pool at the Facility;
- (d) a person wearing any adhesive tape, bandages or medical strips (including 'band-aids') to use the swimming pool at the Facility; or
- (e) a person to use the swimming pool at the Facility if, for any reason, it is unsafe for that person to do so.

3 Conduct of users

In addition to the Hirer's other obligations in relation to the use of the Facility, the Hirer must ensure that all persons using the Facility during the Hire Period:

- (a) do not make undue noise;
- (b) do not run;
- (c) do not use inflatable items, other than personal floatation devices and training aids;
- (d) do not dive in water with a depth of less than two metres; and
- (e) do not bring glass items to, or use glass items at, the Facility, other than prescription eyeglasses.

4 Safety equipment

During the Hire Period the Hirer is responsible for supplying all safety equipment prescribed under applicable laws or relevant standards or codes of practice with respect to the Hirer's use of the Facility.

The Crown:

- (a) may, but is not bound to, make safety equipment available to the Hirer; and
- (b) makes no warranty as to the suitability or condition of such safety equipment, whether or not that safety equipment is included as Equipment.

5 Evacuation due to lightning

1) In addition to the Hirer's other obligations in relation to evacuation of the Facility, the Hirer must evacuate and close the Facility where:

- (a) lightning has struck, or there is a reasonable possibility that lightning might strike, within ten kilometres of the Facility; or
- (b) the Crown has communicated to the Hirer by any means that the Crown believes that lightning has struck, or might strike, within ten kilometres of the Facility (but the Crown is not obligated to make any such communication to the Hirer),

and must not reopen or allow use of the Facility until Crown deems that the threat posed by the lightning has passed.

2) The Hirer releases the Crown from liability for any loss or damage suffered by the Hirer as a result of the evacuation and closure of the Facility in respect of an actual or possible lightning strike, except to the extent that the loss or damage is due to the Crown's negligence.

Schedule – Special terms and conditions (swimming pool)

MULTIPLE DAY/SESSION HIRE TIMETABLE.

[illegible]

Caves to Canyon meeting
The Hive
Tuesday 21st of March 2023

Meeting opened 7.06 pm.

In Attendance:

Ting Cao and Chris Whitelaw (Madsen Retreat Penguin)
Mike Blake (Dragonfly Classics)
Scott Midgley (Pioneer Park)
Geoff Deer (Gunns Plains Caves)
Terri Seager (Leven Valley Vineyard)
Kim Phillips-Haines (Leven River Cruises)
Dallas Page (Pedal Buggies)
Tony O'Neill (Cradle Coast Market)
Gena Cantwell (Wings Wildlife Park)
Sarah Norton (West By NW Reg Tourism)
Gayle Sweeney (Hive/Visitor Centre)

Late Attendance:

Cr Gary Carpenter (Central Coast Council)

Apologies:

Susanne Clear (Hive/Visitor Centre)
Ben Hiscutt (Black Rock Retreat)
Kylie (Compass Hut)
Kate Wylie (Central Coast Council)
Gabriella Conti (West By NW Reg Tourism)
Howard Smith (Cradle Coast Tours)
Len & Pat Doherty (Mountain Wilderness)

Minutes of previous meeting

Moved that the Minutes be accepted – by Scott; seconded by Geoff
Carried

Treasurers report

The Treasurer wasn't able to attend to present his report due to a family bereavement.

Correspondence Received

Attached is the introduction that Scott presented to the council workshop.

Business arising from the past Minutes

Discussed the tourism strategy workshop held with Council

Gabriella showcased a Tourism strategy, that has been developed for other councils in the area.

Ben, Gabriella and Scott then answered questions from the council members and council staff present in regard to the idea of adopting a tourism strategy for Central Coast Council, Issues that our members have experienced when consulting with council, role and experiences about the CCTA and also the VR project.

Ben spoke about future hopes for the VR to be included in the new spirits of Tasmania vessels.

Then Scott received a follow up call from Mayor Fuller the following day, where she expressed her thanks for the presentation and felt that it fostered positive and constructive conversation amongst those present.

Our presentation has hopefully raised the profile of tourism needs and the importance of appropriate planning protocol when tourism activities are involved.

Council is currently conducting a search for a new GM, and they are looking for a candidate with tourism experience.

The new Spirits will have a family room and it is likely they will install a VR dome in the family room.

One of the new Spirits will commence operating by end of 2024.

The Meeting approved Kevin and Isabelle of Gleneagle Tasmania (Glamping) application to become a member of the Caves To Canyon Tourism Association.

Moved by Scott

Seconded Geoff

Yes vote was unanimous.

Kim issues the promotion of Chris Jones of 7Ads and SeaFM marketing opportunities in Rediscover Tasmania is very expensive, it may not worth it. Leave it for next meeting to discuss.

Sarah discussed the Dial Range workshop for Mountain biking, Adventure Hub and walking. Discussed ways to improve marketing of these activities; introduce BBQ facilities. Dial Range is currently underutilised. The workshop looked at long term strategy to promote the Dial Range.

ATDW - Off season promotion

Discover Tasmania app is going to launch early April.

General business

Ting Cao and Chris Whitelaw (Madsen Retreat Penguin) still very busy since last November, reach the busiest season ever. More and more corporate bookings, group bookings for events such as weddings, golf and mountain biking, hiking group around local area.

Mike Blake (Dragonfly Classics) – business improved – more bike rentals. Really don't know how to deal with customers from cruise ship who want to hire bikes. It seems the regulations and rules that apply make this difficult.

Scott Midgley (Pioneer Park) – As busy as last month, both domestic and international bookings - always fully booked, big events are coming up such as lavender farm events. Installed security cameras. Registered with Ambulance Tas.

Geoff Deer (Gunns Plains Caves) Business is doing great – 30-70 people per day.

Terri Seager (Leven Valley Vineyard) Business will keep opening until the end of April. Had many helpers for harvest from visiting students. Interested groups coming through.

Kim Phillips-Haines (Leven River Cruises) business going well – better season than previous one; running cruises almost every day since December. Many customers are off the cruise ships. Try very hard to fit in with their timing as they must return to ship by deadline. Most of tourists are from Victoria and QLD.

Dallas Page (Pedal Buggies) – business going well; customer figure was great from first week of December until late January. He has noted that only 20% customers are from NW central coast, 80% are from mainland or outside of central coast.

Tony O'Neill (Cradle Coast Market) the business desperately needs a coffee van. Without a coffee van, it's difficult to get people to stay around longer. Recently, they are amazed by the large amount of tourism from cruise ships. When daylight saving ends the market will open fortnightly. Struggling to get bread and pastries stall, which has always been very popular. Stall charge is \$20 - \$40 per day – pay lower amount if did not do well. More tourists attending. Parking is ok.

Gena Cantwell (Wings Wildlife Park) Taking a “gap” year for a break, Gena no longer General Manager at the Park, she is taking a government job in Hobart, mainly responsible for hospitality, training new staffs and customer service by sharing her great tourism experiences. She is providing a supporting role to government. There is a new chef in Wings Wildlife Park. Business is always good. Two more cruise ships coming in this season.

Sarah Norton (West By NW Reg Tourism) Sarah suggested design a website for Coast to cradle, it may benefit to all the business members. Also recommend join the off-season promotion on ATDW. Launching new app – Discover Tas – user friendly. Urged everyone to make sure to update business profile on ATDW.

Gayle Sweeney (Hive/Visitor Centre) – She has worked 30 years in tourism. Hive has been very busy - “10 days on the island” brought us many visitors. It still peak season for visitor centre, this month we do have many tourists, some of them are repeat visitors. As they said they all had great time here. She would like to see the Hive Planetarium more widely promoted.

Gary Carpenter, (Central Coast Council) responded to questions regarding the upgrade to the Preston falls region, costs have blown out to make this area wheelchair accessible, therefore the proposed project has been shelved. The funding allocated for this project has now been used elsewhere.

Meeting closed 9.08 pm

Next meeting will be held at The Hive starting 7 pm

Tuesday 18 April 2023



CENTRAL COAST
COUNCIL

Quarterly Performance Report – March 2023

Central Coast Council Annual Plan 2022-2023

camms**strategy**



Corporate Folder (CF) Actions – March 2023

Central Coast Council

camms**strategy**

ACTION PLANS



GREEN

At least 90% of action target achieved



AMBER

Between 40% and 90% of action target achieved



RED

Less than 40% of action target achieved

—

No target set

* Dates have been revised from the Original dates

Community Services

Action Title: 3.3.1.2 Public art projection at HIVE (large wall facing Ulverstone War Memorial)

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Curator - Community Services	In Progress	01-Nov-2022	30-Apr-2023	80%	80.00%	GREEN

Action Progress Comments: Discussions with two audio-visual providers have revealed a number of challenges associated with projection at this site, which require consideration of additional funding and possible alternatives. To be considered further with the Director Community Services for inclusion in 2023/24 budget development.

Last Updated: 29-Mar-2023


Action Title: 3.3.1.3 Implement an external community notice board at HIVE

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Visitor Information Centre Coordinator - Community Services	Completed	01-Sep-2022	31-Jan-2023	100%	100.00%	GREEN


Action Progress Comments: COMPLETED: External Community Notice Board at Hive is now operational.

Last Updated: 28-Oct-2022


Action Title: 3.3.5.1 Undertake a comprehensive review of the Arts and Culture Strategy, including creative arts

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Arts and Culture - Community Services	In Progress	01-Sep-2022	31-Mar-2023	70%	84.00%	 AMBER
Action Progress Comments: Work continues on the development of the new Arts and Culture Strategy, to be presented to SLT and Councillor Workshop in June with other related Arts and Culture Strategies/Plans/Policies. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 1.1.4.2 Consider opportunities for an annual Adventure Festival in Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	Completed	01-Jul-2022	31-Jul-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: Possibilities of adventure festival explored at a series of community stakeholder meetings through 2021. Discussions (mid-2022) highlighted that key stakeholder activity groups/clubs are focused on rebuilding own participation and events. Consensus was that any planning through 2022 should be paused and revisited in 2023. Planned alternatives for 2022-2023 include: - encouraging and highlighting group/club promoting activities in Central Coast as part of the Get Outdoors Weekend promotion in October 2022. - hosting a youth-focused outdoors program around skate and MTB events across summer 2022/23. <i>Last Updated: 06-Jan-2023</i>						


Action Title: 2.1.1.2 Develop a range of activities, seating and signage to encourage greater use of walking routes and pathways

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Development Officer - Community Services	In Progress	01-Oct-2022	30-Jun-2023	80%	66.00%	 GREEN
Action Progress Comments: Working with Infrastructure Services to install etiquette signage for shared pathway and begin developing indigenous interpretation signage. Online content and brochures developed for promotion, drafting feature for Geocaching as fun walking activity for all ages. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 2.2.1.1 Develop a Community Health and Wellbeing Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	In Progress	01-Jul-2022	28-Feb-2023	70%	100.00%	 AMBER
Action Progress Comments: Workshops held in March 2023 for local government through Healthy Tasmania Lift Local program, and Central Coast community through HCT Health and Wellbeing Networks Project. Community meeting and site review on specific project (parenting facilities) with HCT and facilitating work with other (best-placed) provider. Compiling feedback (including HCT workshop outcomes) into comparison of reference actions. Update presentation to Council workshop in May 2023. <i>Last Updated: 29-Mar-2023</i>						

Action Title: 2.2.2.1 Host a youth-led event that encourages student aspiration and improves their understanding of available career pathways

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	In Progress	01-Feb-2023	30-Jun-2023	40%	40.00%	 GREEN
Action Progress Comments: Youth Leaders Council are working with staff to scope and plan a youth-led event to be held in 2023. <i>Last Updated: 29-Mar-2023</i>						

Action Title: 2.2.2.2 Investigate opportunities to reduce the cost of youth participation in sport

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	In Progress	01-Oct-2022	01-Mar-2023	95%	100.00%	 GREEN
Action Progress Comments: Report recommending policy remains in place without change - SLT to consider in April 2023. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 2.3.6.1 Undertake a review of the impact of homelessness on Central Coast and include an action plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	In Progress	01-Sep-2022	31-Mar-2023	70%	100.00%	 AMBER

Action Progress Comments: An action plan has been developed following the recent roundtable discussion between Councillors and the Minister. Council, LGAT and State Planning Office staff met on 30 March 2023 to consider land use planning barriers to homelessness relief. Staff have started assessing the suitability of various Council-owned facilities for homelessness relief, to be workshopped with appropriate services and potential partners in late April / early May 2023. Council has provided support for Gran's Van to commence operating in the Sulphur Creek area, and volunteer recruitment is underway.

Last Updated: 29-Mar-2023


Action Title: 2.3.7.1 Increase understanding, value and recognition of First Nation cultures, histories, knowledge and rights, within our organisation

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	Completed	01-Oct-2022	01-Mar-2023	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: New Reconciliation Action Plan (RAP) working group established with first meeting held 28 February and regular meeting scheduled for throughout the year. Actions identified to promote the discussions of the RAP to the workforce through Yammer and to create a one page summary of relevant information (important place names, acknowledgement of country, contact details etc) for all staff to have in their workspaces.

Last Updated: 29-Mar-2023


Action Title: 2.3.7.2 Partner with No. 34 Aboriginal Health Service to deliver a joint NAIDOC Week event

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	In Progress	01-Mar-2023	30-Jun-2023	30%	25.00%	 GREEN


Action Progress Comments: Reconciliation Action Plan (RAP) Working Group is developing meaningful ways that demonstrate genuine engagement in the reconciliation journey for the organisation, through the delivery of the actions of the RAP, including an event at the Administration Centre during NAIDOC week. Staff are also invited to participate in Reconciliation Week events held in the region during the week of May 27th - 3rd June. Sorry Day is acknowledged on May 26th. A one-page poster is being created, listing key days, traditional names for specific locations and peoples in our local area, and practical tips for staff.

Last Updated: 29-Mar-2023


Action Title: 2.3.7.3 Liaise with local indigenous Australian community groups to develop an understanding of areas of cultural significance

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	In Progress	01-Oct-2022	30-Jun-2023	75%	66.00%	 GREEN
Action Progress Comments: Working towards cultural training opportunities for staff. An invitation has been extended the Six Rivers organisation to share ideas and opportunities with staff. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 3.1.3.1 Working with Volunteering Tas to provide training opportunities for volunteer organisations and those reliant on volunteer involvement

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Wellbeing Officer - Community Services	Completed	01-Oct-2022	30-Jun-2023	100%	66.00%	 GREEN
Action Progress Comments: COMPLETED: HIVE has advertised with Volunteering Tasmania, seeking new volunteers, and currently offers training opportunities to new volunteers. Promotion of Volunteering opportunities in the community will be collated for groups wishing to promote in the Council's 'coffee table' booklet, a resource developed for distribution during Volunteer week in May 2023. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 3.1.4.1 Facilitate a strategic review of Child Care Services within Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	In Progress	01-Jan-2023	30-Jun-2023	50%	48.00%	 GREEN
Action Progress Comments: Work is progressing well. Consultant is scheduled to attend a Councillor Workshop in April 2023, ahead of finalising their recommendations. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 3.1.4.2 Conduct a review of the Ulverstone Civic Centre to improve community outcomes

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	Not Started	01-Feb-2023	30-Jun-2023	0%	40.00%	 RED
Action Progress Comments: Looking to identify an appropriate consultant to help us undertake the review. Part of the work will involve working with existing users and other interested parties to explore opportunities for increasing utilisation and community benefit. <i>Last Updated: 28-Mar-2023</i>						


Action Title: 4.3.1.14 Complete the Showground Master Plan to include the Ulverstone Sport and Leisure Centre

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	In Progress	01-Jul-2022	31-Jan-2023	95%	100.00%	 GREEN
Action Progress Comments: Staff to test assumptions with user groups, prior to the Masterplan being finalised and presented for Council endorsement. <i>Last Updated: 29-Mar-2023</i>						

Action Title: 5.2.2.2 Development of site maps at cemeteries

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Services Officer - Community Services	In Progress	01-Jul-2022	30-Jun-2023	75%	72.00%	 GREEN
Action Progress Comments: Map and signage designer engaged and met with staff and Friends of Ulverstone Cemetery group in late-March 2023. Preliminary map design underway. <i>Last Updated: 29-Mar-2023</i>						

Action Title: 5.2.6.1 Develop web content and brochure to help people with disabilities to identify the most convenient and accessible facilities, carparks and recreation areas

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Development Officer - Community Services	In Progress	01-Nov-2022	28-Feb-2023	85%	100.00%	 AMBER
Action Progress Comments: Community Halls and Venues booklet has been updated to include accessibility information. Short walks brochure (draft) now also includes accessible options. Open spaces and parks are to be reviewed next. <i>Last Updated: 29-Mar-2023</i>						


Action Title: 5.4.4.3 Review the Central Coast Interpretation Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Development Officer - Community Services	In Progress	01-Aug-2022	30-Nov-2022	95%	100.00%	 GREEN

Action Progress Comments: Summary report to be completed by end of March 2023, indicating the plan is now redundant and providing outline for next steps.

Last Updated: 29-Mar-2023


Action Title: 5.4.4.6 Develop placemaking guidelines to ensure our public spaces reflect the diverse needs and aspirations of our community

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	Completed	01-Mar-2023	30-Jun-2023	100%	25.00%	 GREEN

Action Progress Comments: COMPLETED: SLT have determined that standalone guidelines are no longer a priority, given enhanced levels of project planning and community consultation now being incorporated into infrastructure and planning projects, Specific Area Plan reviews and the review of the Public Art Policy.

Last Updated: 29-Mar-2023

Action Title: 1.1.4.1 Investigate the feasibility for development of trotting track at River Park


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Community Services	Completed	01-Aug-2022	31-Oct-2022	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: TasRacing have confirmed an alternative location for the north-west facility.

Last Updated: 06-Jan-2023

Land Use Planning

Action Title: 5.2.2.1 Identify areas where the Tasmanian Planning Scheme "Road and Rail Code" would be applied for noise attenuation


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	Completed	01-Jul-2022	31-Jul-2022	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: A desktop examination of larger lots of vacant residential land, located within 50m of the Western Rail Line and within 50m of the Bass Highway has revealed there are only a few sites that would be impacted upon by the Road & Railway Code. Land identified is located in Leith, Ulverstone (Penguin Road and Trevor Street area), Penguin (land accessed off South Road) and Sulphur Creek. Not enough large parcels of land are identified to warrant a new "Road & Rail Attenuation Area" overlay map in the LPS. Rather, planners and developers are able to rely on the 50m setback standard, as is current practice.

If a minor subdivision (1--5 lots) or the development of a new dwelling or additions are proposed to be within 50m of the Western Rail Line or the Bass Highway, then a planner relies on a referral to TasRail or State Growth, who may have requirements, but generally consent to the development with no specific conditions required. If development would be for a large subdivision of residential land, a noise mitigation report would be required of the developer.

Last Updated: 06-Jan-2023


Action Title: 5.2.2.5 Develop guidance material that helps developers navigate planning processes and undertake best practice development in Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Community Services - Land Use Planning	In Progress	01-Jan-2023	30-Jun-2023	95%	48.00%	 GREEN

Action Progress Comments: Final draft booklet is currently with Planning Staff for review. Copies to be made available online and over the counter from April 2023.

Last Updated: 29-Mar-2023

Action Title: 5.3.1.2 Review the Turners Beach, Forth and Revell Lane, Penguin, Specific Area Plans

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Jul-2022	31-Mar-2023	75%	100.00%	 AMBER

Action Progress Comments: Turners Beach and Revell Lane Specific Area Plans (SAPs) scheduled for a Councillor Workshop in June 2023. Forth and Penguin SAPs to be progressed when Heritage study outcomes are known.

Last Updated: 29-Mar-2023

Action Title: 5.4.4.2 Complete Settlement Strategy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Jul-2022	30-Nov-2022	90%	100.00%	 GREEN

Action Progress Comments: Consultants currently making final changes prior to preparation of Council report for adoption.

Last Updated: 29-Mar-2023

Corporate Services


Action Title: 1.1.11.1 Finalisation of a Camping By-law to regulate freedom camping within Central Coast

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Regulatory Services - Corporate Services	In Progress	01-Jul-2022	28-Feb-2023	50%	100.00%	 AMBER

Action Progress Comments: It was identified that Development Applications are required for existing and proposed additional sites. Draft By-Law and Impact Regulatory Statement was prepared and discussed at Councillor Workshop held September 2022, with feedback influencing edits of the By-law.

Last Updated: 28-Feb-2023


Action Title: 4.2.1.4 Review Dog Management Policy at Penguin Beach and Johnsons Beach and Preservation Bay

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Corporate Services	Completed	01-Jul-2022	30-Nov-2022	100%	100.00%	 GREEN


Action Progress Comments: COMPLETED: The Dog Management Plan changes were accepted by Council at its November 2022 Council meeting and will be enforced from 1 December 2022.

Last Updated: 02-Feb-2023


Action Title: 4.2.1.5 Investigate the development of a By-law for animals and livestock in rural areas

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Regulatory Services - Corporate Services	In Progress	01-Feb-2023	30-Jun-2023	20%	40.00%	 AMBER
Action Progress Comments: Research shows that the regulation of livestock was traditionally the role of the State Government Department of National Resources and Environment, but they have reduced regulations over the years. Some councils interstate regulate livestock through by-laws, although this is not currently regulated by councils in Tasmania. <i>Last Updated: 06-Mar-2023</i>						


Action Title: 5.1.3.2 Undertake Fraud training to supplement review of our management practices

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Corporate Services	In Progress	01-Oct-2022	28-Feb-2023	90%	100.00%	 GREEN
Action Progress Comments: Fraud Policy being reviewed and training organised for May 2023. <i>Last Updated: 30-Mar-2023</i>						

Action Title: 5.1.3.5 Implement a new Website which is customer oriented

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Corporate Finance - Corporate Services	In Progress	01-Aug-2022	30-Jun-2023	35%	72.00%	 AMBER
Action Progress Comments: Project Brief document to be prepared including functional requirements plan for review by SLT. Project Steering committee developed online surveys for stakeholder reviews and feedback on requirements. Internal Stakeholder surveys issued to staff in March 2023 and results have been reviewed by steering committee. Members of new project delivery team to be assigned by SLT. Expected timeline for project remains February to June 2023. <i>Last Updated: 30-Mar-2023</i>						


Action Title: 5.1.3.6 Develop a Cloud-based strategy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Corporate Finance - Corporate Services	Completed	01-Jul-2022	30-Nov-2022	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: Cloud based strategy will be incorporated into Digital Strategy, presented to SLT in October 2022 and submitted to Council Workshop in November 2022. Digital Strategy approved at December 2022 Council meeting.

Last Updated: 06-Jan-2023


Action Title: 5.1.3.4 Complete upgrade of financial software to Community Finance (Microsoft Dynamics)

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Corporate Finance - Corporate Services	In Progress	01-Jul-2022	31-May-2023	15%	81.00%	 RED

Action Progress Comments: Awaiting confirmation on availability of Open Office project resources for implementation to lock in implementation timeline. Once confirmed, team will finalise an implementation plan timetable. Finance team have reviewed and updated a proposed standard chart of accounts as part of a rationalisation and simplification, in readiness to transition to a dimension GL accounts structure.

Last Updated: 30-Mar-2023


Action Title: 1.1.11.2 Identify areas within Central Coast to allow freedom camping

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Regulatory Services - Regulatory Services	In Progress	01-Jul-2022	31-Mar-2023	65%	100.00%	 AMBER


Action Progress Comments: Consultant Irene Duckett has prepared draft development applications for five sites and has been instructed to proceed with four of them. These are Midway Point, Bannons Park, Forth Recreation Ground and Nicholsons Point. Further evaluation of another site, Heybridge Recreation Ground, is underway with a study into natural values being commenced. An application for Preservation Bay will not proceed. Four development applications have been lodged pending land-owner consent for those sites controlled by State Government agencies.

Last Updated: 30-Mar-2023


Action Title: 4.2.1.3 Review of Dog Park facilities provided

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Regulatory Services - Regulatory Services	In Progress	01-Feb-2023	31-May-2023	10%	50.00%	 RED
Action Progress Comments: An allocation of \$5000 has been made in the capital budget for upgrading facilities in the Penguin off-lead dog exercise area. <i>Last Updated: 28-Feb-2023</i>						

Action Title: 4.2.1.2 Identification of potentially contaminated sites to add to GIS


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Environmental Health Officer - Regulatory Services	In Progress	01-Jul-2022	30-Jun-2023	50%	72.00%	 AMBER
Action Progress Comments: The project spreadsheet has been created and passed onto GIS Officer for upload. <i>Last Updated: 30-Mar-2023</i>						

Action Title: 4.2.1.6 Review all smoke-free areas across the municipal area

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Regulatory Services - Regulatory Services	Completed	01-Jul-2022	30-Nov-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: At the November 2022 Council meeting, updated smoke-free areas were declared in Ulverstone, and a new smoke-free area declared in Penguin. Signage has been installed around Penguin. <i>Last Updated: 28-Feb-2023</i>						

Infrastructure Services

Action Title: 4.3.1.7 Improve recreational amenities and play equipment in the Council's key foreshore parks


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Feb-2023	30-Apr-2023	66%	66.00%	 GREEN

Action Progress Comments: Obtained asset condition and monthly playground inspection data. Annual playground inspections completed in January 2023 with majority of actions now completed. Rubber softfall resurfacing for the following playgrounds to commence shortly:

- Dial Park – under basket swing, to comply with Aus standards.
- Fairway Park – under spiral slide on all abilities combination unit, to comply with Aus Standards.
- ANZAC Park – under the main slide section on the Launch Pad slide, to refresh the colour and resurface the climber bumps.

Last Updated: 29-Mar-2023


Action Title: 4.3.1.9 Conduct a facilities audit of Council buildings

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2022	30-Jun-2023	16%	72.00%	 RED

Action Progress Comments: Facilities audit form has been developed in the Conquest Asset Management System and requires further testing. Awaiting the appointment of the Asset Services Officer to progress.

Last Updated: 28-Mar-2023


Action Title: 4.3.1.11 Undertake the re-development of the Penguin Foreshore

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Nov-2022	31-Mar-2023	40%	100.00%	 AMBER


Action Progress Comments: The Draft Penguin Foreshore Masterplan has been provided to the Council's Asset Team for initial review/feedback. Councillor feedback received at 16 January Councillor Workshop and revised concept plans endorsed at the 20 February 2023 Council meeting. Survey for pathway location completed and design to assist with final playground layout. Quotes being sourced for Softfall, playground equipment and fence. Consultant Brief for sensory play sculptures drafted.

Last Updated: 28-Mar-2023


Action Title: 4.3.1.13 Review lighting of parking areas and include outcomes in the Council's Long-term Financial Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	Completed	01-Jul-2022	30-Nov-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: The site visits for each carpark are complete and the register of actions has been developed. Final costings have been prepared and outcomes have been included in second Draft Long-term Financial Plan, as part of the Asset Management Planning Framework. <i>Last Updated: 22-Dec-2022</i>						


Action Title: 4.3.1.16 Complete implementation plan for the Perry-Ling Gardens

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	Completed	01-Jul-2022	30-Nov-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: The draft was revised and approved by Council's Asset Team and released to the public on August 2022. The draft was also emailed to the three major stakeholders: Property Services, Tasmanian Heritage and TasRail. The Council adopted the Perry-Ling Garden Landscape Masterplan at the November 2022 Council meeting. Implementation of the Plan will now commence. <i>Last Updated: 02-Feb-2023</i>						

Action Title: 4.3.1.17 Review Central Coast Lawn Cemetery, including the feasibility of natural burials

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Oct-2022	31-Mar-2023	5%	100.00%	 RED
Action Progress Comments: Commenced reviewing background information. Limited progress to date. <i>Last Updated: 21-Feb-2023</i>						


Action Title: 4.4.1.2 Undertake a detailed climate change assessment on Council assets

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2022	30-Apr-2023	50%	90.00%	 AMBER
Action Progress Comments: Asset Management Plans have been presented to relevant Council departments/teams to begin review and input into their respective Asset Management Plans. Awaiting to appoint an Asset Services Officer to progress. <i>Last Updated: 28-Mar-2023</i>						


Action Title: 4.4.5.1 Develop a Natural Resource Management Plan which includes identification of at risk vegetation communities including riparian areas

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2022	31-Dec-2022	75%	100.00%	 AMBER
Action Progress Comments: Biodiversity Index is being applied across Council managed/leased land to confirm relevant sites for inclusion in the NRM Plan. Additional assessment criteria now being applied to create NRM site prioritisation for investment. Presentation at 13 February 2023 Councillor Workshop to demonstrate the Biodiversity Index and its application, agree on the NRM site prioritising criteria and confirm the NRM sites for investment. NRM site plans now being drafted. <i>Last Updated: 28-Mar-2023</i>						


Action Title: 5.2.2.4 Develop planning permit conditions that facilitates the deliverance of Green Infrastructure outcomes

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Sep-2022	31-Dec-2022	45%	100.00%	 AMBER
Action Progress Comments: Currently reviewing permit conditions from other councils that may be appropriate to implement. Planning permit conditions being drafted and revised through Council's Greening Asset Management Team (GAMT). Further clarity of AS 4970-2009: Protection of Trees on Development Sites and simplifying its interpretation and understanding to attach as suitable planning permit condition. The current development of the Planting Palette's from the Greening Central Coast Strategy will also form part of the permit conditions. <i>Last Updated: 28-Mar-2023</i>						


Action Title: 1.2.2.2 (Manager Engineering) Investigate and prepare preliminary designs for a shared pathway/roadway between Watcombe Beach and Rockliffs Road

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Aug-2022	30-Apr-2023	5%	88.00%	
Action Progress Comments: Initial data gathering and scoping was carried out in 2022. The project has been deferred to 2023/24 due to other more immediate priorities for the design team. <i>Last Updated: 31-Mar-2023</i>						


Action Title: 4.1.1.1 (Manager Engineering) Conduct a flood study of Penguin Creek

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Jul-2022	31-Jan-2023	95%	100.00%	
Action Progress Comments: Pitt and Sherry were engaged to conduct this study in May 2022. The work to date has included catchment determination, preliminary calculations on flow volumes, site inspection, and data collection and hydraulic modeling. A draft report has been received with various options for flood mitigation now included. A flood damage assessment and economic cost implications of the mitigation options has also been included. This will be used to support future funding applications for the mitigation options. The final report is to be completed in April 2023. <i>Last Updated: 31-Mar-2023</i>						


Action Title: 4.1.1.2 Complete the Lower Forth Flood plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Sep-2022	31-Jan-2023	95%	100.00%	
Action Progress Comments: This project is now being prepared in conjunction with SES. SES have prepared a draft Forth Community Protection Flood Response Plan and a Community Protection Flood Guide. Similar documents have also been drafted for Gunns Plains, West Ulverstone and North Motton. Feedback on all of the drafts will be collated and forwarded to SES during April 2023. <i>Last Updated: 31-Mar-2023</i>						


Action Title: 4.3.1.8 (Manager Engineering) Undertake a strategic review of Reibey Street, including cleanliness, additional infrastructure

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	Completed	01-Sep-2022	30-Nov-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: The street cleaning operation prior to the Christmas holiday period has been completed. New waste bins have been installed. <i>Last Updated: 02-Feb-2023</i>						


Action Title: 4.3.1.10 (Manager Engineering) Investigate traffic flows and prepare design plans for roads adjacent to and including Ulverstone Secondary College

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	Not Started	01-Feb-2023	30-Apr-2023	0%	66.00%	 RED
Action Progress Comments: This project has been delayed due to resourcing and more immediate priorities. It is intended call quotations for this work during March 2023. <i>Last Updated: 02-Mar-2023</i>						


Action Title: 4.3.1.12 (Manager Engineering) Develop and adopt a Vehicular Kerb Crossover and Driveway Policy (Urban and Rural)

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Sep-2022	31-Dec-2022	75%	100.00%	 AMBER
Action Progress Comments: A draft policy has been developed for internal review. This review is to be completed during March 2023, followed by a workshop at the next available date. <i>Last Updated: 02-Mar-2023</i>						


Action Title: 4.3.1.19 (Manager Engineering) Complete design of the North Reibey Street carpark

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Oct-2022	30-Apr-2023	10%	84.00%	 RED
Action Progress Comments: Project delayed due to priority of resources. Design work has recommenced in March 2023. <i>Last Updated: 31-Mar-2023</i>						


Action Title: 4.3.1.20 (Manager Engineering) Undertake re-design work on Reibey Street

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Feb-2023	31-May-2023	5%	50.00%	
<p>Action Progress Comments: This work will be guided by a presentation from Complete Streets at the Councillor Workshop 5 December 2022. A place experience survey (Placescore or similar) is to be undertaken prior to undertaking any design work. Placescore have been engaged to conduct the survey in March 2023</p> <p><i>Last Updated: 31-Mar-2023</i></p>						


Action Title: 4.3.1.15 Complete Fairway Park Master Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Sep-2022	30-Apr-2023	30%	84.00%	
<p>Action Progress Comments: Draft plan commenced, using satellite imagery for concept. The Open Space and Recreation Plan 2012-2022 update will review the Service Levels against the Open Space Classification. Confirmation of these Service Levels with Councillors is advised before progressing any further. Community user questionnaire currently being developed to obtain information on Fairway Park.</p> <p><i>Last Updated: 28-Mar-2023</i></p>						


Action Title: 4.3.3.4 Review of the Central Coast Open Space and Recreation Plan 2012-2022

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Sep-2022	30-Jun-2023	25%	70.00%	
<p>Action Progress Comments: Handover between the Open Space and Parks/NRM Officer occurred during December 2022. Audit of the Open Space and Recreation Plan 2012-2022 actions completed. Review of the Open Space classification hierarchy commenced including any new open spaces areas created for Council.</p> <p><i>Last Updated: 28-Mar-2023</i></p>						

Action Title: 4.4.2.1 Develop and implement a plan for the upgrade of the Public Area waste systems over a two-year-period


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	Completed	01-Jul-2022	30-Sep-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: A location plan was presented at a Councillor Workshop in October 2022. Bins have been installed, redundant bins removed and revised collection arrangements commenced. <i>Last Updated: 06-Jan-2023</i>						

Action Title: 4.4.2.2 Develop a Master Plan for the Lobster Creek Resource Recovery Centre


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Feb-2023	30-Apr-2023	95%	66.00%	 GREEN
Action Progress Comments: Part of the master planning process for the RRC is to ensure compliance with the reporting requirements brought about by the introduction of the waste levy. The Waste Levy Compliance Plan for the Resource Recovery Centre has been completed. The Master Plan for the site is progressing well with preliminary drafts being assessed by staff. Revisions of presented options have been discussed with the consultant in February and March 2023. The consultant is now in the process of finalising the plan. <i>Last Updated: 31-Mar-2023</i>						

Office of General Manager

Action Title: 5.1.3.1 Undertake a business continuity training exercise

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Risk Officer - Office of General Manager	Not Started	01-Oct-2022	31-Jan-2023	0%	100.00%	 RED
Action Progress Comments: In January 2023 SLT agreed to develop Departmental Business Continuity Plans (BCP) in the event of the Administration Centre being unavailable. In its discussions SLT considered the BCP prepared for the Customer Service function by the Risk Officer. BCP to be developed by late April - once complete the BCP will be tested. <i>Last Updated: 27-Mar-2023</i>						


Action Title: 5.1.3.3 Complete the Workplace Health and Safety system migration from AS 4801 to ISO 45001

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Organisational Development - Office of General Manager	Completed	01-Aug-2022	28-Feb-2023	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: BSI Audit undertaken in June 2022 for transition to ISO45001. Four minor non-conformances and nine opportunities for improvements were identified. BSI have approved the corrective action plan and issued Council with a certificate of accreditation to ISO 45001 until June 2023. Currently working through actions in the corrective action plan. WHS Objectives have been set and approved by Management for 2022-2023. Weekly meetings with the WHS Officer are being held to ensure we are on track with completing actions from the Corrective Action Plan.

Last Updated: 03-Mar-2023

Action Title: 5.1.9.1 Update the strategic and operational risk register

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Risk Officer - Office of General Manager	Completed	01-Aug-2022	30-Sep-2022	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: Meetings were scheduled with risk owners to discuss the status of weak or absent controls first reported in 2021. The review took place in September 2022 and outcomes were reported to SLT. This action is relevant to operational risks only, since the strategic risks were only confirmed in July 2022.

Last Updated: 06-Jan-2023

Action Title: 1.3.5.2 Undertake the re-development of the former Penguin Recreation Ground

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Office of General Manager	In Progress	01-Jul-2022	30-Jun-2023	78%	72.00%	 GREEN


Action Progress Comments: A meeting between Complete Streets and Planning was held to discuss any planning issues which Council may need to be aware of. There were no issues identified and a timeline for the planning process is now being developed by Complete Streets. Steven Burgess attended a Councillors Workshop on 5 December 2022 to provide the updated plan following the community's feedback. Complete Streets are aiming for submission of a Development Application early in the new year. Discussing ownership of land with Minister Jaensch in first week of April 2023. Also note that a ratepayer has sought to list the former Penguin Recreation Ground on the State Heritage Register.

Last Updated: 30-Mar-2023


Action Title: 3.3.9.1 Review the Ulverstone Wharf area

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Office of General Manager	In Progress	01-Jan-2023	30-Jun-2023	18%	48.00%	
Action Progress Comments: Undertaking a Place Experience (PX) survey prior to the development of a project brief. This action will most likely continue over into the 2023/24 strategic actions. <i>Last Updated: 30-Mar-2023</i>						


Action Title: 5.3.1.3 Investigate with Stadiums Tasmania the use of the Dial Sports Complex

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Office of General Manager	In Progress	01-Jul-2022	30-Jun-2023	70%	72.00%	
Action Progress Comments: A meeting between the Department of State Growth (DSG) and facility users was held in first week of August 2022. A KPMG audit of Dial facilities was completed and a second workshop by DSG was undertaken with facility users in October 2022. Stadiums Tasmania have hired a Chairperson for the Board and the first Steering Committee meeting will be held in December 2022, with the General Manager appointed as part of the Steering Committee. Had first meeting and sorted terms of reference and introduced to Chair of Stadiums Tasmania. Another meeting to be held in March 2023 for further discussions on infrastructure upgrades. A Councillor workshop has been set down for 3 April 2023. <i>Last Updated: 30-Mar-2023</i>						

Action Title: 5.4.4.4 Develop a Communication and Engagement Strategy including suggested advice for different scenarios

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	In Progress	01-Jul-2022	31-Dec-2022	95%	100.00%	
Action Progress Comments: Engagement training by the International Association of Public Participation (IAP2) for key Council staff was conducted in October and November 2022. The draft Engagement and Communication Strategy has been reviewed by SLT and OLT. Consultation with senior Council staff on the draft Strategy continues. Feedback on the draft Strategy from the Council's leadership and senior staff is pending. <i>Last Updated: 28-Mar-2023</i>						


Action Title: 5.4.4.5 Collaboratively encourage the usage of Central Coast to Canyon "It's in our nature" message

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	Completed	01-Feb-2023	30-Apr-2023	100%	66.00%	 GREEN

Action Progress Comments: It is planned that the Tourism Developments at the Dial Range and Sustainable Developments at the Leven Canyon - Co-design Workshops will collaboratively encourage the use of the Coast to Canyon brand's "... it's in our nature" message. 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 visual examples of the brand and the "... it's in our nature messaging's use.

Last Updated: 28-Mar-2023

Action Title: 5.5.1.2 Develop a Local Economic Development Committee to further explore local economic challenges including identification of priorities and innovative solutions

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
General Manager - Office of General Manager	Completed	01-Feb-2023	30-Apr-2023	100%	66.00%	 GREEN

Action Progress Comments: This action has been deferred and is listed as a strategic action for 2023/2024.

Last Updated: 30-Mar-2023



Carry-over (SA) Actions – March 2023

Central Coast Council

camms**strategy**

ACTION PLANS



GREEN

At least 90% of action target achieved



AMBER

Between 40% and 90% of action target achieved



RED

Less than 40% of action target achieved

—

No target set

* Dates have been revised from the Original dates

Community Services

Action Title: 2.1.1.1 Review Central Coast Walking Trails Marketing Plan for use in a post-Covid-19 recovery environment


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Community Development Officer - Community Services	In Progress	01-Aug-2022	31-Dec-2022	90%	100.00%	 GREEN
Action Progress Comments: Short Walks brochure updated to include new maps of coastal pathway addition and accessibility information. Facebook/website content drafted regarding shared path etiquette and benefits of walking as we approach winter period. <i>Last Updated: 29-Mar-2023</i>						

Action Title: 3.3.1.1 Update Venue Management Plans and promote on the Council's website and relevant events literature (for all venues)


Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Community Development - Community Services	Completed	01-Jul-2022	30-Sep-2022	100%	100.00%	 GREEN
Action Progress Comments: COMPLETED: New detailed information pack for all venues has been developed and uploaded/hosted on website, plus provided through bookings enquiries. Venue upgrades (eg. lighting, heating) identified during review being programmed with Council works teams. <i>Last Updated: 28-Oct-2022</i>						

Land Use Planning


Action Title: 1.3.1.1 Identify further commercial/industrial land for future growth

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Dec-2022	31-Mar-2023	50%	100.00%	 AMBER
<p>Action Progress Comments: As with Actions 1.3.1.2 / 1.3.5.1, this work has commenced a part of the Local Area Settlement Strategy, and more detailed analysis is planned for the 2023/24 financial year as per the consultant's recommendations. In addition, Council recently wrote to property owners to gauge interest in rezoning, and staff have had subsequent discussions with one of them.</p> <p><i>Last Updated: 29-Mar-2023</i></p>						

Action Title: 1.3.1.2 Undertake a desktop exercise to identify potential land to be rezoned for commercial purposes

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Dec-2022	31-Mar-2023	65%	100.00%	 AMBER
<p>Action Progress Comments: As with Actions 1.3.1.1 / 1.3.5.1, This work has commenced a part of the Local Area Settlement Strategy, and more detailed analysis is planned for the 2023/24 financial year as per the consultant's recommendations. In addition, Council recently wrote to property owners to gauge interest in rezoning, and staff have had subsequent discussions with one of them.</p> <p><i>Last Updated: 29-Mar-2023</i></p>						

Action Title: 1.3.5.1 Following the commencement of the Tasmanian Planning Scheme and Central Coast LPS, consider providing support for the rezoning of identified land to light industrial. Commencement of the strategy has been delayed slightly as an opportunity exists to leverage Tasmanian Government led work and funding.

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Dec-2022	30-Jun-2023	35%	56.00%	 AMBER
<p>Action Progress Comments: As with Actions 1.3.1.1 / 1.3.1.2, this work has commenced a part of the Local Area Settlement Strategy, and more detailed analysis is planned for the 2023/24 financial year as per the consultant's recommendations. In addition, Council recently wrote to property owners to gauge interest in rezoning, and staff have had subsequent discussions with one of them.</p> <p><i>Last Updated: 29-Mar-2023</i></p>						

Action Title: 5.3.1.1 Develop a Cultural Heritage Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Land Use Planning - Land Use Planning	In Progress	01-Jul-2022	28-Feb-2023	85%	100.00%	 AMBER

Action Progress Comments: In December 2022, February 2023 and March 2023 Council's Land Use Planning team delivered three community information sessions on the content of the Local Heritage Study and the process required to protect some of our significant buildings. More than 300 people attended the sessions. Staff will be sending property and precinct data sheets to property owners who did not attend a session and will keep owners informed of progress with the project.

Last Updated: 29-Mar-2023

Corporate Services

Action Title: 5.2.1.13 Implementation of the Open Office Building application

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Organisational Development - Regulatory Services	In Progress	01-Aug-2022	31-Dec-2022	90%	100.00%	 GREEN

Action Progress Comments: Data mapping for spreadsheet data migration is complete. OpenOffice has advised that due to resourcing issues the migration of the spreadsheet data has been delayed by approximately 8 weeks. Issues encountered with spreadsheet mapping which needs to be resolved prior to another data migration. Data migration scheduled for week beginning 3 April 2023.

Last Updated: 29-Mar-2023

Infrastructure Services

Action Title: 4.3.1.6 Refine the Asset Management Plans and update the Policy

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2022	30-Apr-2023	50%	90.00%	 AMBER

Action Progress Comments: Discussion has commenced with related Council departments/teams to begin review of their respective Asset Management Plans. Awaiting to appoint an Asset Services Officer to progress.

Last Updated: 28-Mar-2023

Action Title: 4.4.1.1 Undertake a survey of all coastal foreshore areas to identify areas of erosion and potential mitigation measures, including a review of existing walls and structural integrity

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Oct-2022	28-Feb-2023	10%	100.00%	 RED

Action Progress Comments: Comparative analysis between Coastal Hazards Report and observations through site visits and aerial imagery being undertaken. Sites will be assessed in accordance with methodology for conducting a site assessment in a Coastal Erosion Investigation Area V1.0 document. This complements the Coastal Hazards Report.

Last Updated: 21-Feb-2023


Action Title: 4.3.1.5 (Manager Engineering) Conduct a road signage audit, create an asset database and prepare signage upgrade and replacement program

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Nov-2022	28-Feb-2023	10%	100.00%	 RED

Action Progress Comments: Work commenced on reviewing the signage information. Further site verification is required to finalise a database. This project will be carried over to 2023/24.

Last Updated: 31-Mar-2023


Action Title: 4.3.3.2 Finalise the Johnsons Beach Master Plan (BBQ shelter).

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	Completed	01-Jul-2022	31-Dec-2022	100%	100.00%	 GREEN

Action Progress Comments: BBQ completed and opened in the last week of March 2023.

Last Updated: 29-Mar-2023

Action Title: 4.3.3.3 Review lighting in public places and parks and include outcomes in the Council's Long-term Financial Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Assets - Infrastructure Services	In Progress	01-Jul-2022	30-Nov-2022	80%	100.00%	 AMBER

Action Progress Comments: Council staff have now completed the field work in reviewing the lighting in the selected public places and parks. Completed the current costings based on existing service levels. The Open Space and Recreation Plan 2012-2022 review to commence in early 2023, with possible changes in service levels during this review, including park lighting.

Last Updated: 28-Mar-2023


Action Title: 1.2.2.1 Construction of the Turners Beach to Leith Shared Pathway including the old railway bridge

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	In Progress	01-Jul-2022	31-Jan-2023	90%	100.00%	 GREEN

Action Progress Comments: The western section between Lukin Street and Forth River, the former Forth River rail bridge section, and the eastern section between the bridge and Short Street are complete. The viewing area and seat arrangement on the bridge is to be modified to improve clearance. Construction in Short Street is progressing well.

Last Updated: 31-Mar-2023

Action Title: 4.3.1.4 Prepare an integrated Turners Beach Pathway, Streetscaping and Traffic Management Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Director Infrastructure Services - Infrastructure Services	Completed	01-Jul-2022	28-Feb-2023	100%	100.00%	 GREEN

Action Progress Comments: COMPLETED: Council adopted the concept plans at the January 2023 Council Meeting. The list of projects will be added to the Long-term Financial Plan.

Last Updated: 01-Feb-2023

Office of General Manager


Action Title: 5.1.1.1 Complete the Council's Workforce Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Manager Organisational Development - Office of General Manager	In Progress	01-Aug-2022	30-Sep-2022	95%	100.00%	 GREEN

Action Progress Comments: Most of the individual workforce plans are now complete.

Last Updated: 27-Feb-2023


Action Title: 1.1.5.1 Investigate and support further tourism development in the Dial Range, south of Penguin

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	Completed	01-Sep-2022	31-May-2023	100%	77.00%	 GREEN

Action Progress Comments: The Tourism Developments at the Dial Range Co-design Workshop was held in Penguin on 16 March 2023. Co-design Teams 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' for the Council's consideration.

Last Updated: 28-Mar-2023


Action Title: 1.1.5.2 Participate in the development of a Dial Range Joint Recreation and Land Management Plan

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	In Progress	01-Jul-2022	31-Dec-2022	98%	100.00%	 GREEN

Action Progress Comments: A meeting was held on 19 January 2023 with the PWS and the Council. The Council requested future and aspirational developments be included for grant funding purposes. The Council also discussed, and the PWS agreed, that more actions be included in the Plan that are linked with the project's community engagement report. The PWS provided a draft version of the updated Plan on 21 February 2022. Council submitted feedback on the draft Plan to the PWS in March 2023. The PWS will finalise the Plan.

Last Updated: 28-Mar-2023

Action Title: 1.1.6.1 Investigate and support further sustainable development of the Leven Canyon Reserve

Responsible Officer	Status	Start Date	End Date	% Complete	Target	On Target %
Strategy & Policy Officer - Office of General Manager	Completed	01-Jul-2022	31-Mar-2023	100%	100.00%	 GREEN

Action Progress Comments: The Sustainable Developments at the Leven Canyon Co-design Workshop was held in Ulverstone on 15 March. Co-design Teams 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' for the Council's consideration.

Last Updated: 28-Mar-2023



**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**

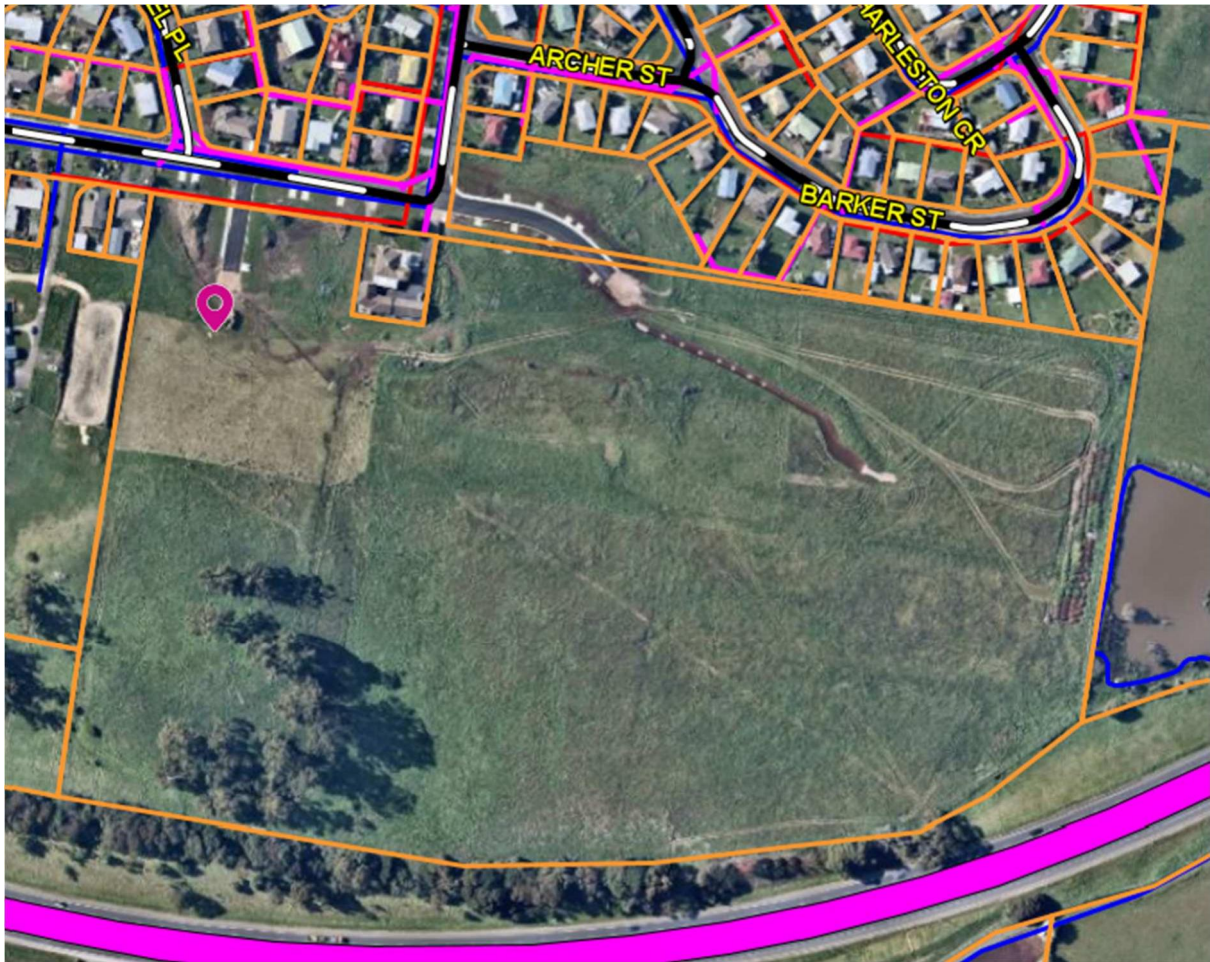
Period: 21 March to 17 April 2023

- . 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

Annexure 1



Aerial view – Trevor Street, Ulverstone CT238291 /1.

Annexure 2



Image 2 – Plan of Subdivision of the land.

Approved 8 lot subdivision under DA2017177 – extension of Trevor Street, Ulverstone.

Annexure 3

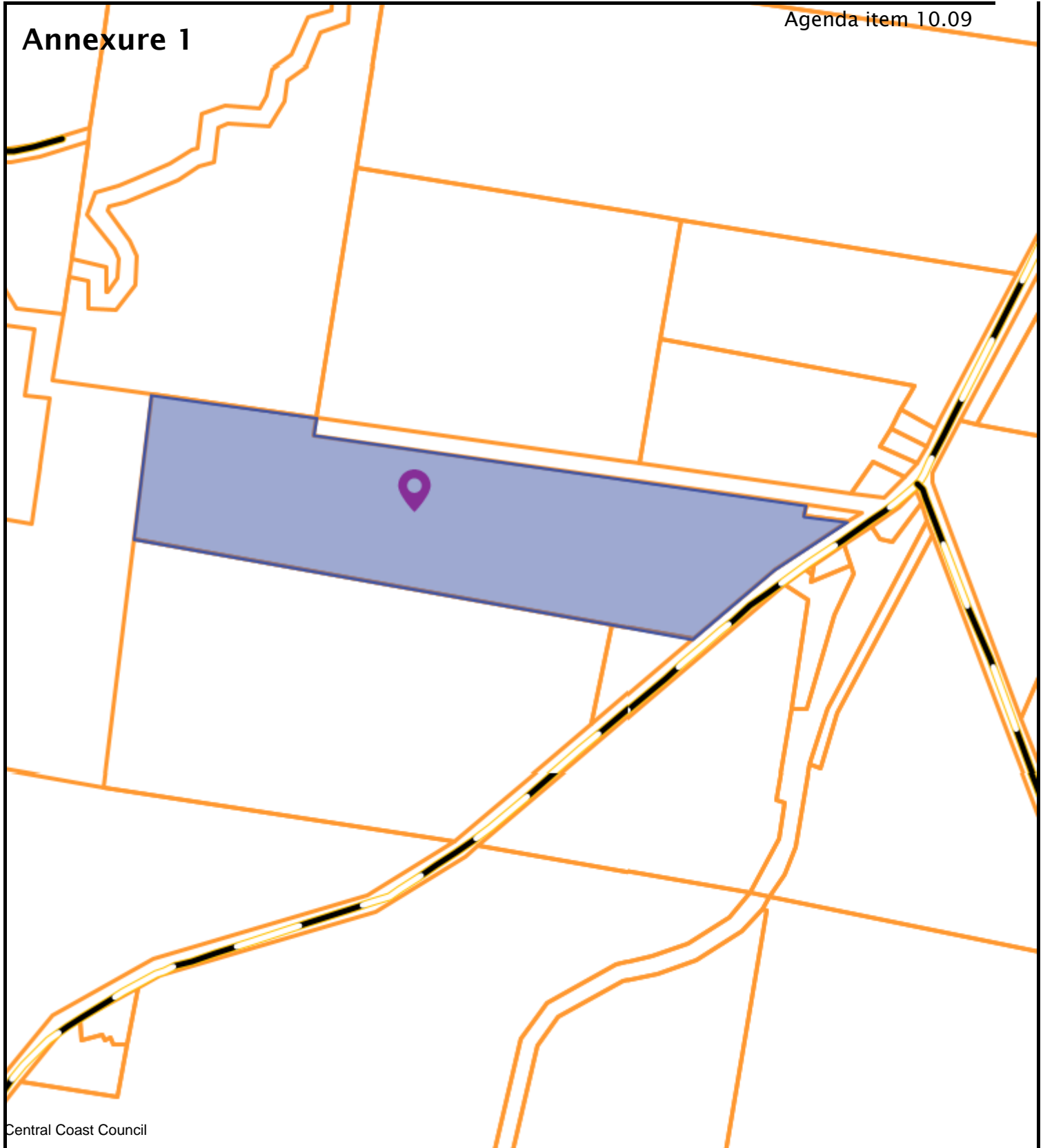


6 lot subdivision under DA2018242 with lots to be accessed off Trevor Street and a new road.

**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



Central Coast Council



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



7-Feb-2023

**1648 PRESTON ROAD,
PRESTON
DA2022253**

IMPORTANT

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

Disclaimer

This map is not a precise survey document

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

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100 m

Scale =
1:5881.680



Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2022253**

Location: **1648 Preston Road, Preston**

Proposal: **Residential - single dwelling and
demolition of existing dwelling**

Performance Criteria: **Discretionary use in Agriculture Zone;
Setbacks and Reliance on C2.0 Parking
and Sustainable Transport Code**

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

The representation must be made on or before **27 February 2023**

Date of Notification: **11 February 2023**

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.au

www: centralcoast.tas.gov.au



CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993***Tasmanian Planning Scheme – Central Coast*****PLANNING PERMIT APPLICATION***Office use only:**Zone:**Permit Pathway – NPR/Permitted/Discretionary***Use or Development Site:**

Site Address

1648 PRESTON RD PRESTON TAS 7315

Certificate of
Title Reference

248589/2

Land Area

11.64ha -12ha est

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

Surname(s)

Company name
(if applicable)

Woolcott Surveys

Contact No:

6332 3760

Postal Address:

PO Box 593 Mowbray TAS 7248

Email address:

admin@woolcottsurveys.com.au

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

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

First Name(s)

Thomas and Robyn

Middle Names(s)

Patrick and Janine

Surname(s)

Ronan

Company name (if applicable)

Postal Address:

1648 Preston Road, Preston TAS 7315

PERMIT APPLICATION INFORMATION

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

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

Proposed Use

residential - existing use

Use Class

Office use only

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

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

Single dwelling - see report and plans

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

\$940, 124

Estimate **Actual**

Total floor area of the development ...205.59.....m²

36.00 (garage)

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

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

Signature of Applicant



Date

7 September 2022

If the application involves land within a Strata Corporation

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

Signature of Applicant

Date

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

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

General Managers Signature _____ Date _____

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

I, Jesse Walker, Team Leader (Assessments) ^{Delegate} ~~the Minister~~

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

^{Delegate} ~~Minister~~ (Signature) _____ Date 6/2/23

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

Applicants Declaration

I/ we Michelle Schleiger

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

Signature of Applicant/s  Date 7 September 2022

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



Department of Natural Resources,
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



Enquiries: Rhys Johnson
Phone: 03 6165 4677
Email: rhys.johnson@parks.tas.gov.au
Our ref: 22/9672

6 February 2023

Ms Michelle Schleiger
Woolcott Surveys
OBO
Mr Thomas Ronan & Ms Robyn Ronan
PO Box 593
Mowbray TAS 7248

Dear Ms Schleiger,

**LODGEMENT OF PLANNING APPLICATION
WOOLCOTT SURVEYS
RESIDENTIAL – EXISTING USE
1648 PRESTON, RD PRESTON**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not Parks & Wildlife Service's practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Team Leader (Assessments)

CROWN LANDS ACT 1976**WORKS AND/OR
DEVELOPMENT APPLICATION REQUEST****IMPORTANT INFORMATION**

- Lodge this form to apply to Property Services to:
 - undertake works on Crown land, and/or
 - obtain Crown consent to lodge a Development Application.
- If adequate information is not provided this application may be delayed or declined.
- If insufficient space is provided please attach a separate page.
- Where the works result in a change to your lease/licence area, you may need to also complete a new application form and pay the relevant fees, you will be advised.

Mandatory fields*1. APPLICANT DETAILS**

(circle) Mr/Mrs/Miss/Ms	APPLICANT (Full Name, Company or Business Name)*: Woolcott Surveys	
Daytime contact number: 6332 3760		
Email Address: admin@woolcottsurveys.com.au		
Residential Address:		Post Code
Postal Address: PO Box 593 Mowbray 7248		Post Code

Who should be contacted about this request? (If different to above).

Name*: Michelle Schleiger
Organisation*: Woolcott Surveys
Position Title: Town Planner
Daytime contact number: 0477 332 008
Email Address: <i>(This is the preferred method of contact)</i> michelle@woolcottsurveys.com.au
Postal Address*: as above
Post Code:

2. LOCATION OF THE CROWN LAND

Property Identification Number (PID) or Title Reference: PID <u>3020373</u> CT. <u>248589/2</u>
Address*: 1648 PRESTON RD PRESTON TAS 7315
Describe where the works will be undertaken. Include the location of the works in relation to surrounding structures and land features such jetties, fences, rivers, and foreshore. Mark the location on maps, diagrams, photos or other forms of illustration to add detail and clarification.
New access – see plans

3. DETAILS ABOUT THE WORKS

Describe what work is proposed. Include the design, size, orientation and layout of structures or vegetation and the materials to be used. Attach plans, diagrams, photos and other illustrations that add detail and clarification*.
Describe how the works will be undertaken. Detail the processes, techniques and equipment. Arrangements such as site settings, engineering and/or work management, maps, diagrams, photos and other illustrations would add detail and clarification*.
Will heavy machinery and equipment be required to cross public spaces? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, identify the route from the public road to the site on Crown land. Mark the route on maps, diagrams, photos or other forms of illustration.

4. LEASE/LICENCE DETAILS (where known)

Lease/Licence Number: Pending – application has been submitted	File Number:
Date on which the current lease/licence will expire*:	

5. COUNCIL REQUIREMENTS*

Before lodging this Application seek advice from Council Planning regarding Council requirements. *This application cannot proceed without this advice.*

Are there any Council requirements? Yes ☒ No ☐ If Yes, answer a) and b) below.

a) Is Crown consent to a Development Application required? Yes ☒ No ☐

If yes, supply a copy of the complete and final Development Application package. The complete package includes the Council Development Application form and any documents, reports and plans that will be lodged for Council's consideration.

b) Is Crown consent to a Building or Plumbing Application required? Yes ☐ No ☒

If yes, supply a copy of the complete and final Building or Plumbing Application package. The complete package includes the Council Application form and any documents, reports and plans that will be lodged for Council's consideration.

6. TIMEFRAMES

What dates do you intend to undertake the work:

Start Date: End Date:

If there is an important deadline state the date

Explain why the deadline is important:

7. SIGNATURE OF APPLICANT

Name: Michelle Schleiger



Signed:

Date:15 November 2022.....

PS Office Use Only

Received Doc ONE ID:

Folder ID:

CLAIMS:

8. CHECKLIST

- ☐ Documents that describe **what** work is proposed e.g. plans, diagrams.
- ☐ Documents that illustrate **how** the work will be undertaken e.g. management plans, diagrams.
- ☐ Illustrations, maps that identify **where** the work will be undertaken.
- ☐ Illustrations, maps that **identify the route** from the public road to the works site on Crown land.
- ☐ The complete Development, Building and/or Plumbing Application package if required by council.
- ☐ A copy of Public Liability insurance covering the proposed works.

Where there is an agreement holder for the leased/licensed Crown land, attach:

- ☐ A copy of their Public Liability insurance
- ☐ A letter from the agreement holder supporting this Works Application
- ☐ The agreement holders contact details
- ☐ If you are acting on behalf of a client please submit a copy of authorisation to do so.

Privacy Statement

Personal information is collected for the purpose of processing, assessing and determining this application and may be disclosed to local government, Forestry Tasmania, Mineral Resources Tasmania, adjoining landowners, agents of the Property Services, law enforcement agencies, courts and other organisations authorised to collect it. It may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information. It is managed in accordance with the Right to Information and may be accessed by the individual to whom it relates on request to the Department of Natural Resources and Environment Tasmania. A fee may be charged for this service.

Applications can be lodged at

PropertyServices@parks.tas.gov.au OR
Property Services
GPO Box 44, Hobart TAS 7001

Contact

Property Services Message Service 6169 9015
(leave message and calls are returned within two business days)
www.parks.tas.gov.au/ps

Notice of Termination of Authority and Instrument of Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993

I, MICHAEL PERVAN, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, acting pursuant to section 23AA(5A) of the *Acts Interpretation Act*, hereby give notice that the authority of the holders of the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) to perform the functions conferred on the Director-General of Lands, as delegated on 7 December 2021 by Tim Baker, then Director-General of Lands, is terminated with immediate effect.

Further, acting pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act"), I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976*, by instrument dated 7 December 2022.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.


Dated at HOBART this 13th day of December, 2022



Michael Pervan
DIRECTOR-GENERAL OF LANDS

SEARCH OF TORRENS TITLE

VOLUME 248589	FOLIO 2
EDITION 8	DATE OF ISSUE 26-Jul-2021

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	7/09/2022
Application No:	DA2022253
Doc ID:	432295

SEARCH DATE : 27-Jun-2022

SEARCH TIME : 11.11 AM

DESCRIPTION OF LAND

Parish of CASTRA, Land District of DEVON

Lot 2 on Plan 248589

Derivation : Part of Lot 10225 Gtd. to C. Torkington.

Prior CT 3054/18

SCHEDULE 1

M896276 TRANSFER to THOMAS PATRICK RONAN and ROBYN JANINE
RONAN Registered 26-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E272093 MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 26-Jul-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 512

VOL. FOL.

ANNEXURE TO CERTIFICATE OF TITLE

3051 18

Recorder of Titles

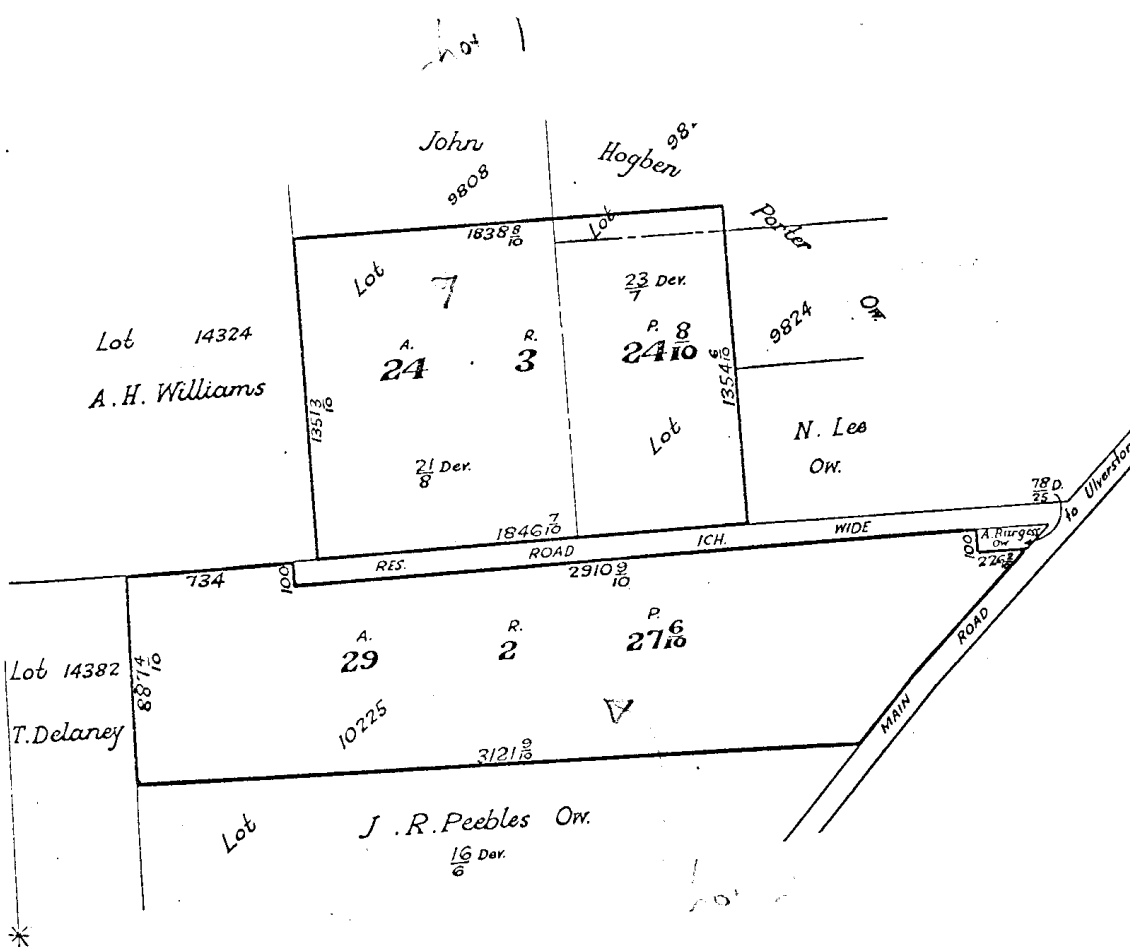


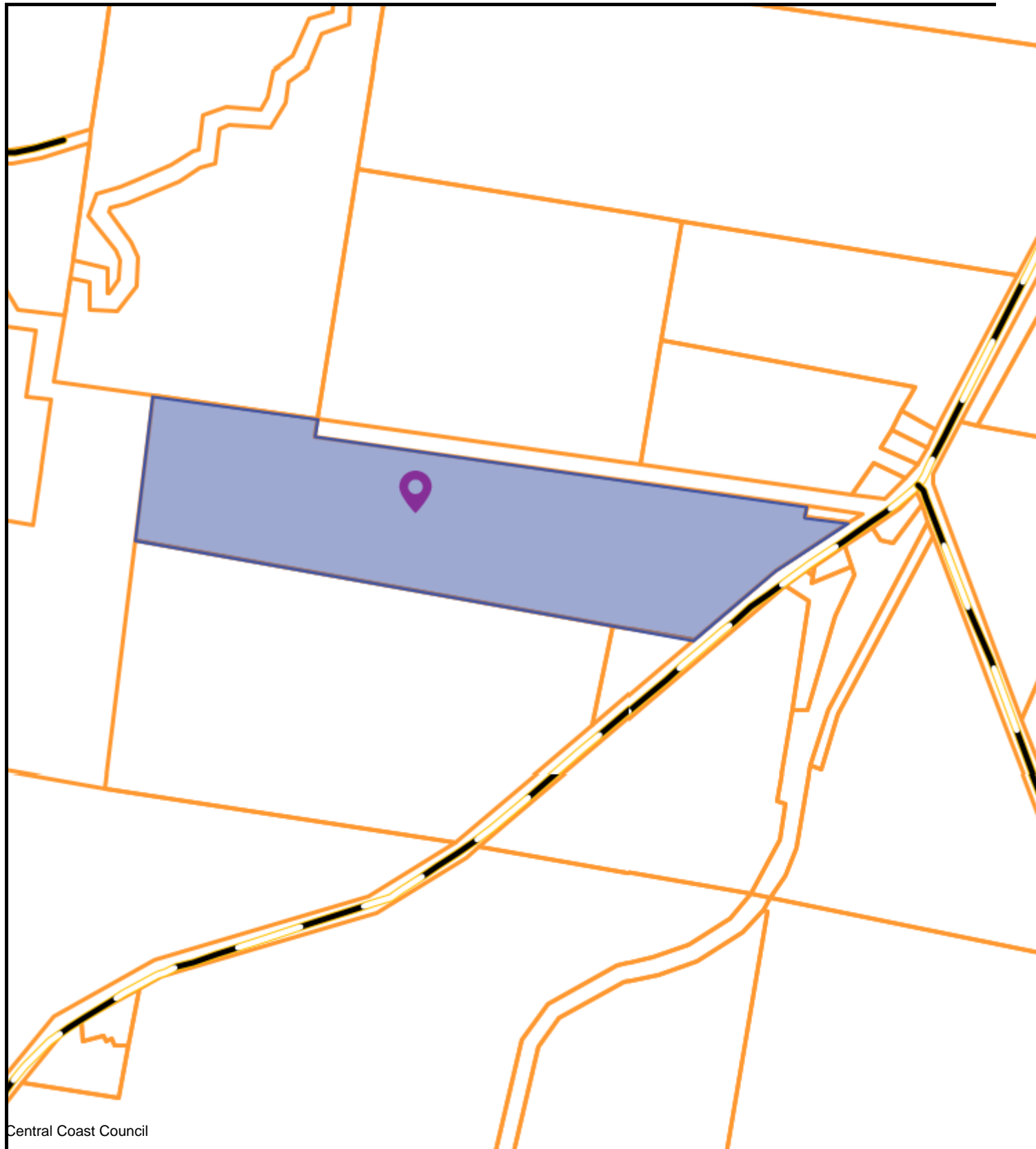
REGISTERED NUMBER

248589

Lot 12 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	7/09/2022
Application No:	DA2022253
Doc ID:	432294





Central Coast Council



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



7-Feb-2023

**1648 PRESTON ROAD,
PRESTON
DA2022253**

IMPORTANT

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

Disclaimer

This map is not a precise survey document

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

© The List 2021.

© Central Coast Council 2021.

100 m

Scale =
1:5881.680



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	7/09/2022
Application No:	DA2022253
Doc ID:	432298

PLANNING SUPPORTING REPORT

Proposed single dwelling

1648 PRESTON ROAD, PRESTON

September 2022

Job Number: L220418
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner

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Launceston | St Helens | Hobart | Devonport
woolcottsurveys.com.au

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1. Introduction

1.1 Application

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act').

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Building design	Tasbuilt Homes/Engineering Plus

1.2 Application Summary

The following is a summary of the application information:

Address	1648 Preston Road Preston TAS 7315
Property ID	3020373
Title	248589/2
Land area	12ha estimated
Proposed development	Single dwelling
Planning Authority	Central Coast Council (the 'Council')
Covenants/Agreements	None
Zone	Agriculture
Overlays	Bushfire-prone areas Low landslip hazard band/ Medium landslip hazard band

1.3 Proposal

The proposal is to develop the land with a single dwelling. The dwelling will have an area footprint of 407.36m² and will have 3 bedrooms, rumpus and study; kitchen and living areas; laundry, bathroom and ensuite; the dwelling will be decked on three elevations and will include a garage for 2 car spaces.

The development will include an onsite wastewater management system and stormwater will be captured by rainwater tank and directed to an absorption trench. The plans provided at Annexure 2 provide full detail.



Figure 1 – Aerial view of subject site (Source: LISTMap).

2. Planning Assessment

2.1 Planning Scheme Zone Assessment

21.0 Agriculture Zone

21.3 Use Standards

21.3.1 Discretionary uses

Response

P4	<p>The performance criteria are addressed.</p> <p>The dwelling is required in association with an operational farm. The farm business is mixed between livestock and orcharding.</p> <p>The business aims to include cattle on the land but understands that not all the land contained on the lot is suited to heavy footed animals, and with portions of the land being too steep.</p> <p>The section of land located closer to the east boundary is better suited for cattle and is where the dwelling is currently located. The replacement dwelling, to be relocated further west into the lot, will free up this section of land to be returned to productive land. This will allow expansion of farm activity and diversified output.</p> <p>The occupier has a demonstrated requirement to be on site, as this is a replacement dwelling with current existing use. The relocation enables better use of the lot for agricultural activity. The proposed location will have minimal curtilage and interference with the agricultural use, and the owners have given this consideration as to the limitations of the land and how it can be best used.</p>
----	---

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Response

A1	The acceptable solution is achieved. The building will be no more than 5.39m in height from natural ground level.
----	---

21.4.2 Setbacks

Response

A2	The acceptable solution is achieved. The nearest setback to the frontage (Preston Road) will be more than 200m.
----	---

21.4.3 Access for new dwellings

Response

P1	The performance criteria are addressed. The lot has existing access that is compliant with the acceptable solution. The replacement dwelling aims to have additional access via the reserved road that adjoins the north boundary. The land owners have an existing access licence for this. The new access will allow the dwelling to be north facing toward the access.
----	---

2.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Table C2.1 Parking Space Requirements

Use: Residential Parking Requirements	
	Residential: Any Residential use in any other zone 2 spaces per dwelling.
Response	
A1	The acceptable solution is achieved. Two car parking spaces are provided which meets the standard.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Response

A1.1	The acceptable solution is achieved. The parking and access will be constructed to standard.
------	---

C2.6.2 Design and layout of parking areas

Response

A1	The acceptable solution is achieved. The parking and access will be constructed to standard.
----	---

C2.6.3 Number of accesses for vehicles

Response

P1	The performance criteria are addressed. a. There will be no loss of on-street parking as a result of the additional access points.
----	---

- b. The additional access enters a private road with no pedestrian infrastructure. No impact to pedestrian safety and amenity is anticipated.
- c. The access will be to an existing private road that then joins Preston Road. The effect to traffic safety on the public road is minimal.
- d. The private road has a single other user and is separated from the farming activity on adjoining land.
- e. No visible or material effect to the streetscape will be made.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Response

A1.2	This application has one existing vehicle crossing. The new crossing will be from a private road and not subject to consent from Council as the road authority. An access licence from Crown has been granted. The existing access will be retained for farming vehicle use.
A1.4	The acceptable solution is achieved. The volume of traffic will remain as current.
A1.5	The acceptable solution is achieved. All vehicles will have ample room for manoeuvring and will be able to exit the property in a forward direction.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

- (a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;
- (d) development on land within a low or medium landslip hazard band that requires authorisation under the Building Act 2016;

3. Conclusion

The proposed development is for the development of a single dwelling in the Agricultural Zone. The dwelling replaces the existing dwelling, and has existing use rights. However, the dwelling location will be changed.

The change in location allows the front paddock area to be utilised for cattle grazing, as the most suited part of the site for this activity. The new dwelling location allows more flexible use of the land, and allows diversity in farming activity and output.

The dwelling creates no additional effect to neighbouring amenity or ability to farm. The owners will continue to reside on the land.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposal Plan



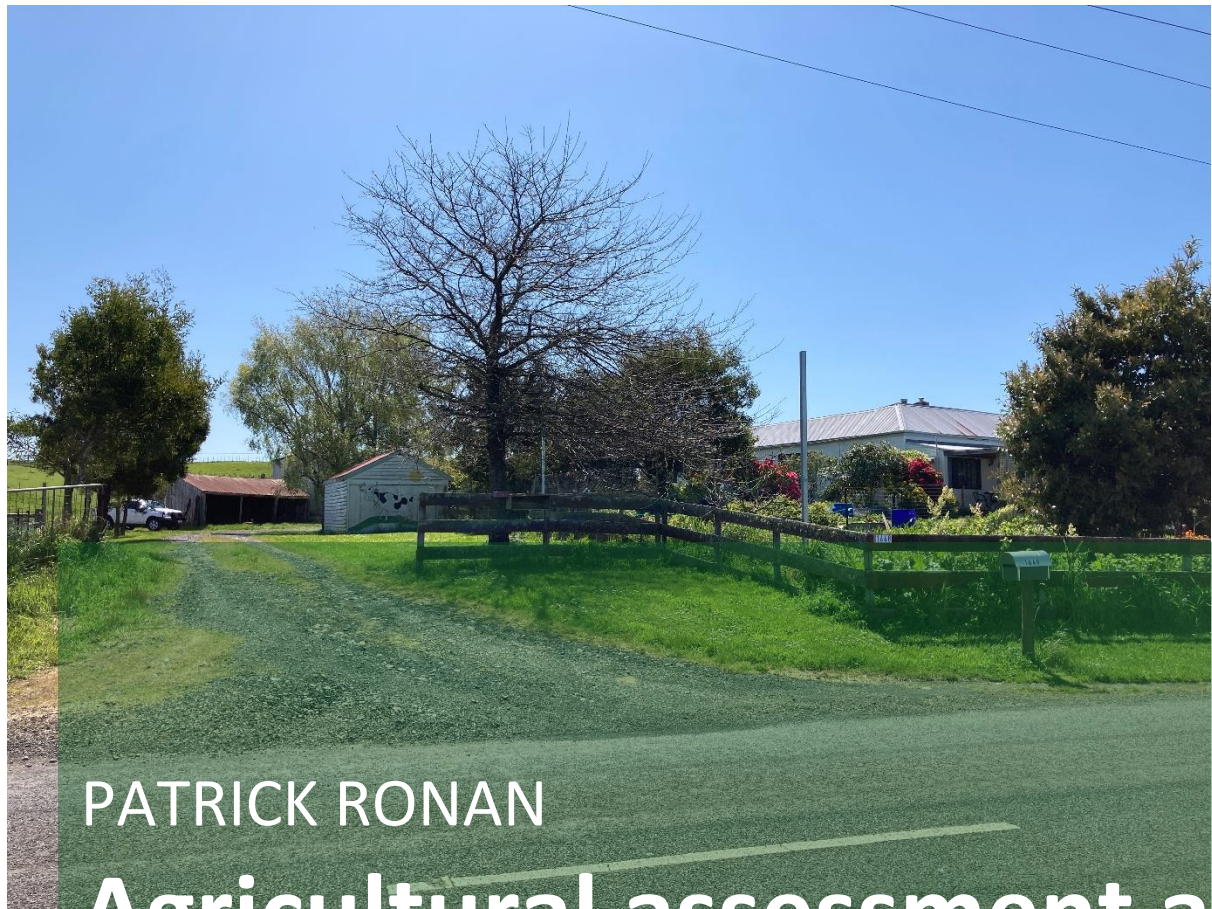
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St Helens
East Coast office
48 Cecilia Street
St Helens 7216
p (03) 6376 1972

Devonport
North west office
2 Piping Lane
East Devonport 7310
p (03) 6332 3760



PATRICK RONAN

Agricultural assessment and compliance report

1648 Preston Rd, Preston TAS 7315

NOVEMBER 2022





43 Formby Road, Devonport, Tasmania 7310

Phone: 1300 746 466

Email: admin@pinionadvisory.com

www.pinionadvisory.com

Report author: Faruq Isu MAppSc (AgrSc), BEnvSc

An appropriate citation for this report is: Pinion Advisory, 2022, Agricultural assessment and planning scheme compliance report – 1648 Preston Road, Patrick Ronan, Launceston, TAS

Document status: Version 1.0

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
01/11/2022	Draft TR	JL	FI	Email
04/11/2022	Draft QA	SJ	FI	Email
14/11/2022	Version 1.0	FI	FI	Email

Cover image: Taken by Faruq Isu at 1648 Preston Rd, Preston on 19/10/2022, showing existing dwelling and access from Preston Road.

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Patrick Ronan, and covers various aspects of the proposed development at 1648 Preston Rd, Preston TAS 7315.

The property in question covers approximately 11.64ha and consists of class 3e (approx. 55% or 6.40ha), prime agricultural land and class 5+6ex (approx. 45% or 5.24ha) land which is not prime agricultural land.

The class 3e land is suitable for cropping and intensive grazing. The class 4e land is suitable for restricted cropping and well suited for grazing with slight limitations. The class 5+6 land is unsuitable for cropping, with approximately 60% of it being suitable for grazing with slight to moderate limitations while 40% of it is marginally suitable for grazing with severe limitations.

The property is a lifestyle sized blocked, surrounded by similar land holdings, already constrained for agricultural land use. The proposed development entails establishment of a small-scale livestock enterprise and a new residential dwelling at a different location. The existing dwelling would be demolished, allowing for better operational efficiency and net gain of approximately 0.15ha of prime agricultural land.

The proposed residential dwelling development would utilise less than 1% of the total property area and have no significant effect on the grazing or productive capacity of the land. The dwelling would be integral to the effective operation and management of both the proposed and existing agricultural land use on the property.

This report supports the proposed dwelling as it does not diminish the productive capacity of the land and will not negatively affect agricultural land use on the property itself or neighbouring land, rather there will a net gain of additional agricultural land. The development will allow the property to be farmed to its full potential resulting in increased productivity and agricultural land use efficiency. Therefore, the proposed development will not confine, constrain or interfere with any current or future agricultural or primary industry land use activities on adjoining properties.

1 Purpose

This report has been undertaken on behalf of Patrick Ronan (the proponent) to support an application for a dwelling at 1648 Preston Rd, Preston TAS 7315.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme – Central Coast. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

1.1 General overview

1.1.1 Land capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

1.1.2 Report author(s)

Faruq Shahriar Isu, holds a Master of Applied Science (Agricultural Science) and a Bachelor of Environmental Science degree with over two years’ experience in agribusiness and agricultural research in Tasmania. Faruq is trained to carry out land capability and suitability assessments. He has previously used these skills to select trial sites for agricultural research and more recently to undertake agricultural assessments in northern Tasmania.

1.1.3 Tasmanian Planning Scheme – Central Coast

The Tasmanian Planning Scheme – Central Coast establishes the requirements for use and development of land in the Central Coast municipality in accordance with the *Land Use and Approvals Act 1993*.

2 Property details

2.1 Location

The property at 1648 Preston Rd, Preston TAS 7315 is owned Thomas Patrick Ronan and Robyn Janine Ronan (Figure 1).

The property is located in Preston, approximately 90m east of Preston Creek (Table 1).

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares (Approx.)
1648 Preston Rd, Preston TAS 7315	3020373	248589/2	11.64ha

The topography is predominantly undulating plains on low hills with open slopes (up to 42%), high ridges, drainages and valleys. There is an unnamed minor tributary on the west-southwestern part of the property (Figure 2).

The property has frontage Preston Road (east) and an unnamed road reserve (north). It is currently accessed from Preston Road. There is an existing residential dwelling on the property (to be demolished).

The vegetation present on the property is predominantly improved pastures. *Eucalyptus obliqua* dry forest is recorded on steep slope along the western property boundary.

The property is held as private freehold and immediately surrounded by the same, except to the west, which is public reserve (Figure 3).

The property is zoned Agriculture under the Tasmanian Planning Scheme – Central Coast and immediately surrounded by the same, except to the west and northwest which are zoned environmental management and rural, respectively (Figure 4).

The property is outside any declared Tasmanian irrigation district.

There are no Threatened Native Vegetation Communities (TNVC 2020) at the property.

The property has been identified as being potentially constrained (criteria 2B) in the “Land Potentially Suitable for Agriculture Zone” layer on the LIST (Figure 5).

There are six neighbouring dwellings that potentially constrain agricultural land use at the property (Figure 6).

There is low to medium landslide hazard on the western part of the property (Figure 7).

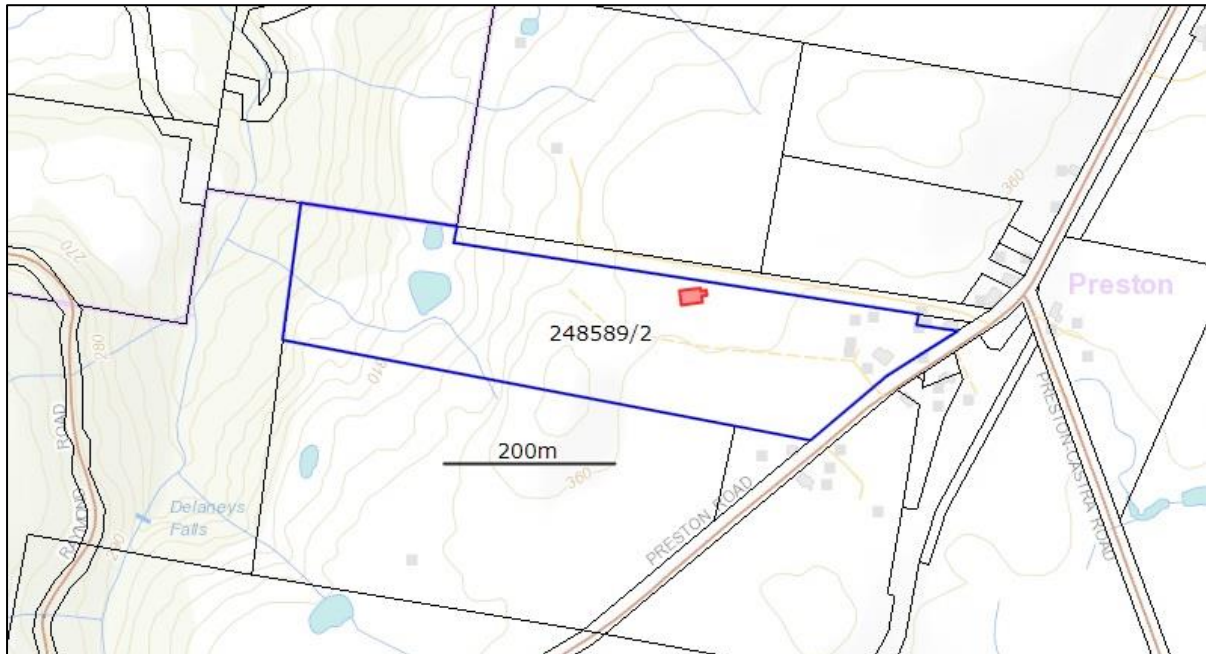


Figure 1. Location of the property, outlined in blue. Red outline indicates approximate proposed dwelling location (Source: The LISTMap).

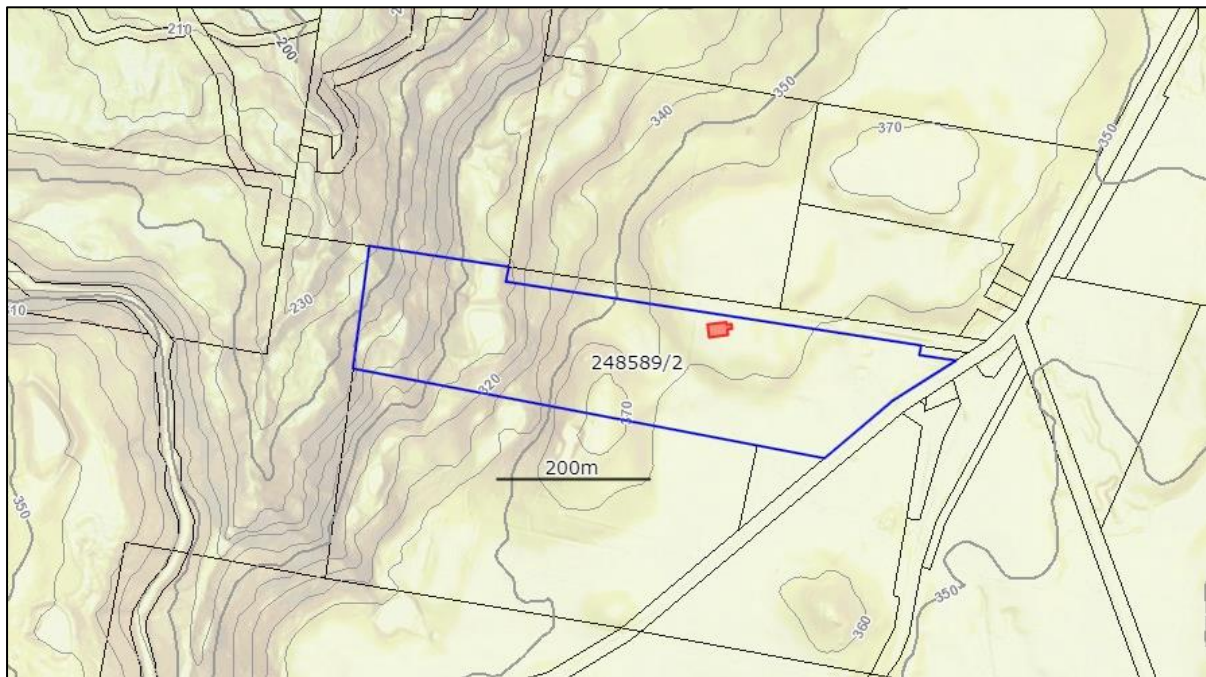


Figure 2. Topographic map of the property (Source: The LISTMap).



Figure 3. Land tenure of the property is private freehold (yellow). Grey area is casement (roads) and orange indicates public reserve (Source: The LISTMap).



Figure 4. Property is zoned Agriculture (brown) under the Tasmanian Planning Scheme – Central Coast. Pink area denotes rural zone, dark green is environmental conservation and light green area is landscape conservation zone (Source: The LISTMap).

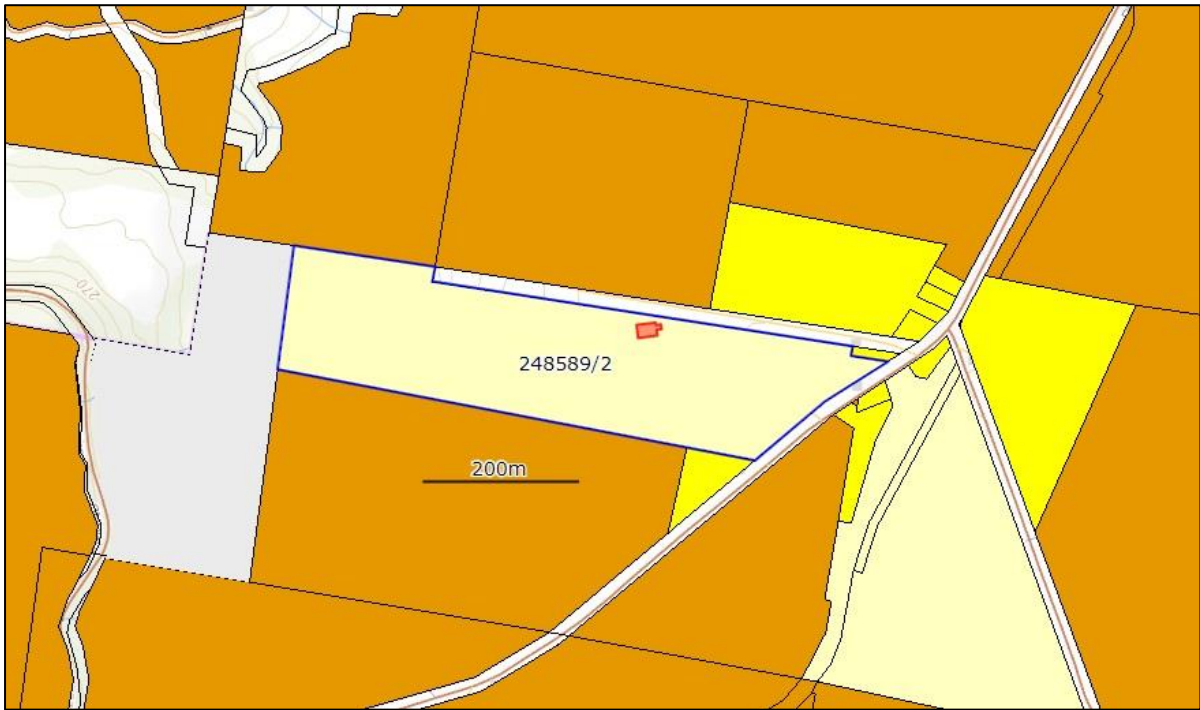


Figure 5. Property identified as potentially constrained under criteria 2B (beige) in the “Land Potentially Suitable for Agriculture Zone” layer of the LIST. Yellow is potentially constrained under criteria 2A and orange is potentially unconstrained (Source: The LISTMap).

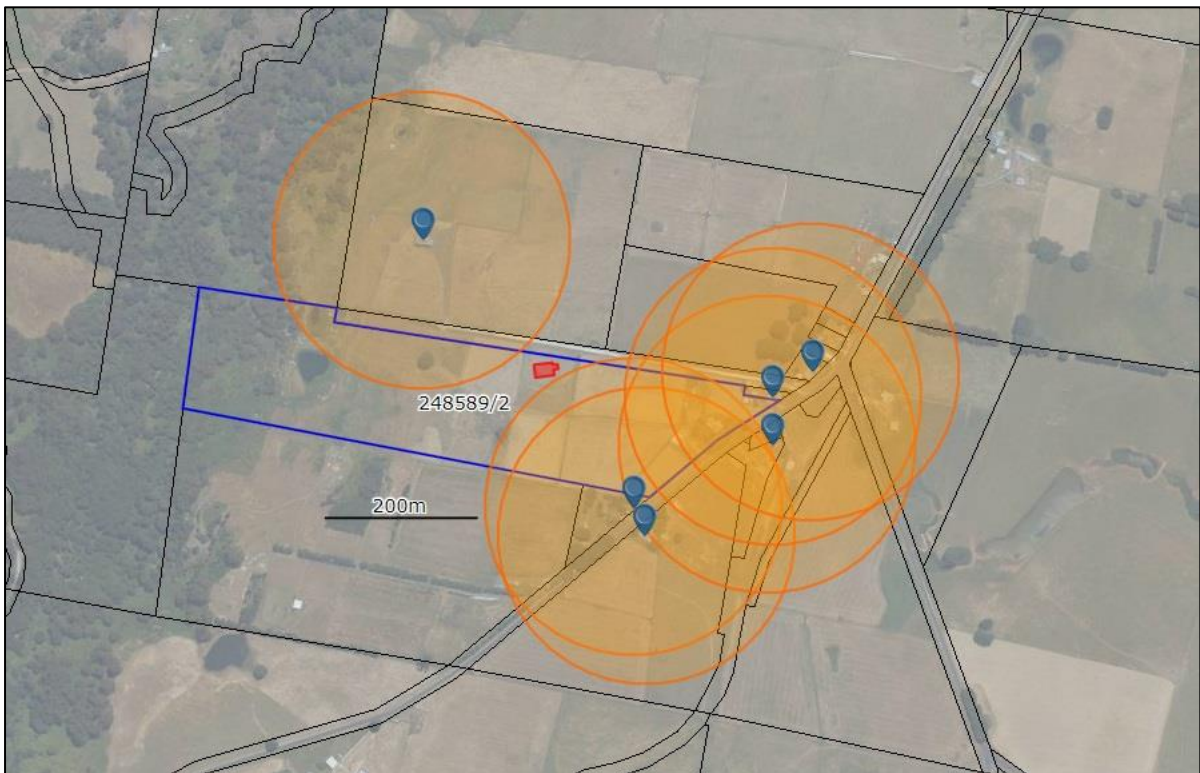


Figure 6. Neighbouring dwellings (blue pins) that potentially constrain agricultural land use at the property. Orange circles indicate 200m radius (Source: The LISTMap).

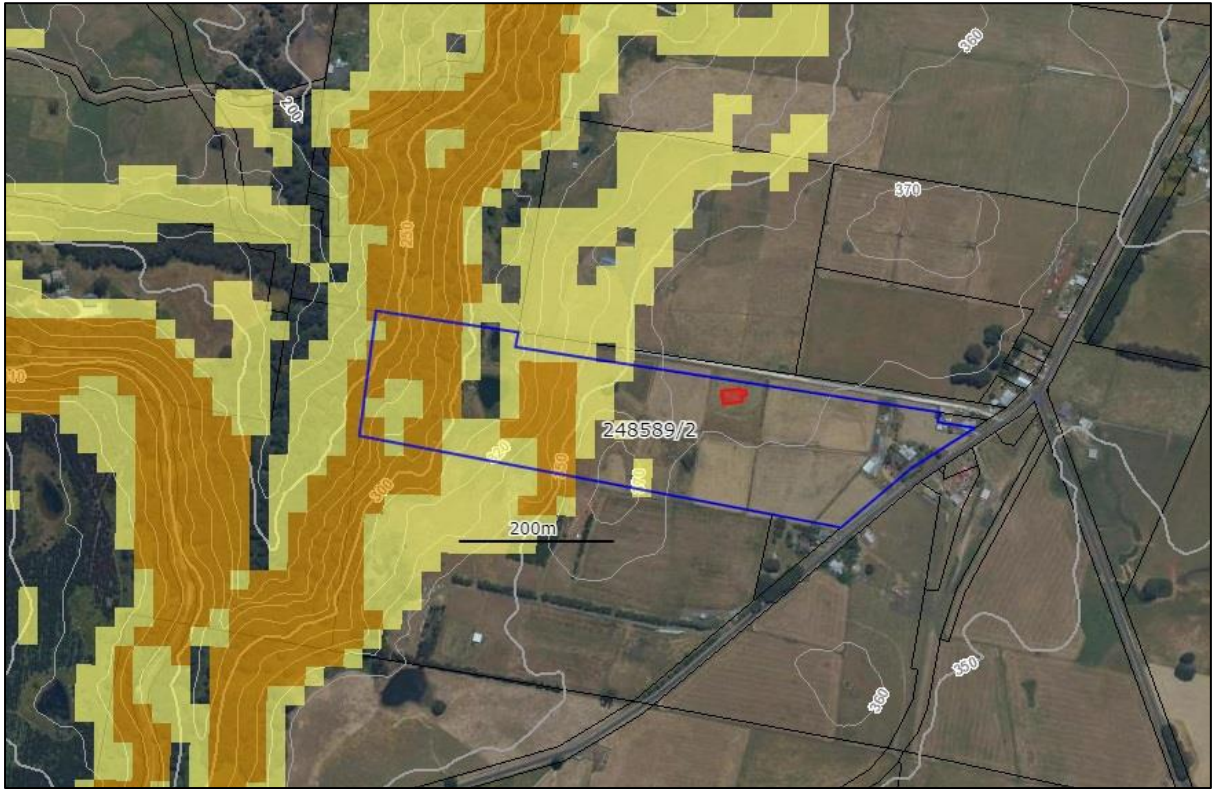


Figure 7. Landslide hazard on the property range from low (yellow) to medium (orange) on the western half of the block (Source: The LISTMap).

3 Land capability

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is considered to be prime agricultural land and class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines its final classification. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard.

3.1 Site visit

Desktop research was conducted prior to a site visit to review available data associated with geology, topography, presence of threatened native vegetation, land capability and soil information and climate data of the subject site and surrounding area.

A site visit was conducted on 19 October 2022 by Pinion Advisory consultant Faruq Isu, to ground-truth the available information. The site assessment included inspection of the soil profile (spade depth), confirmation of mapped land capability, review of topography, visual inspection of vegetation, review of land use on the subject site and neighbouring properties, proposed setbacks and potential impacts of the proposed development on agriculture.

3.2 Land capability assessment

This property consists of class 3e (approx. 55% or 6.40ha), prime agricultural land and class 5+6ex (approx. 45% or 5.24ha) land which is not prime agricultural land (Figure 8).

The class 3e land is suitable for cropping and intensive grazing. The class 5+6ex land is unsuitable for cropping, with approximately 60% of it being suitable for grazing with slight to moderate limitations while 40% of it is marginally suitable for grazing with severe limitations.

The primary limitation of all land classes is erosion, based on topography, landform and soil type. However, there are varying degrees of stoniness present in the soil profile across the property.

Table 2. Land class definitions relevant to the site.

Class	Definition
3	Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture.
5+6	Land unsuitable for cropping. At least 60% suitable for grazing with slight to moderate limitations to pastoral use. Up to 40% land marginally suited to grazing due to severe limitations.

The key land capability limitations associated with this property are:

- Erosion (e): caused by surface water run-off if soils are left bare or exposed.
- Complex topography (x): caused by irregular, uneven or dissected topography, which limits the ease of management or divides the land into parcels difficult to manage individually at a paddock scale.

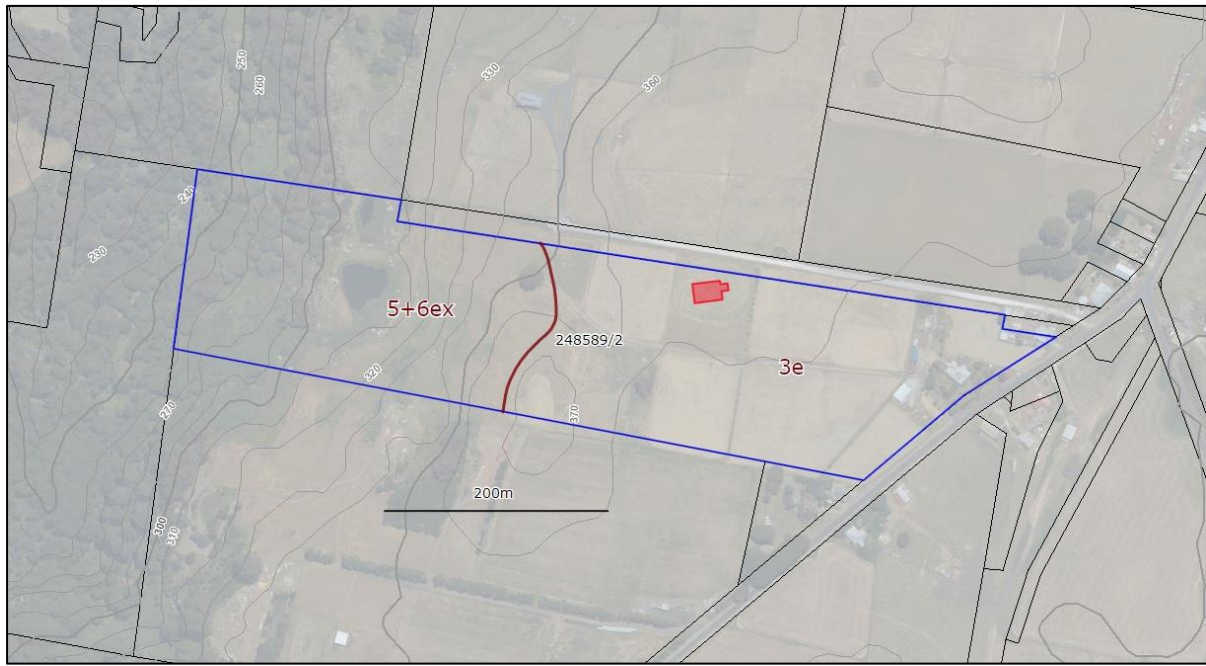


Figure 8. Land capability map of the property (Source: The LISTMap).

Table 3 Land capability assessment over titles.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Soil Qualities	Agricultural Versatility	Main Land Management Requirements	Climatic Limitations ¹
3e (Approx. 6.40ha)	<p>Ferrosol</p> <p>Friable, reddish brown, clay loam gradational soil developed on tertiary basalt.</p> <p>Some stones in profile.</p>	0-5%	<p>Undulating plains on low hills and simple slopes</p> <p>230-320m above sea level.</p>	Moderate risk of sheet erosion and rill erosion, and soil structure decline due to poorly timed an/or excessive soil cultivation.	Well drained and moderately permeable soil.	Suitable for cropping and intensive grazing with slight limitations.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from machinery and stock increases significantly during periods of water saturation and logging.	<p>Low/moderate climatic limitations.</p> <p>This region experiences cool/cold winter and warm summer conditions. Receives an average of 1185mm annual rainfall, can experience 7 frost days annually 800 GDD (October – April) and 1200 chill hours (May – August).</p>

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Soil Qualities	Agricultural Versatility	Main Land Management Requirements	Climatic Limitations ¹
5+6 (Approx. 5.24ha)	<p>Ferrosol</p> <p>Friable, reddish brown, clay loam gradational soil developed on tertiary basalt.</p> <p>Some stones in profile.</p> <p><i>(Only soils at higher elevation field checked due to restricted and unsafe access)</i></p>	5-42%	<p>Open slopes high ridges, drainages and valleys.</p> <p>320-370m above sea level.</p>	<p>Moderate to high risk of sheet and gully erosion, and soil structure decline due to poorly timed an/or excessive soil cultivation.</p> <p>Areas of ground subject to low/medium landslide hazard risk have been identified on this land.</p>	Well drained and moderately permeable soil.	<p>Unsuitable for cropping.</p> <p>At least 60% suitable for grazing with slight to moderate limitations to pastoral use. Up to 40% land marginally suited to grazing due to severe limitations.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from machinery and stock increases significantly during periods of water saturation and logging.</p>	<p>Low/moderate climatic limitations.</p> <p>This region experiences cool/cold winter and warm summer conditions. Receives an average of 1185mm annual rainfall, can experience 7 frost days annually 800 GDD (October – April) and 1200 chill hours (May – August).</p>

¹ Source: The LIST



Image 1. Ferrosol soil profile. General soil profile of the property, reddish brown clay loam developed on tertiary basalt (taken 19/10/22).



Image 2. Dam and waterhole on class 5+6 land at the property (taken 19/10/22).



Image 3. Northerly view from proposed dwelling location (taken 19/10/22).



Image 4. Westerly view from proposed dwelling location (taken 19/10/22).



Image 5. Easterly view from proposed dwelling location (taken 19/10/22).



Image 6. Southerly view from proposed dwelling location (taken 19/10/22).



Image 7. Northeasterly paddock currently in close proximity to and severely fettered by the neighbouring dwellings (taken 19/10/22).



Image 8. Neighbouring dwelling on adjoining northern property (taken 19/10/22).

4 Proposed development

4.1 Dwelling

The proposal is to build a new dwelling at a higher elevation on the property and demolish the existing dwelling. The property would retain its existing agricultural land use, with the proponent establishing a small-scale livestock enterprise alongside the olive groves and orchards.

The location of the proposed dwelling is shown in Figure 9 and Appendix A. The proposed location is at a higher elevation and provides good sight lines across the property while also allowing for good topographic buffers from neighbouring land which is further aided by vegetation (proposed shelter belt) and ample setback distances.

The dwelling will be accessed from an unnamed reserved road on the southern boundary, but the property will still maintain its current access from Preston Road.

Although located on class 3 prime agricultural land, the proposed dwelling would utilise less than 1% (or approx. 0.04ha) of the total property area. Furthermore, the demolition of the existing dwelling and gardens will result in approximately 0.19ha of prime land to be returned to agriculture. Soil analysis after demolition will determine what soil amendments will be required to return this additional land back to productive use.

Thus, the proposed dwelling will have no effect on the grazing or productive capacity of the land, as there will be a net gain of prime agricultural land (approx. 0.15ha), with existing sensitive use on the property.

The existing land use is retained and consistent with the agricultural zone and the dwelling will continue to support the agricultural land use at the property. Therefore, the proposed dwelling will not have any adverse impact on the agricultural land use of the property or adjoining land.



Figure 9. Approximate position of the proposed dwelling (red). Green outline indicates proposed shelter belt/windbreak. Pink fill denotes approximate area of existing dwelling and garden to be returned to farmland (Source: The LISTMap).

4.1.1.1 *Livestock management*

Livestock management requires regular supervision to ensure the animals' needs are met and any issues can be detected and treated promptly. This is particularly the case during lambing/calving, when livestock needs to be checked every four hours day and night, and more frequently when there are animal health issues or during wet and cold weather conditions that increase stress on livestock. Management of a livestock enterprise requires the operators to be present on the property and available day and night for the purpose of:

- Animal husbandry activities – including feeding, health treatments and general care.
- Monitoring sheep/cattle from late pregnancy and throughout the lambing/calving and lactation period to ensure all animal health and welfare outcomes are realised.
- Grazing management – to ensure livestock are allocated sufficient pasture to meet nutritional requirements, avoid over grazing and minimise the use of waterlogged paddocks to decrease pasture damage through soil pugging.
- Feeding of fodder – to ensure feed can be allocated in a timely manner to supplement the animals' diet and guarantee growth and reproductive outcomes are achieved.
- Regular monitoring and general observation – animal health, welfare and security outcomes are a priority.
- Property development activities – to ensure timely execution of the planned development activities such as irrigation infrastructure, laneways, sowing pastures, and infrastructure such as improvements to stockyards, shearing shed and stock water system.
- Monitoring and maintenance of equipment – to ensure there are personnel on hand to detect and fix breakdowns of essential equipment such as water troughs and fencing.
- Provision of essential services – including visits by sales representative, veterinarians, agronomists, mechanics and consultants, as farmers often receive regular external advice from specialists that will require access to the property for assessment of machinery, pastures, livestock, etc.
- Security – farms can be a prime target for theft of specialised machinery, vehicles, fencing materials, fuel, livestock and equipment. Living on farm is an ideal deterrent.

Therefore, the proposed dwelling would be integral and subservient to the livestock enterprise (proposed) at 1648 Preston Road.

4.2 Setback distances

The approximate setback distances of the proposed dwelling from the title boundaries are shown in Figure 10. The shortest distance is approximately 10m to the northern boundary (subject to survey). Setbacks to the eastern and western boundary are more than 200m and not shown in the figure.

The setback of the proposed dwelling from surrounding agricultural land on adjoining land would be also aided by topography, vegetation (shelter belt) and reserved road along northern boundary.

There is existing sensitive use at the property with agricultural land use on the balance land. The proposed new dwelling is essentially a relocation and replacement of the existing dwelling (to be demolished), resulting in a potential net gain of approximately 0.15ha of prime agricultural land. The property is more a lifestyle block and surrounded by similar sized properties and is already constrained for agricultural land use. No fettering issues are anticipated due to the proposed dwelling as there is existing sensitive use on the property, with the balance area used for agriculture, which is consistent with surrounding land use.

Therefore, the setbacks along with the topographic, vegetative and physical buffers, reduces the risk of the agricultural land use conflicting with the residential dwelling and vice versa.

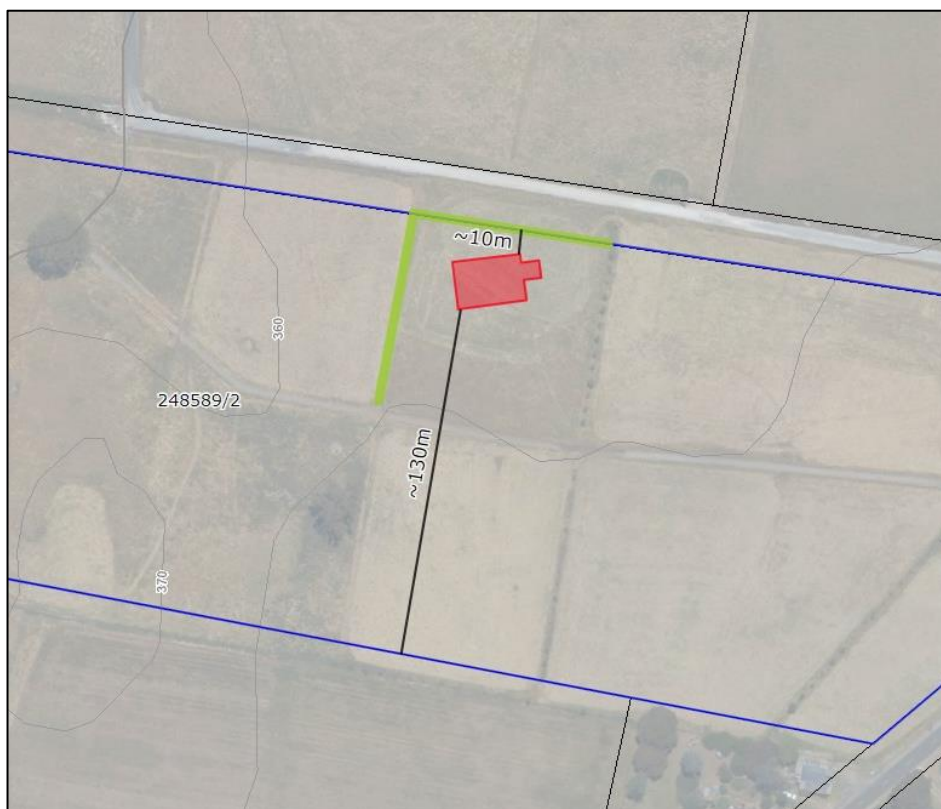


Figure 10. Setback distances (black lines) of proposed dwelling (red) from title boundaries (blue lines). Setbacks greater than 200m have not been shown. Green lines represent proposed shelter belt (Source: The LISTMap).

5 Land use activity

5.1 Current agricultural activities conducted

The proponents acquired the property in May 2021. The property is currently being used to agist sheep alongside an olive grove of 75 trees and an orchard of 40 fruit trees. The proposed land use after development would be split between grazing (sheep and cattle), with additional olive trees and apple/pear orchard and bee boxes. Significant investment has already been made on new fencing, gates and machinery with further investments on farm infrastructure to be made after development.

5.2 Adjacent land use activity

Dryland grazing is conducted to the north and east. Irrigated cropping is conducted to the south. To the west is remnant native vegetation cover and recreational use land.

5.3 Potential agricultural land use activity

5.3.1 Pastoral use

The property is suitable for pastoral use with minimal limitations on class 3 land and moderate to severe limitations on class 5+6 land. Based on the property's size (excluding proposed dwelling, farm laneways, stock water dam and area under established trees), land capability, topography and in conjunction with growing season duration and rainfall and assuming the whole farm is used for pasture (with pasture renovation activities undertaken to improve the quality of the pasture), it would be reasonable to consider that it can support a potential carrying capacity of 291 DSE/year or an average of 33.5 DSE/ha.

Thus, it is reasonable to consider that the property has the potential to support 171 breeding ewes or 18 breeding cows, which represents an approximate forecast annual gross margin of \$13,082 (at a gross margin of \$45/DSE) or \$1,508.82/ha.

Please note that depending upon the seasonal conditions the exact number of livestock run on the property (sheep or cattle) may vary.

5.3.2 Cropping use

The class 3 land on the property is suitable for cropping and can be used for mixed farming, including various vegetables and broadacre crops, supported by irrigation. The proponent plans to graze animals and expand established (non-commercial) olive grove and orchards. Variation from current practice would require significant capital investment for infrastructure development (i.e., irrigation) and gross margins would depend on the choice of crop.

The property lacks irrigation water resources, and thus, any cropping which can and could be undertaken, would be limited to dryland farming (e.g. cereals) which comes with a significant level of risk and a lower expectation of grain yields and associated gross margin income. Higher value crops, such as poppies, peas, potatoes cannot be grown without a guaranteed supply of irrigation water.

5.3.3 Perennial horticulture use

Limited areas of the property could be considered as moderate/marginally suitable for perennial horticultural crops and of these, olives are considered as the most appropriate. Due to the size of the property, it would not be able to support a commercial scale perennial horticultural enterprise. The property lacks irrigation water resources and therefore, perennial horticulture is not a realistic option for this property. It would also reduce the land area of the core livestock enterprise that would operate on the property. Any diversification of enterprises will dilute the resources on the farm adversely affecting the existing enterprises.

5.4 Impact on agricultural activities and residential amenity of neighbouring land

The proposed new dwelling will replace and relocate the existing dwelling (to be demolished) and will be integral and subservient to the proposed livestock enterprise at the property. The dwelling has a minimum setback of approximately 10m (Figure 10) to the nearest northern boundary, that is aided by topography, vegetation and reserved road. The nearest residence on neighbouring land is approximately 210m to the northwest, separated by proposed shelter belt, reserved road and significant slope. There is existing sensitive use on the property and therefore, the proposal will have no impact on the land use activities of the agriculture zoned area.

After inspecting the site (19 October 2022), it has been concluded that the proposed buffer distances, along with topographic, vegetative and physical buffers, are sufficient to prevent unreasonable impact of agricultural land use on residential amenity and vice versa in the greater area.

5.5 Impact of agricultural activity on neighbouring land to the proposed development

The proposed dwelling utilises less than 1% of the total property area at 1648 Preston Road and is sufficiently setback from title boundaries.

Normal agricultural activities are not expected to have any unreasonable impact on the proposed development and vice versa in the future. An assessment of the key risks is summarised in Table 4. This has been compiled on the basis that the neighbouring farm activities are likely to include cropping and livestock grazing.

Table 4 Potential risk from agricultural land use activities on neighbouring land

Potential risk from neighbouring agricultural land use activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = Medium. Existing buffer distances and topography will mitigate the impact of sprays and dust if applied under normal recommended conditions. Ground or spot spraying is a practical and mostly used alternative on the adjacent agricultural land used for pastoral land use activities. A shelter belt will be established on the northern and western areas of the dwelling and assist in buffering potential spray drift. Spraying events should be communicated

	in a timely manner to the inhabitants of the dwelling. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground spraying 2014.
2. Noise from machinery, livestock and dogs.	Risk = low. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land.
3. Irrigation water over boundary	Risk = low. Existing buffers and setback will mitigate the issue. A shelter belt will be established on the northern area of the dwelling and assist in buffering potential irrigation water of the boundary from this direction. Irrigation is only conducted to the south, separated by topography.
4. Stock escaping and causing damage.	Risk = low. Provided that boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

5.6 Impact of proposed development on agricultural activity of neighbouring land

The proposed dwelling, in consideration with the buffer zones, physical barriers and agricultural land use, have all been assessed as low risk impact to agricultural activity on neighbouring land. These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined Table 5. Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the dwelling than with other members of the public.

Table 5 Potential risk from proposed development on neighbouring agricultural land use and activity

Potential risk to neighbouring agricultural land use activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.

4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to the productivity and sustainability of their property and weed control is a key activity. Biosecurity practices are followed with dirt covered vehicles washed down before visiting the property and vehicles staying on established gravel roads.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish. A bushfire management plan may be required for the proposed development.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the guidelines determined by the council.

5.7 Impact of proposed development on amenity of dwellings on nearby land

15 residential dwellings have been identified within 1km of the proposed dwelling at 1648 Preston Road (Figure 11).

There are no dwellings within 200m of the proposed development (Figure 12). The nearest neighbouring amenity from the proposed dwelling is approximately 210m to the northwest and aided by topographic, vegetative and physical buffers.

Therefore, there would be no adverse impact on the amenity of nearby lands and vice versa.

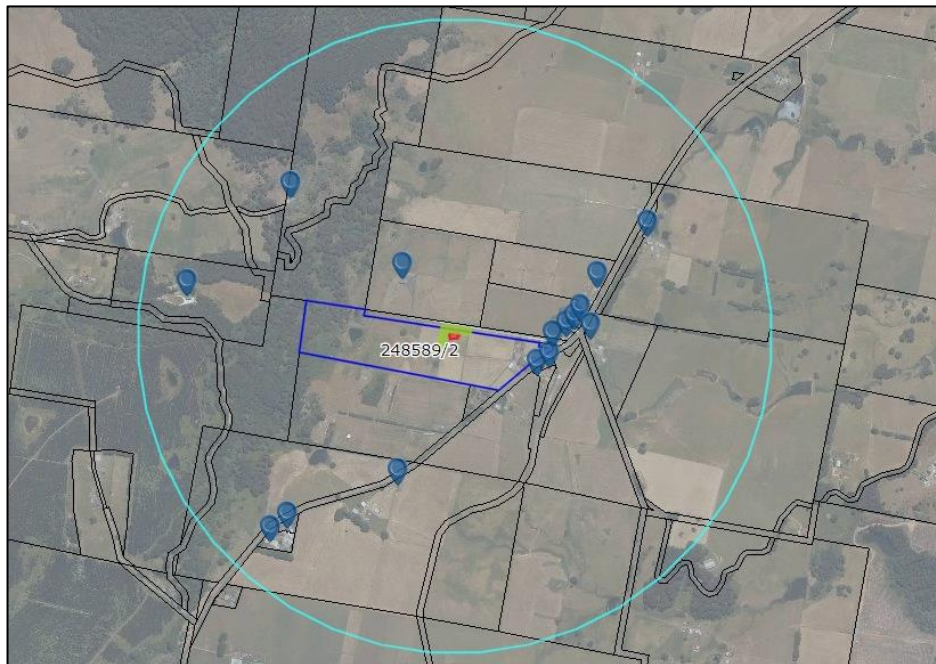


Figure 11. Neighbouring dwellings in (blue pin) within 1km (light blue circle) of proposed dwelling (red) at the property (Source: The LISTMap).

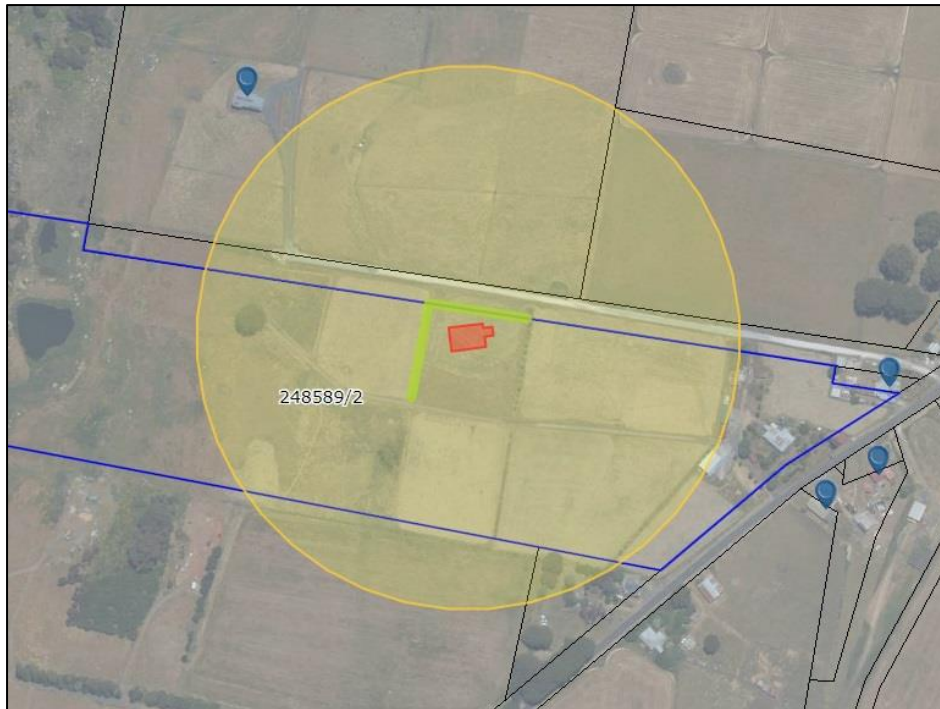


Figure 12. No neighbouring dwellings (blue pins) within 200m (yellow circle) of proposed dwelling (red) (Source: The LISTMap).

5.8 Water storage and resources

The property is not serviced by TasWater for water and sewage (The LIST).

There are two small stock water hole/natural dams on the western part of the property (not registered).

The property is outside any declared Tasmanian irrigation district. Nearest irrigation pipeline (line North Motton 2) is approximately 7.5km to the northeast in the Kindred North Motton irrigation district.

No waterways are present on the property.

6 Planning compliance report – 21.0 Agriculture Zone

6.1 Clause 21.1 Zone purpose

Zone purpose statements:	Response:
<p>The purpose of the Agriculture Zone is:</p> <p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <ul style="list-style-type: none"> (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. <p>21.1.3 To provide for use or development that supports the use of the land for agricultural use.</p>	<p>21.1.1 There is existing sensitive use at the property. The proposed dwelling would replace the old dwelling at a new location to better manage the agricultural land use at the property. The existing dwelling will be demolished, resulting in the net gain of approximately 0.15ha of prime agricultural land. It will also be integral and subservient to the proposed livestock enterprise at the property.</p> <p>21.1.2</p> <ul style="list-style-type: none"> (a) The proposed dwelling would have a minimum setback of 10m, aided by topographic, vegetative and physical buffers. Therefore, no conflict or interference is anticipated from the proposal. (b) The proposed dwelling would utilise less than 1% (or ~0.04ha) of the total land area (11.64ha) at the property. The demolition of the existing dwelling and gardens will result in approx. 0.19ha of prime land returned to agriculture, resulting in a net gain of class 3 prime agricultural land (<i>see section 4 of the agricultural assessment</i>). (c) The property is not located in an irrigation district. Nearest irrigation pipeline (line North Motton 2) is approximately 7.5km to the northeast in the Kindred North Motton irrigation district. The proposal does not diminish the possibility of future irrigation development at the property. <p>21.1.3 There is no change in the existing land use. The proposed dwelling would allow for better management of farm resources and infrastructure and result in the net gain of prime agricultural land, however minute. Furthermore, the property is already constrained for agriculture (<i>see Figure 5 and Figure 6</i>) and is better suited and surrounded by similar lifestyle sized blocks, allowing for a diverse range of small scale and non-commercial agricultural land use activities.</p>

6.2 Clause 21.3 Use standards

6.2.1 Clause 21.3.1 Discretionary uses

Objective:	Response
<p>That uses listed as Discretionary:</p> <ul style="list-style-type: none"> (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use. 	<ul style="list-style-type: none"> (a) The proposed dwelling will support and enhance existing agricultural land use at the property and will be integral and subservient to the proposed livestock enterprise. (b) The proposed dwelling would utilise less than 1% of the total area (~0.04ha of 11.64ha) of the property. The demolition of the existing dwelling will return approximately 0.19ha of prime agricultural land to the lifestyle farm, thus resulting in the net gain to 0.15ha of prime agricultural land.
Performance Criteria	Response
<p>P4</p> <p>A Residential use listed as Discretionary must:</p> <ul style="list-style-type: none"> (a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or 	<p>P4</p> <ul style="list-style-type: none"> (a) The nature of the land use does not change while retaining and enhancing agricultural land use at the property: <ul style="list-style-type: none"> (i) The agricultural land use at the property is grazing (currently agistment), olive grove and fruit trees. (ii) The proponents want to establish a small-scale livestock enterprise at the property which is a sufficiently complex operation and involves various aspects of ensuring a high level of animal health and welfare standards, supplementary feeding, successful pasture and grazing management and subsequent animal liveweight gain outcomes. The level of complexity is enhanced due to grazing both sheep and cattle (proposed), alongside olive groves and orchards, on a lifestyle sized block. The proponent is required to be present on site and respond at short notice to attend to the various operational activities and potential management issues, particularly around animal husbandry, health and welfare and feed/fodder and grazing management. The proposed dwelling will also ensure the security of the property including infrastructure, farm equipment and animals.

	<p>(iii) The livestock enterprise would require regular monitoring of stock, feed fodder and pasture rotation management. Orchards will require monitoring for pests and diseases, as well routine ongoing maintenance and seasonal harvesting activities.</p> <p>(iv) It is very important that the proponents live on site as there needs to be constant care and attention given to the animals – from monitoring the sheep/cattle health and welfare, shifting livestock to new pasture, supplementary feeding, providing security and meet with external service providers (e.g. vet, agronomists, etc.). It also enables tending to maintenance requirements of fodder crops at first sign of a problem (pest or diseases) and efficient management planning. Being on site allows for an extra layer of security provided since there will be significant investment (pasture improvement, farm infrastructure, acquiring animals, etc) made toward the livestock enterprise and orchards.</p> <p>(v) The dwelling would be ideally located on high ground, providing good lines of sight and observation across the property.. At the same time, the dwelling would be sufficiently setback with topographic and vegetative buffers so as to not confine or constrain agricultural land use on adjoining land.</p>
--	--

6.3 Clause 21.4 Development standards for buildings and works

6.3.1 Clause 21.4.1 Building height

Objective:	Response
To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.	The proposal will be consistent with Acceptable Solutions A1.
Acceptable Solutions:	Response
A1 Building height must be not more than 12m	A1 Building height will be less than 12m as per compliance requirements (<i>Appendix B</i>).

6.3.2 Clause 21.4.2 Setbacks

Objective:	Response
That the siting of buildings minimises potential conflict with use on adjoining properties.	The proposal does not meet Acceptable Solutions A2 for sensitive use and therefore Performance Criteria P2 is addressed.
Performance Criteria:	Response
P2 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; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.	P2 (a) The property covers approximately 11.64ha of land, on narrow lifestyle sized block (surrounded by similar sized properties) with frontage to Preston Road. The topography is predominantly undulating plains on low hills with open slopes (up to 42%), high ridges, drainages and valleys. The proposed dwelling has sufficient setbacks, aided by topographic, vegetative (proposed shelter belt) and physical (road reserve) buffers to not conflict or interfere with surrounding agricultural land use. (b) The prevailing setbacks of dwelling on adjoining property to the northeast (title 60084/1) range from ~5m to 30m, from the boundaries of the subject property. The dwelling on title 227595/1 to the southwest has a setback of approx. 10m from title in question. The shortest setback of the proposed dwelling area is approx. 10m (<i>See section 4 of the</i>

	<p><i>agricultural assessment</i>), which is consistent with nearby dwelling and aided by buffers.</p> <p>(c) The existing dwelling on site is setback approximately 10m from the eastern property boundary and roughly in the middle.</p> <p>(d) Dryland grazing is conducted to the north and east, and is consistent with proposed land use. Irrigated cropping is conducted to the south. To the west is remnant native cover and recreating area under conservation. The surrounding land use is unlikely to be changed or intensified.</p> <p>(e) N/A.</p> <p>(f) The proposed dwelling would be buffered by topography on all sides. Proposed shelter belts would provide vegetative buffers to the north and west, with an existing shelter belt to the east. Further, a physical buffer by means of the road reserve present to the north. Therefore, the proposal will not confine or constrain surrounding land use and residential amenities.</p>
--	---

6.3.3 Clause 21.4.3 Access for new dwellings

Objective:	Response
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	The proposal is consistent with Acceptable Solutions A1.
Acceptable Solutions:	Response
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	A1 The property has existing access from and frontage with Preston Road. The new dwelling will have access from reserved road along the northern boundary (see Appendix A).

7 Conclusion

1. The property consists of land capability class 3e and 5+6ex land.
2. The class 3, prime agricultural land, is suitable for cropping and intensive grazing.
3. The class 5+6 land is unsuitable for cropping, with approximately 60% of it being suitable for grazing with slight to moderate limitations while 40% of it is marginally suitable for grazing with severe limitations.
4. The property is potentially constrained (Criteria 2B) and is better suited as a lifestyle block, with a vast array of small scale and/or non-commercial agricultural land use.
5. There is existing sensitive use with agricultural land use on the balance area at the property.
6. The proposed dwelling replaces the old dwelling at a new location. The old dwelling is to be demolished and land returned to agricultural use. There will be a net gain of approximately 0.15ha of prime agricultural land.
7. The proposed dwelling would be integral and subservient to the proposed livestock enterprise at the property.
8. The proposed development would utilise less than 1% (or 0.04ha) of the of total property area (approx. 11.64ha).
9. The proposed dwelling would be centrally located on class 4 land, providing good sight lines to livestock pastures and with generous setbacks aided by topography and vegetation.
10. The proposed development would not create any additional constraints on the capability/capacity of agricultural activities on the property or neighbouring land.
11. Any future irrigation and agricultural development at the farm will not be affected by the proposed development. The property is not located in an irrigation district
12. The proposal is consistent with the Tasmanian Planning Scheme Agriculture zone purpose, local area objectives, desired future character statement, use standards, development standards, acceptable solutions and performance criteria statements 21.1, 21.3.1 P4(a), 21.4.1 A1, 21.4.2 P2 and 21.4.3 A1.

8 References

Cotching B. (2009) Soil Health for Farming in Tasmania.

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Isbell R.F., National Committee on Soil and Terrain (2021), 'The Australian Soil Classification. 3rd edn. CSIRO Publishing Melbourne.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

Tasmanian Planning Scheme.

9 Declaration

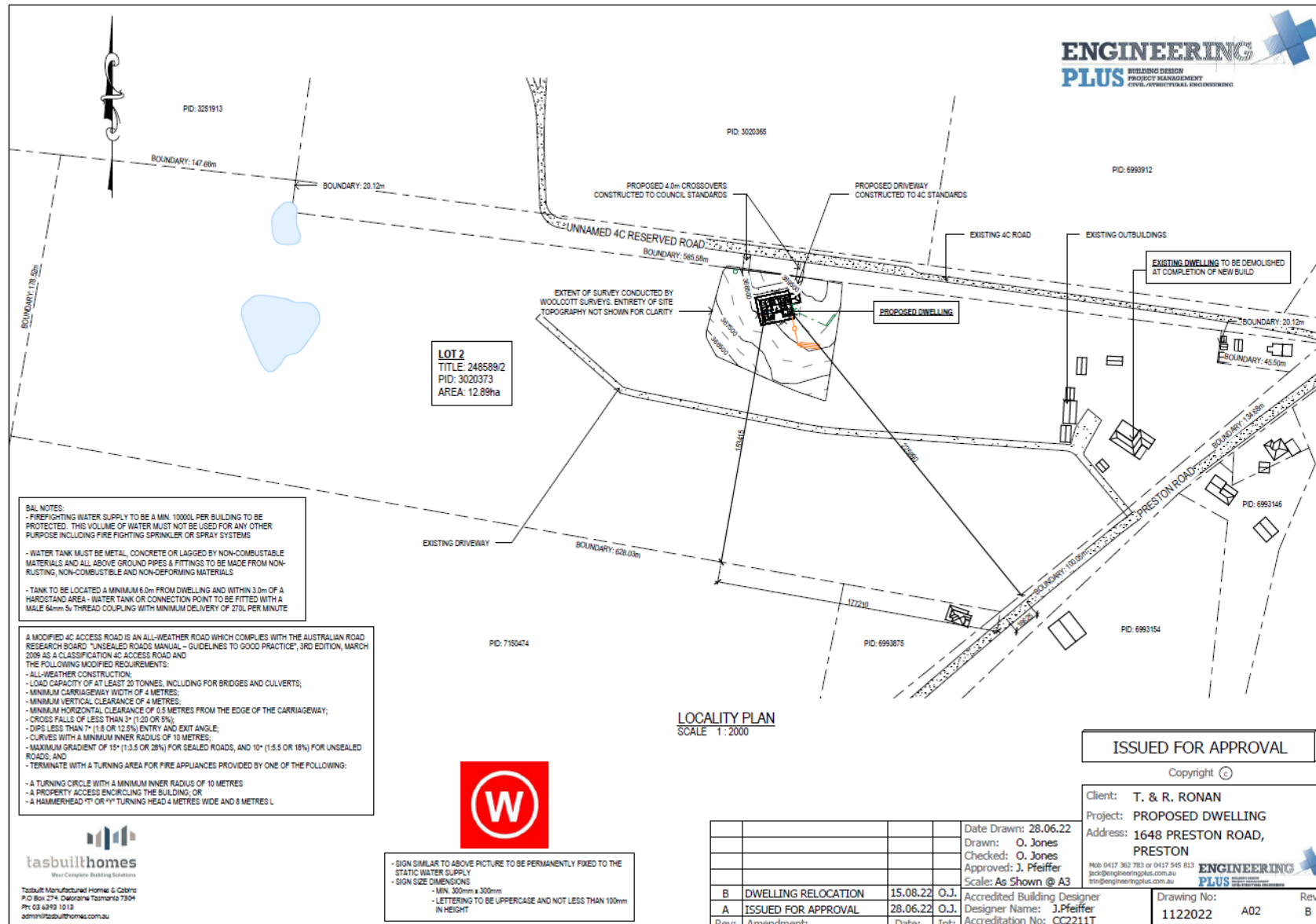
I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Faruq Isu

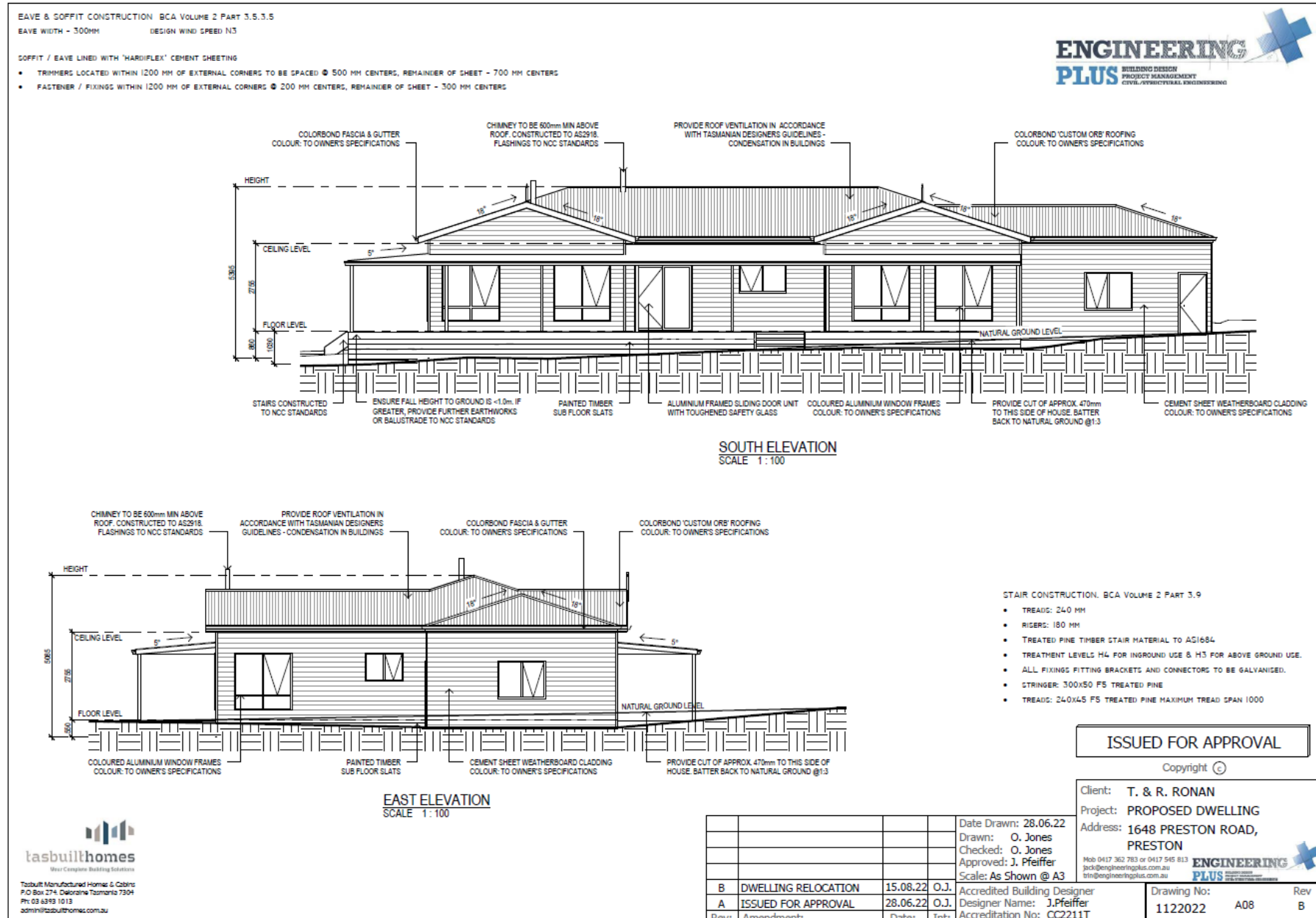
Mr. Faruq Isu MAppSc (AgrSc), BEnvSc
Consultant
Pinion Advisory Pty Ltd
November 2022

Appendices

Appendix A – proposed dwelling location (subject to final survey)



Appendix B – Proposed dwelling height



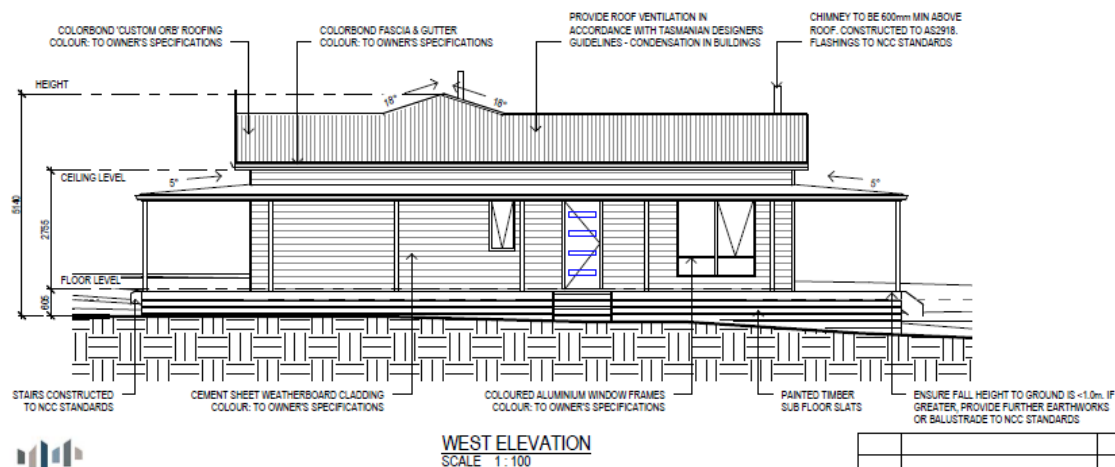
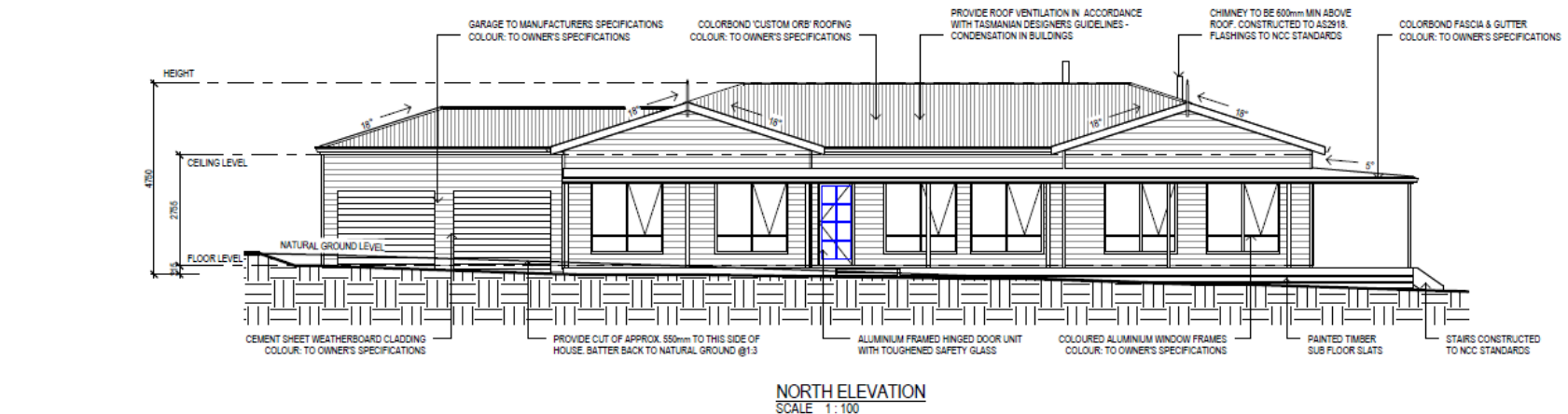
SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM² PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING



SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION: AS4055 WIND DESIGN: N3 50M/S
- TERRAIN CATEGORY: T2 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 600
- WATER RESISTANCE: 150

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PRESTON

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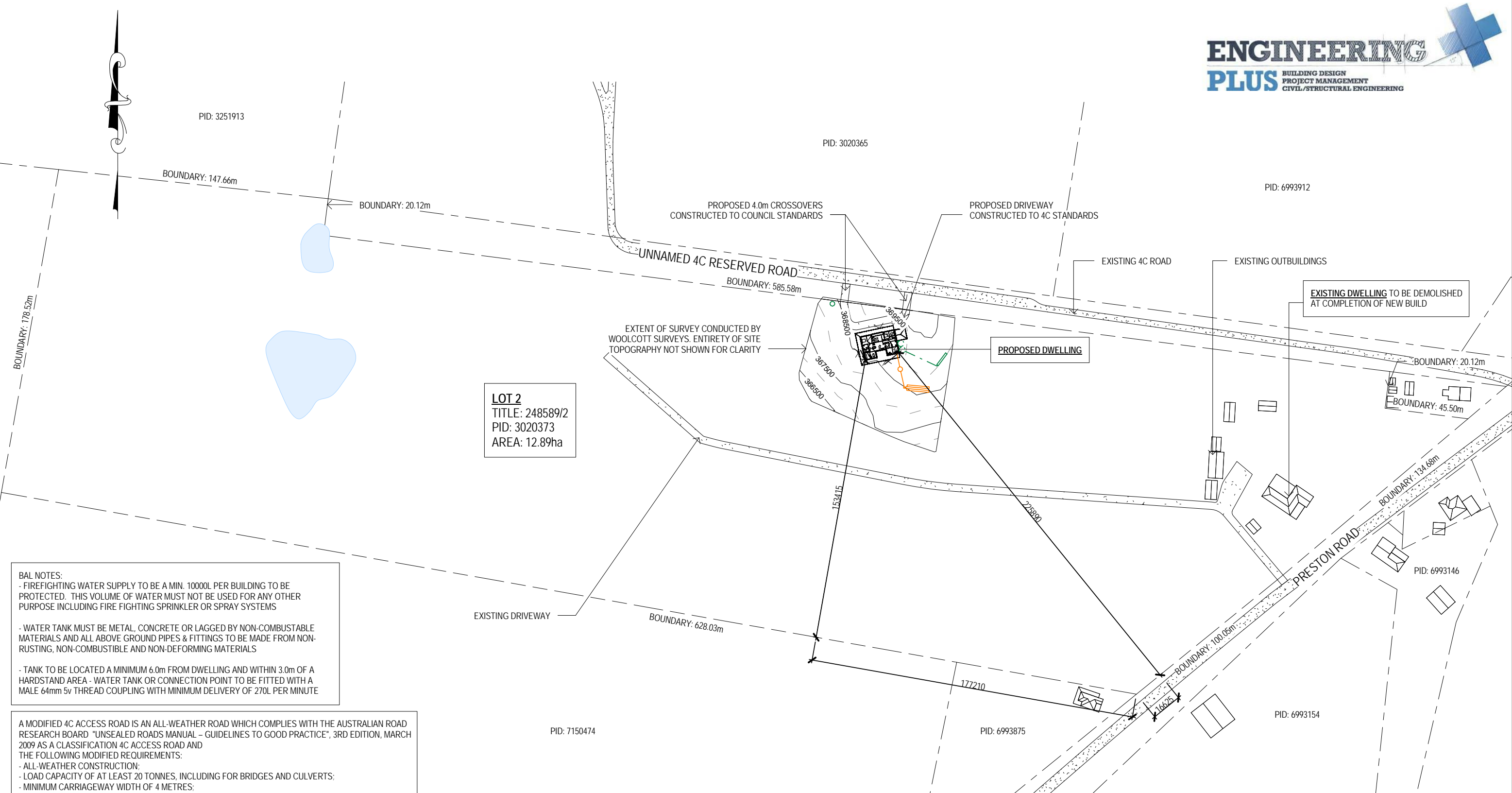
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Drawn: O. Jones			
Checked: O. Jones			
Approved: J. Pfeiffer			
Scale: As Shown @ A3			
Accredited Building Designer			
Designer Name: J. Pfeiffer			
Accreditation No: CC2211T			
Rev: Amendment:	Date:	Int:	
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A ISSUED FOR APPROVAL	28.06.22	O.J.	

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pinion
ADVISORY



BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

LOCALITY PLAN
SCALE 1 : 2000



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY

- SIGN SIZE DIMENSIONS

- MIN. 300mm x 300mm
- LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

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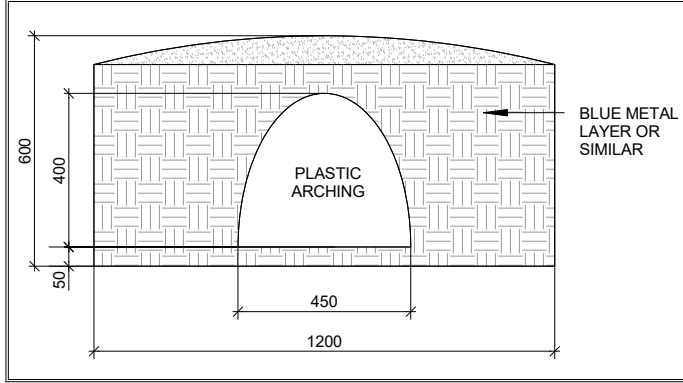
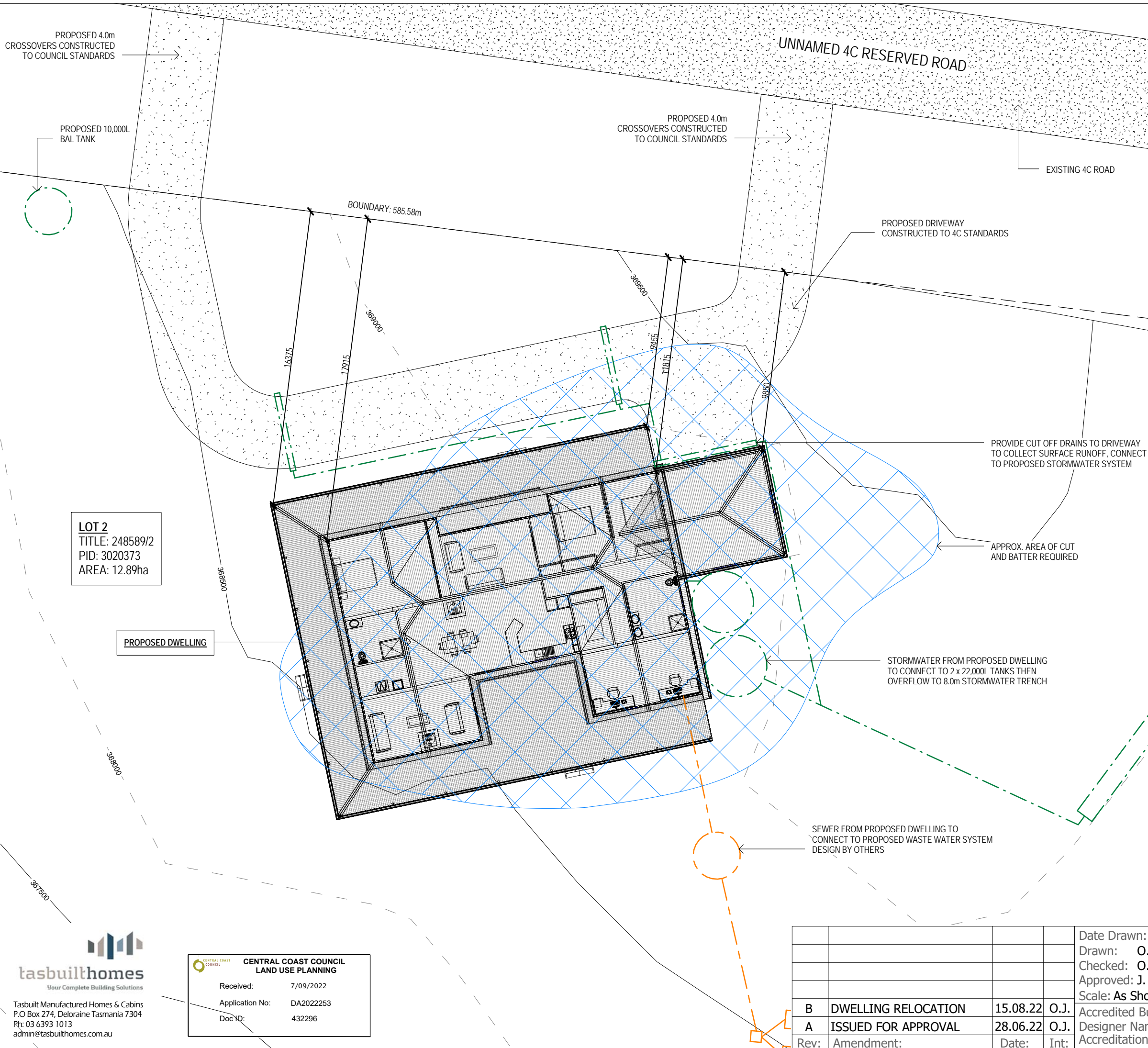
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Received: 7/09/2022

Application No: DA2022253

Doc ID: 432296

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				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	DWELLING RELOCATION	15.08.22	O.J.	Accredited Building Designer
A	ISSUED FOR APPROVAL	28.06.22	O.J.	Designer Name: J.Pfeiffer
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				Drawing No: 1122022
				A02
				Rev B



TYPICAL STORMWATER DISPOSAL TRENCH
SCALE 1 : 500



LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

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Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

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CONSTRUCTION PLAN
SCALE 1 : 100

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CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 7/09/2022
Application No: DA2022253
Doc ID: 432296

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	205.59 m ²	22.13
DECK	165.77 m ²	17.84
GARAGE	36.00 m ²	3.88
	407.36 m ²	43.85

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Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Drawing No: 1122022 A04 Rev B

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1800	1800	DG	4.3	.55
W2	1800	1800	DG	4.3	.55
W3	900	1500	DG	4.3	.55
W4	1800	1800	DG	4.3	.55
W5	1800	1800	DG	4.3	.55
W6	1800	1800	DG	4.3	.55
W7	1200	900	DG	4.3	.55
W8	1800	1800	DG	4.3	.55
W9	1800	1800	DG	4.3	.55
W10	1800	1800	DG	4.3	.55
W11	1800	1800	DG	4.3	.55
W12	1800	1800	DG	4.3	.55
W13	1800	1800	DG	4.3	.55
W14	1200	1500	DG	4.3	.55
W15	1200	1500	DG	4.3	.55
W16	900	1200	DG	4.3	.55
W17	1800	1800	DG	4.3	.55
SD1	2100	1800	DG	4.0	.61
SD2	2100	2100	DG	4.0	.61
SD3	2100	1800	DG	4.0	.61

DISCLAIMER:

ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

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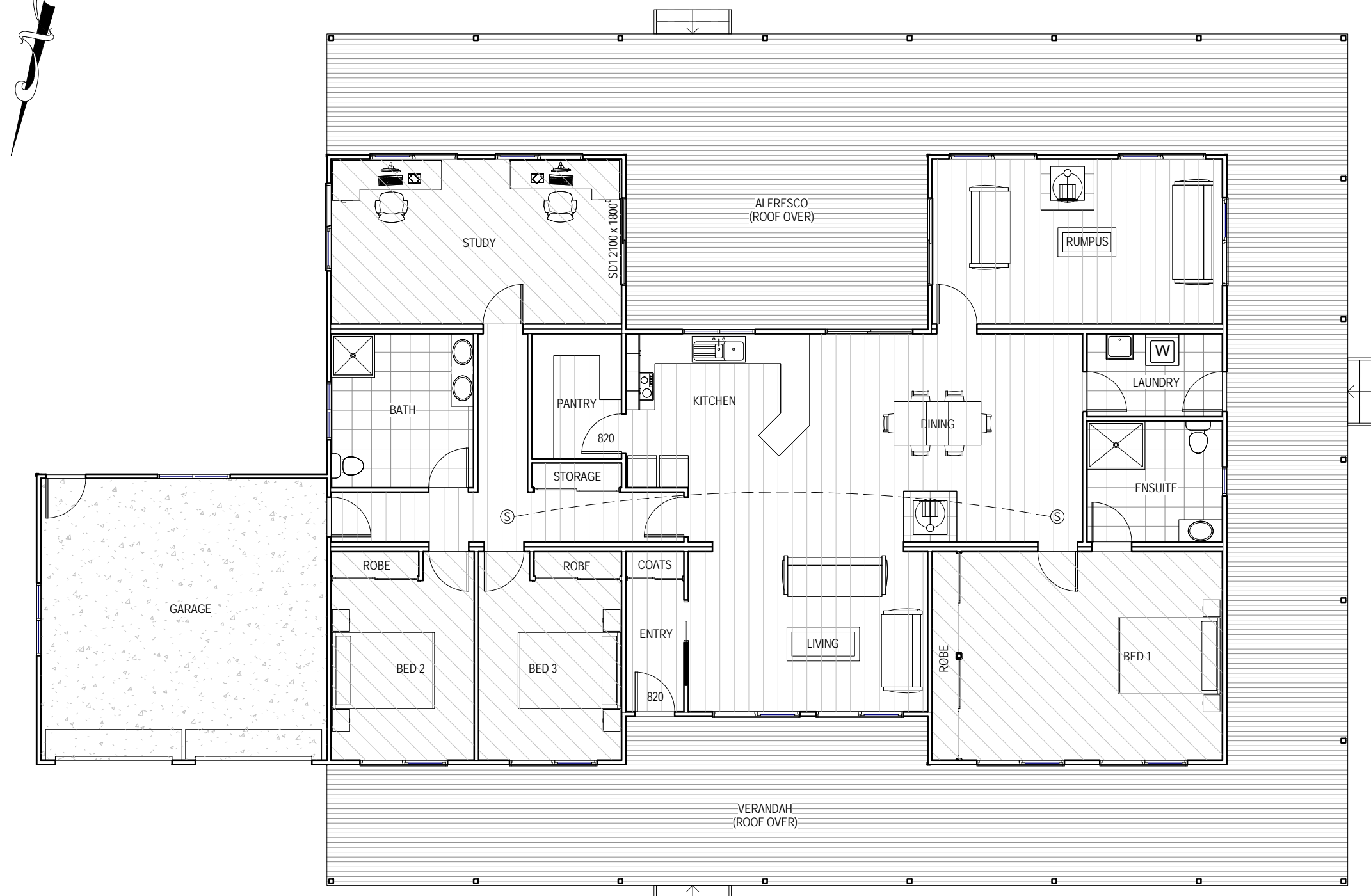
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Drawing No: 1122022 A05 Rev B



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

FLOOR PLAN
SCALE 1 : 100

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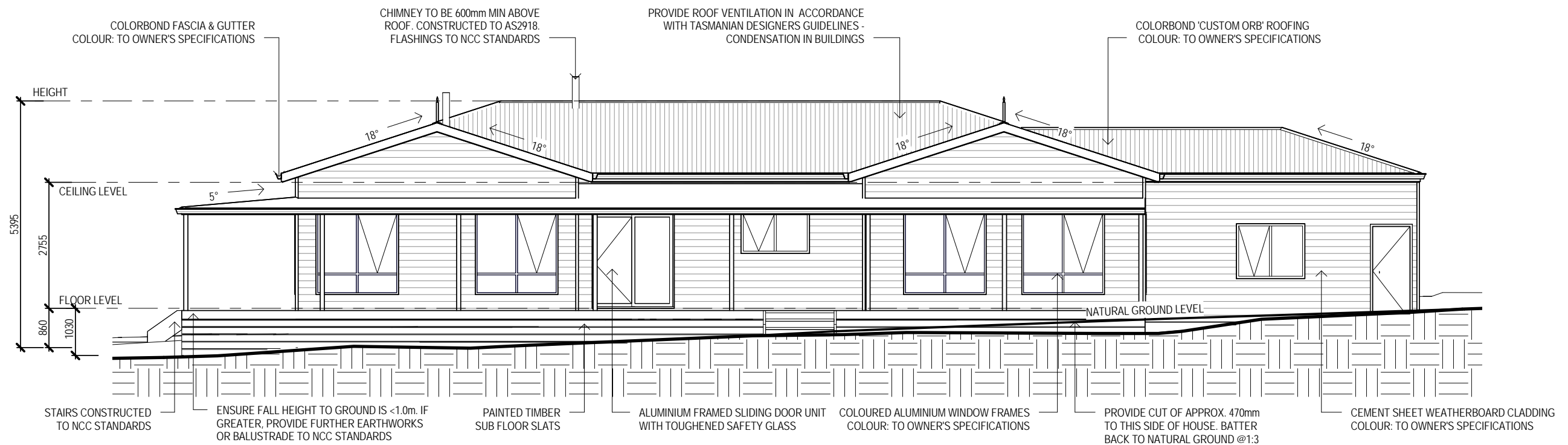
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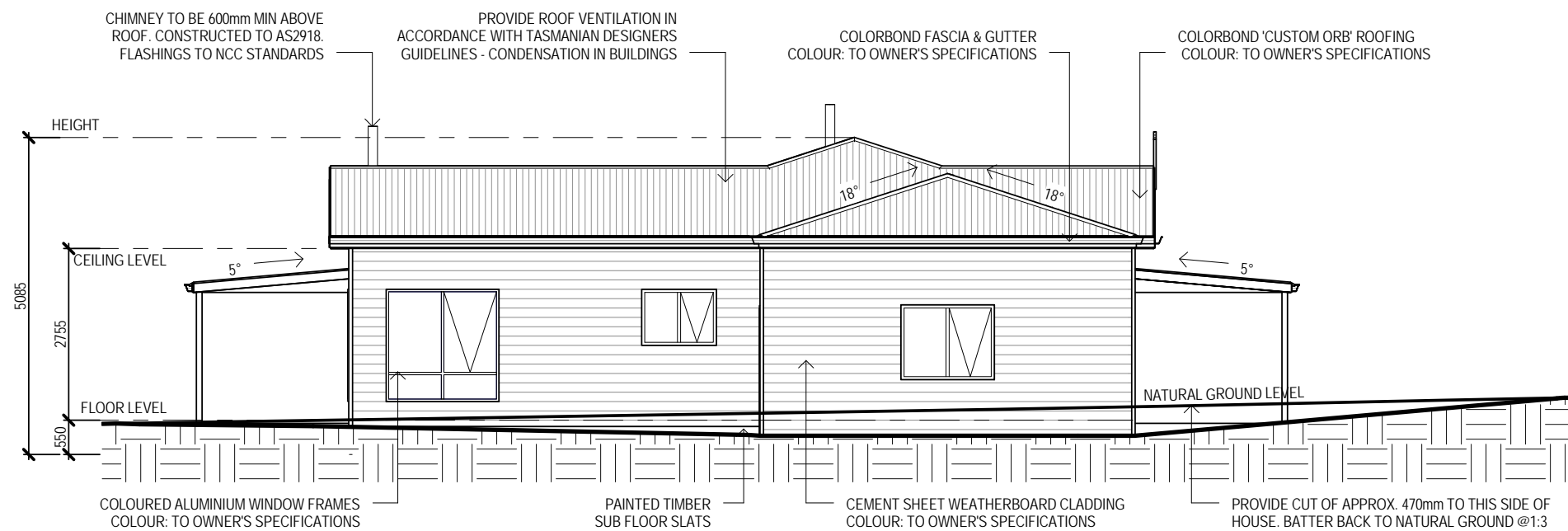
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				Drawing No: 1122022
				A06
				Rev B

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SOUTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Drawing No:	Rev
1122022	B

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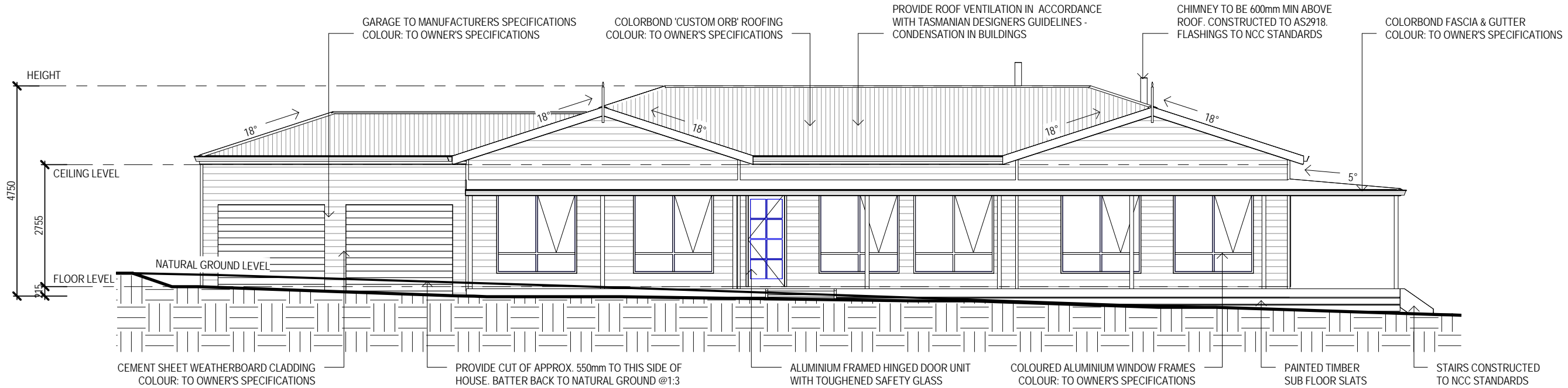
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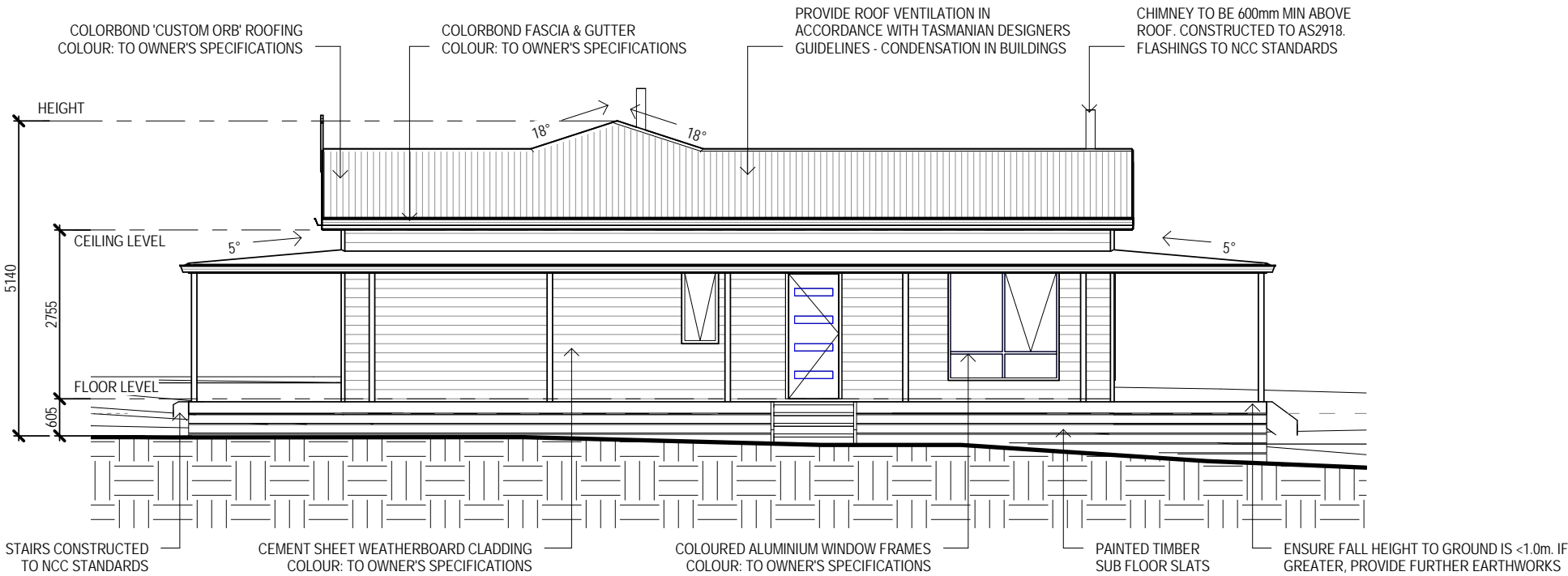
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PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

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NORTH ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100

- SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6
- POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
- TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.
- GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS
- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 50M/S
 - TERRAIN CATEGORY: T2 (NO SHIELDING)
 - SERVICEABILITY DESIGN & WIND PRESSURE: 600
 - WATER RESISTANCE: 150

ISSUED FOR APPROVAL

Copyright ©

Client: T. & R. RONAN
Project: PROPOSED DWELLING
Address: 1648 PRESTON ROAD,
PRESTON

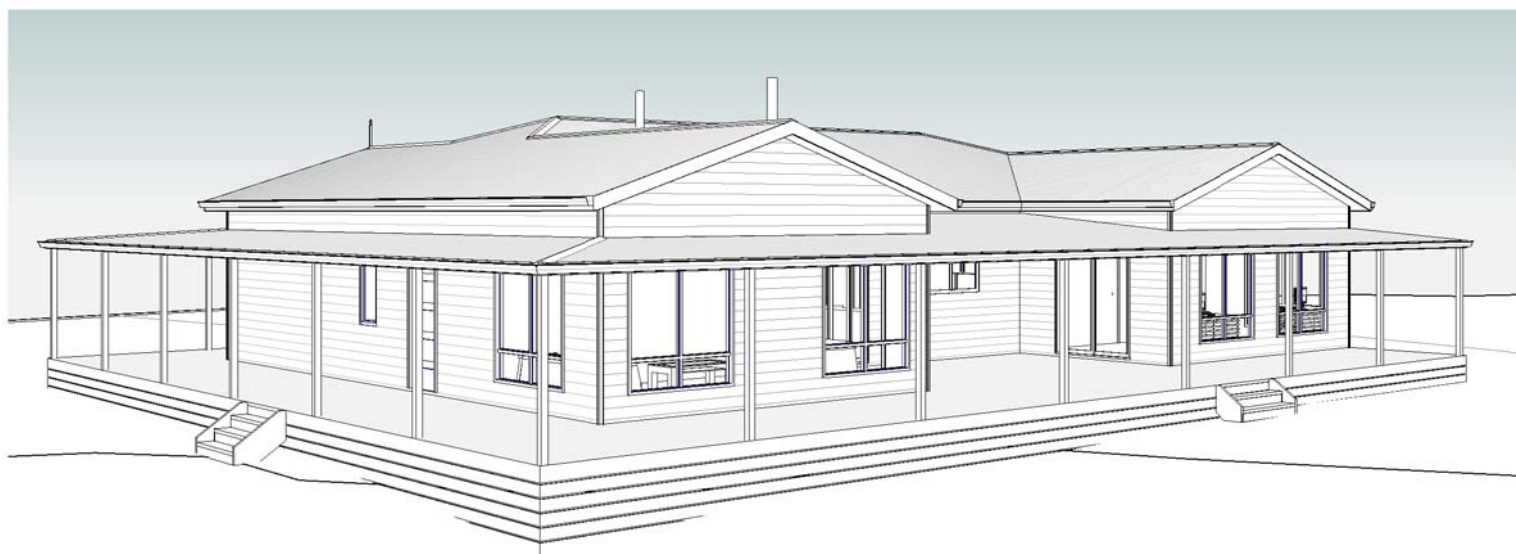
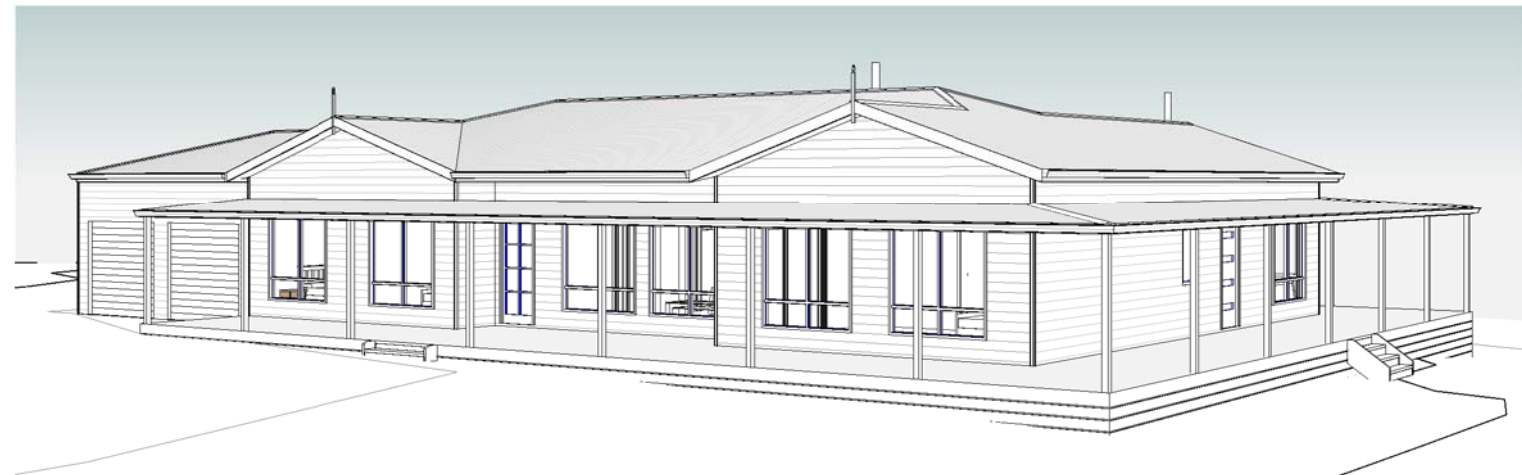
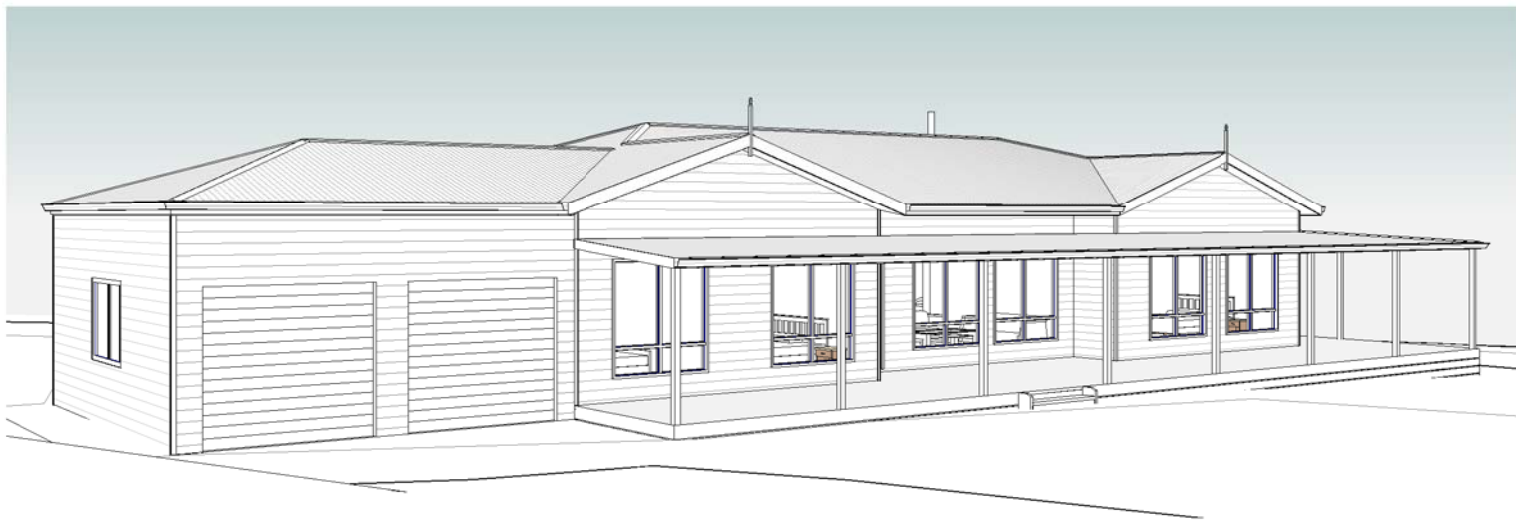
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Drawing No: 1122022 A09 Rev B

Date Drawn: 28.06.22
Drawn: O. Jones
Checked: O. Jones
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

B	DWELLING RELOCATION	15.08.22	O.J.	
A	ISSUED FOR APPROVAL	28.06.22	O.J.	
Rev:	Amendment:	Date:	Int:	




ISSUED FOR APPROVAL

Copyright ©

Client: T. & R. RONAN
Project: PROPOSED DWELLING
Address: 1648 PRESTON ROAD,
PRESTON

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

				Date Drawn: 28.06.22	<div>Project: PROPOSED DWELLING</div> <div>Address: 1648 PRESTON ROAD, PRESTON</div> <div>Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au</div> <div><div>ENGINEERING PLUS</div><div>MECHANICAL DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING</div><div></div></div>			
				Drawn: O. Jones				
				Checked: O. Jones				
				Approved: J. Pfeiffer				
				Scale: As Shown @ A3				
B	DWELLING RELOCATION	15.08.22	O.J.	<div>Accredited Building Designer</div> <div>Designer Name: J.Pfeiffer</div> <div>Accreditation No: CC2211T</div>		<div>Drawing No:</div> <div>1122022</div>	<div>A13</div>	<div>Rev</div> <div>B</div>
A	ISSUED FOR APPROVAL	28.06.22	O.J.					
Rev:	Amendment:	Date:	Int:					

Connect with Classifieds

The Advocate

Phone: 1300 363 789
Email: classifieds@theadvocate.com.au



Garage Sales

☐ VISIT ☐ VISITED

7 WIENA CRES
MIANDETTA
Estate Sale. Kitchen-
ware, furniture, bric-a-
brac. 8am-12noon

☐ VISIT ☐ VISITED

BURNIE

7 Quamby Place
8am - 4pm h/hold
items, clothing lg size
24-26, Bit of everything.

☐ VISIT ☐ VISITED

OLDINA 190
LOWRIES RD
ENTIRE HOUSE
CLEAR OUT----
WORKSHOP,
ANTIQUE
FURNITURE,
CAMPING, TOOLS,
FINE CHINA,
ARTWORK, VINYLs.
MAKE OFFER. SAT
& SUN 8-12

☐ VISIT ☐ VISITED

ROMAINE

11 Acacia Dr, from 7am.
Household furniture and
various items, quality
leather goods and lug-
gage, antiques, kids
toys, books and games,
huge collection of Bar-
bie dolls and accesso-
ries, computer equip-
ment.

☐ VISIT ☐ VISITED

ULVERSTONE
GARAGE SALE
9am-12pm
5 Water Street
Ulverstone
Tools, Furniture, Bric
a Brac.

Wanted to Buy

Australian Coins/Notes

Decimal and pre deci-
mal. Tokens, collec-
tions, etc. Private col-
lector, will travel.
0409 409 760.

OLD BOTTLES

all types, whole collec-
tions. Ph 0428 372 453.

WANTED T4100 diesel
motor to fit a Mazda
3500. 0448 918 966

Auctions

SHERWOOD AUCTIONS
STATEWIDE

TODAY'S AUCTION:
11 Blackwood Ave Latrobe, 9:30am viewing 10:30am start

Items include: Toyota Hilux 2001 flat tray, Big Red 4-wheeler, Cox Stockman ride-on mower (37 hours), assorted Stihl chainsaws, assorted 3PL farming implements, Massey Ferguson parts, firewood, Miller Falls 30-tonne block splitter, tractor attachments, metal lathe, arc & mig welders, homewares, heaps of tools incl. Milwaukee & Makita, silverware, furniture, star pickets, bricks & pavers and much more.

UPCOMING AUCTIONS:
Ulverstone, Saturday 18th March

Items include: Steel trailers, arc & mig welders, Stihl brushcutters, Large qty power tools inc Milwaukee, Dewalt & Makita, whacker packer, John Deere ride-on mower, café tables & chairs, dust extraction unit, thickneser, planer jointer, filing cabinets & map drawers, safe, motorised wheelbarrow/scoop, grater blade and much more.

Natone, Saturday 25th March

Items include: 1927 Nash 2-door coupe 6-cylinder, ATV, UTV, tractors, PTO block splitter, irrigator pump, motorbikes, power tools, garden ornaments/art, huge range of farming machinery & implements, homewares, motorcycles, vehicles inc. Land Cruiser ute, trailers, chainsaws, oil collectables, anvils, hot water Karcher pressure washer, workshop products, collectables and much more.

Visit our website: www.sherwoodauctions.com.au, find us on Facebook or call Klav: 0456 537 290
26 Belton st, Acton, Tas.

Motor Vehicles

Audi TT 2003

Auto 137,000kms,
black, immac. \$15,000.
0418 141 136

Caravans and Motor Homes



Caravan Weighing

Travel safe and under-
stand you must be
legally compliant. If you
are proven overweight
in an accident insurance
would be invalid.
Weight reports, educa-
tional sessions, state-
wide service. Incl. boats
motorhomes, & trailers.
Cameron 0477 668 668.

Windsor 16'

Poptop, exc. cond., full
annexe/skirt with anti
flap kit, m/wave, radio,
TV/DVD combo, rc car-
avan mover & more.
Photos avail. \$23,500.
Ph. 0400 602 391.

To Let & Wanted

WANTED

elderly gent requires 1
/2brd house to rent.
Prefer long term, with
2 parking and lockup
garage or shed. Wyn-
yard or surround. Will
look at any similar. Exc
/ref. 644 21600

Livestock

Ulverstone Pet Food

Stock wanted, suitable
for pet food.
Ph. 6425 5822 or
0408 141 972 (AH).

Poultry & Birds

ISA BROWN, free range
first year hens, \$10
each. 0409 009 304.

ADD COLOUR TO YOUR AD

Caravans and Motor Homes

Church Notices



12th February, 2023

Penguin

10 am Sanctuary Hill
Christian Fellowship
Sanctuary Hill, Penguin
Rev. Ron van Leerdam
Ulverstone
9.30 am Christian
Reformed Church of
Ulverstone
36 John Street
Rev. Jack Kapinga
Devonport
9.30am Pathway to Life
20 - 22 Nicholls
Street, Devonport
Mr Ryan Niebuur

Local Government



APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.: DA2022253
Location: 1648 Preston Road, Preston
Proposal: Residential - single dwelling and
demolition of existing dwelling
Performance: Discretionary use in Agriculture
Criteria: Zone; Setbacks and Reliance on
C2.0 Parking and Sustainable
Transport Code

Application No.: DA2023017
Location: 25 Explorer Drive, Turners Beach
Proposal: Residential - shed
Performance: Setbacks and building envelope
Criteria: for all dwellings

The applications may be viewed at the Administration
Centre during office hours and on the Council's
website. Any person may make representation in
relation to an application [in accordance with s.57(5)
of the Act] by writing to the General Manager at
PO Box 220, Ulverstone 7315 or by email to
admin@centralcoast.tas.gov.au by no later than
27 February 2023.

Date of notification: 11 February 2023.

SANDRA AYTON
General Manager

FOREVER IN OUR HEARTS

Pet Death and Tributes
notices now available
in Classifieds

Connect with Classifieds



Local Government



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

APPLICATION FOR PLANNING PERMIT

A planning application has been made for
the following proposal:

Application No: PA2023.0008
Proposal: Residential (single dwelling)
Address: 68 Bel-Air Crescent, East
Devonport

The application can be viewed at the Council
offices or on Council's website. Section 57(5)
of the Land Use Planning and Approvals Act 1993
provides that representations can be made
in writing to the undersigned at PO Box 604,
Devonport or council@devonport.tas.gov.au by
close of business on 24/02/2023.

Matthew Atkins

GENERAL MANAGER

WARATAH WYNARD COUNCIL

BOAT HARBOUR
The beach staircase adjacent to 276 Port Road will be
closed from Monday 13/2/23 to Friday 17/2/23 to allow
replacement works to be undertaken.
Weather Permitting.

APPLICATIONS FOR PLANNING PERMITS

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

No: DA 8/2023
Location: 19 Murchison Highway
Somerset
Applicant: J Hanson
Zoning: General Residential
Use Class: Residential
Proposal: Outbuilding (Shed)
Discretionary Matter: Setbacks and building
envelope for all dwellings
10.4.2 (P3)

No: DA 330/2022
Location: Unit 3, 58 Old Bass
Highway Wynyard
RCC Design Pty Ltd
Applicant: General Residential
Zoning: Residential
Use Class: Dwelling Extension
Proposal: (Ensuite Bathroom)
Discretionary Matter: Setbacks and building
envelope for all dwellings
10.4.2 (P1)

No: DA 16/2023 & SD 2163
Location: Shires Lane (CT 27511/2)
& 39 Shires Lane Wynyard
Applicant: K & D Poke
Zoning: Rural Resource
Use Class: Residential & Rural
Resource
Proposal: Subdivision (2 into 1 Lots)
and Dwelling Extension
Discretionary Matter: Suitability of a site or lot
on a plan of subdivision
for use or development
26.4.1 (P1), Location
of development for
sensitive uses 26.4.3
(P1) & Development in
proximity to a water body,
watercourse or wetland
E10.6.1 (P1)

The applications and associated plans and
documents will be available for inspection during
normal office hours for the exhibition period at the
Council Office, Saunders Street, Wynyard or viewed
on Council website www.warwyn.tas.gov.au.
Any person who wishes to make representations
in accordance with the Land Use Planning and
Approvals Act 1993, must do so during the exhibition
period. Representations in writing will be received
by the undersigned by Monday 27 February 2023.

Dated at Wynyard this day, 11 February 2023.

Shane Crawford, General Manager

PO Box 168, WYNARD 7325

Email: council@warwyn.tas.gov.au

www.warwyn.tas.gov.au

WARATAH WYNARD



TAGS7911



**ARE YOU
LOOKING
FOR A
RENTAL
OR
SOMEONE
TO RENT
FROM
YOU?**

**Enjoy the
success
as another
happy
customer
has by
advertising
through
the
classifieds.**

**Here is
what Carol
had to say,**

Thanks for your
assistance.
I have taken
a deposit for
a long term
rental this
morning. The
advert worked!

**Contact
your local
classified
team
today for
the same
success**

Connect with Classifieds

Connect with
Classifieds



“ I just want to say that
your classified ladies were
so helpful - you must be
so happy having such
wonderful & efficient staff.
It was a pleasure dealing
with them.”

Barbara.




Annexure 3

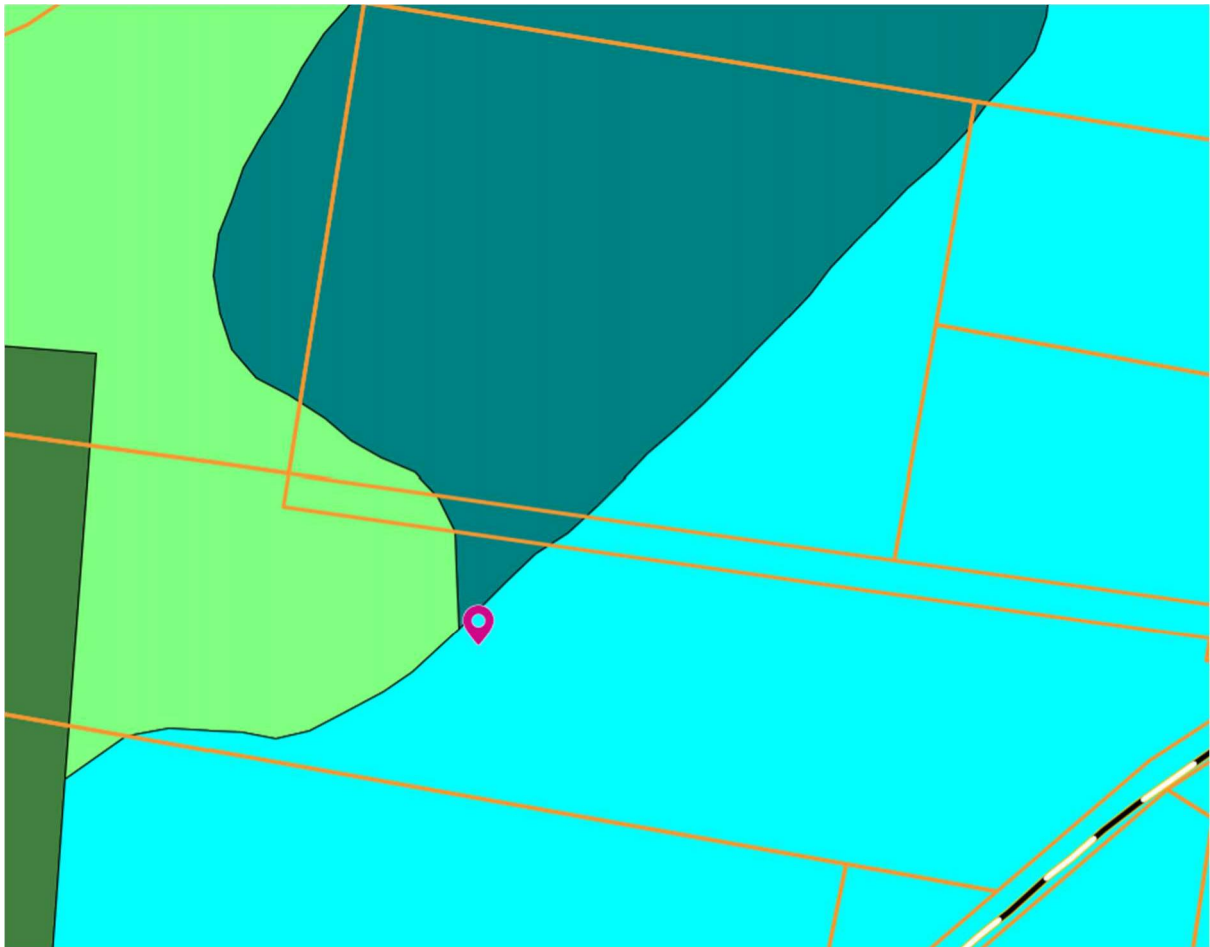


Aerial view – 1648 Preston Road, Preston

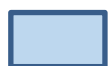


Zone map - 1648 Preston Road, Preston

-  Agriculture Zone
-  Rural Zone
-  Environmental Management Zone



Land Capability map – 1648 Preston Road, Preston



Class 3 – Prime agricultural land



Class 5 + 6 land



1648 Preston Road, Preston



1648 Preston Road, Preston



1648 Preston Road, Preston – existing access off Preston Road



1648 Preston Road, Preston



1648 Preston Road, Preston



1648 Preston Road, Preston



Crown land – access strip to 95 McPhersons Road, Gunns Plains

Annexure 4

CANN LEGAL

ABN 86 613 124 397

FAMILY

COMMERCIAL

CONVEYANCING

WILLS & ESTATES

LITIGATION

T: 03 6425 3334

F: 03 6425 3398

E: mail@cannlegal.com.au

W: www.cannlegal.com.au

All Mail

PO Box 317

Ulverstone TAS 7315

DX Ulverstone

Ulverstone

11 King Edward Street

Ulverstone TAS 7315

Burnie

Centrepont Arcade

59 Wilson Street

Burnie TAS 7320

Roger Graeme Cann

BA. LL.B. B.TH (Hons) MANZCN

Barrister and Solicitor

Accredited Family Law Specialist

Notary Public

Mediator

Abigail Bindoff

BA. LL.B.

Barrister and Solicitor

Andrea Blackwood-Beattie

B.Com. LL.B

Barrister and Solicitor

Annette Stretton

Senior Conveyancing Clerk

Your Ref:
Our Ref: A:230083

24 February 2023

General Manager
Central Coast Council
PO Box 220
ULVERSTONE TAS 7315

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

Dear Madam,

Property: 1636 Preston Road , Preston TAS 7315
Notice of Objection
Application No: DA2022253
1648 Preston Road, Preston

We act on behalf of Justin Dispose who is the registered proprietor of 1636 Preston Road, Preston.

Our client wishes to make the following comments on the application for a single dwelling and demolition of existing dwelling in Agriculture Zone made by Mr Thomas Patrick Ronan and Mrs Robyn Janine Ronan ("the Owners") and dated 11 February 2023 ("the Application"). Our clients make the following representations under s57(5) of the *Land Use Planning and Approvals Act 1993*.

Setbacks

The Application does not meet the objectives of the setback requirements contained in clause 21.4.2 of the Tasmanian Planning Scheme - Central Coast Council ("the Planning Scheme").

Setbacks for buildings for a sensitive use must have a setback from all boundaries of not less than 200m, or 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.

With Acceptable Solution A2 unable to be met, the Application addresses the Performance Criteria P2, and in particular P2(d) in relation to the existing and potential use of adjoining properties.

We are instructed as follows:

1. My client does carry out dryland grazing on his property and his stockyards are located in the south eastern corner of his property. The stock yards regularly hold new and newly born and weaned cattle that will be approximately 60m from the proposed dwelling site and next to the reserved road. With the increased traffic flow, particularly during the building stage with heavy machinery etc, and the constant presence of people nearby, this can spook and scare the cattle, particularly the newly born and weaned cattle and increase their settling in period.
2. Settling newly weaned cattle and calves takes time and patience and minimal dealings with people and are generally to be left alone during this time. If these conditions are not provided at the right stage it can leave them spooked, unsettled and scattered for the rest of their lives, making my client's job much harder. My client has a locked gate at the end of the reserved road to limit the amount of people and traffic in that area for this reason.
3. My client turns over around \$50,000.00 to \$60,000.00 per annum in just cattle and this represents an income for my client and not just a hobby.
4. The location of the new dwelling will restrict or eliminate my client's potential to crop his class 3e prime agricultural land. Irrigation and spray drift from pesticides and herbicides make this "unsafe" for the occupants of the new dwelling. The proposed shelter belt will not withstand the herbicides used to kill weeds on my client's property or the reserved road that also requires routine maintenance including spraying. My client concedes that whilst there may not be sufficient irrigation schemes for high water dependent crops and pastures at this stage, the growth of the irrigation schemes has been significant in recent times and my client always has the option of installing a bore on this property for irrigation purposes.

In summary, P2 states that buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to.... (d) the existing and potential use of adjoining properties; and (f) any buffers created by natural or other features. The location of the new dwelling and the limited setback from the northern boundary will interfere with my client's existing use of his property, and potential future use.

Access for new dwelling

The Application states that the objective of access for new dwellings contained in clause 21.4.3 is met by having an appropriate vehicular access to a road maintained by a road authority. This is due to the property having an existing access directly from Preston Road which is a Council maintained road.

However, the Application makes it clear that the Owners will use the access from the reserved road which runs along the northern boundary, with parts of such access yet to be constructed. If it is the intention of the Owners to utilise the reserved road as their main vehicular access to the new dwelling, then the Performance Criteria cannot be met as the reserved road is not a road maintained by a road authority.

If the existing access from Preston Road is determined by Council to satisfy the objective under clause 21.4.3, then we are instructed as follows in relation to the reserved road:

1. The Application states the Owners have an existing access licence for the reserved road, however my client instructs that based on emails with Parks and Wildlife Service, they currently only have an application for a licence and an Access Licence is yet to be approved;
2. Due to my client's property being landlocked, his only means of access is via the reserved road over which he has an Access Licence from Crown dated 4 March 2014 and is currently the only user of that road;
3. The reserved road is 20.11m wide but my client currently only uses 4-6 metres of the road and the current gravel section is approximately 8 metres from my client's southern boundary. The remaining area is unconstructed and some of which is currently fenced within the Owners property;
4. My client is concerned the current width of the constructed and usable part of the road does not allow for the additional traffic flow along the reserved road or for cars to pass each other, and there are no passing bays constructed. Under my client's bushfire management plan, the existing reserved road will require a passing bay to be constructed. My client has already spent \$35,000.00 constructing the road to its current standard, but cannot afford any further construction to widen the road and/or install passing bays;
5. There are additional concerns for emergency service vehicles and their required pass bay requirements which is currently 2m x 20m pass bays to be installed every 200m for a class 4c (4m wide all weather access road);
6. The constant use of the reserved road by the Owners and their visitors (and whilst building by their contractors) will interfere with my client's existing use of his property as noted in points 1 and 2 above under "Setbacks".

In summary, the use by the Owners of the reserved road as the main vehicular access to the new dwelling does not meet the Objective and Performance Criteria under clause 21.4.3 of the Planning Scheme. If Council take a different view based on the existing access from Preston Road, then there are currently major concerns and issues with the Owners using the reserved road as outlined in points 1 to 6 above, and particularly that at this stage, they have not been granted an Access Licence by Crown.

Overall Summary

My client does not object to the Owners constructing a new dwelling on their property, but he does object to the location of the dwelling and the impact and interference it will have on the existing and potential use of his property, including their use of the reserved road. Therefore, my client submits that Planning Application DA2022253 be refused in its current form.

If you have any queries regarding these submissions, please do not hesitate to contact the writer.

Yours faithfully



Andrea Blackwood-Beattie

Cann Legal

Direct email: andrea@cannlegal.com.au

Annexure 1

agenda item 10.10

2/20

22

28

28

30

Central Coast Council



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



2-Mar-2023

24 & 26 MAIN ROAD,
PENGUIN
DA2022302

IMPORTANT

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

Disclaimer

This map is not a precise survey document

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

© The List 2021.

© Central Coast Council 2021.

10 m

Scale =
1:366.660



Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2022302**

Location: **24 & 26 Main Road, Penguin**

Proposal: **Residential - single dwelling**

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

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

The representation must be made on or before **21 March 2023**

Date of Notification: **4 March 2023**

CENTRAL COAST COUNCIL

PO Box 220

29 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

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

CENTRAL COAST COUNCIL

*Land use Planning and Approvals Act 1993**Central Coast Interim Planning Scheme 2013***PLANNING PERMIT APPLICATION****CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 10/11/2022

Application No: DA2022302

Doc ID: 437572

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

24 - 26 Main Road, Penguin
Tasmania, 7316Certificate of
Title Reference

Registered numbers: 76153 & 202380

Land Area

886 m²

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

Josiah and Alana

Surname(s)

de Bruyn

Company name
(if applicable)

—

Contact No:

0409 962 481 / 0448 774 111

Postal Address:

100 Main Road, Penguin
Tasmania 7316

Email address:

Josiah-debruyn@hotmail.com / alanablewis15@hotmail.com

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

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

First Name(s)

Josiah and Alana

Middle Name(s)

Joshua & Brooke

Surname(s)

de Bruyn

Company name (if applicable)

—

Postal Address:

100 Main Road, Penguin
Tasmania 7316

PERMIT APPLICATION INFORMATION

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

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

Proposed Use

Personal Residence

Use Class

Office use only

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

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

Please see attached documents for proposal—

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

\$ 200,000

Estimate

Actual

238.60

Total floor area of the developmentm²

Notification of Landowner**If land is NOT in the applicant's ownership**

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

Signature of Applicant

Date

If the application involves land within a Strata Corporation

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

Signature of Applicant

Date

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

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

General Managers Signature _____ Date _____

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

I, _____ the Minister

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

Minister (Signature) _____ Date _____


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

Applicants Declaration

I/we Josiah and Alana de Bruyn

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

Signature of Applicant/s

deBruyn 

Date 09/11/22


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

SEARCH OF TORRENS TITLE

VOLUME 76153	FOLIO 2
EDITION 6	DATE OF ISSUE 09-Dec-2019

SEARCH DATE : 08-May-2022

SEARCH TIME : 06.43 PM

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	10/11/2022
Application No:	DA2022302
Doc ID:	437570

DESCRIPTION OF LAND

Parish of ASHWATER, Land District of DEVON
Lot 2 on Plan 76153 (formerly being P447)
Derivation : Part of Lot 3688 Gtd. to Alexander Clerke and
duly surrender to The Crown by Transfer No. A956640 and
regranted to Dean Von Bibra and Kim Von Bibra by Transfer
B146851
Prior CT 2115/25

SCHEDULE 1

M790885 TRANSFER to JOSIAH JOSHUA DE BRUYN and ALANA BROOKE
LEWIS Registered 09-Dec-2019 at noon

SCHEDULE 2


Reservations and conditions in the Crown Grant if any
A147785 FENCING CONDITION in Transfer
E202184 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 09-Dec-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 202380	FOLIO 1
EDITION 6	DATE OF ISSUE 10-Dec-2019

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	10/11/2022
Application No:	DA2022302
Doc ID:	437569

SEARCH DATE : 08-May-2022

SEARCH TIME : 06.40 PM

DESCRIPTION OF LAND

Town of PENGUIN

Lot 1 on Plan 202380

Derivation : Part of Lot 3688 Gtd. to A. Clerke and duly
surrendered to The Crown by Transfer No. A255641 and regranted
to Lawrence Ernest Von Bibra and Margaret Frances Von Bibra by
Transfer No. B154201

Prior CT 2219/79

SCHEDULE 1

M790811 TRANSFER to JOSIAH JOSHUA DE BRUYN and ALANA BROOKE
LEWIS Registered 09-Dec-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E202183 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 09-Dec-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

COUNTY OF DEVON PARISH OF ASHWATER

TOWN OF PENGUIN

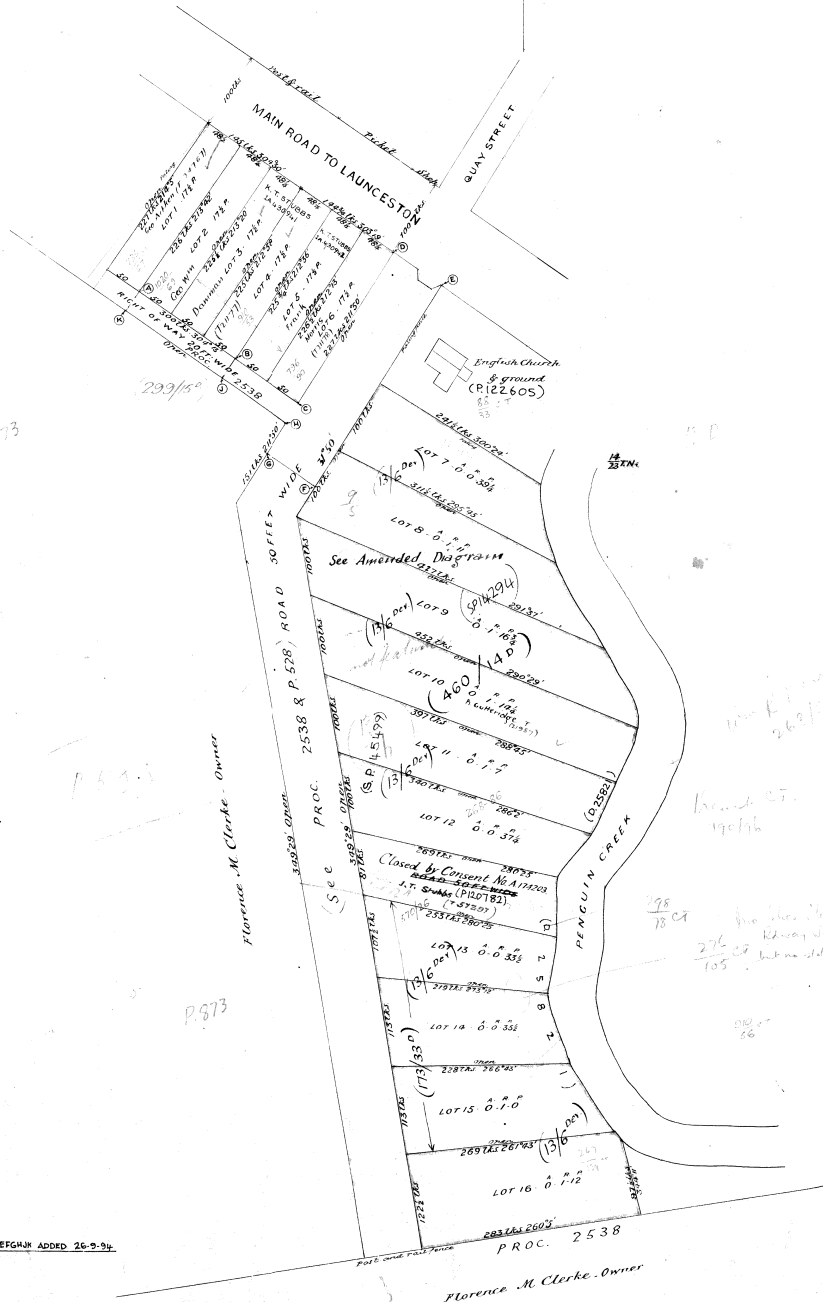
Scale 1 Chain = 1 In.

Annie Marie Clarke

CT XVI. 104

REGISTERED NUMBER
76153

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	10/11/2022
Application No:	DA2022302
Doc ID:	437568



LETTERS ABCDEFGH ADDED 26-9-94.

REGISTERED NUMBER
76153

447

End on land. R.H.

I, Alexander Clarke of Launceston, Authorised Surveyor in Tasmania, do hereby declare that I, in person, have surveyed the land herein delineated (10th November 1890) in accordance with the Regulations of the Survey Office and that the instruments are correct for the purposes of the said Property Act.

A. Clarke

OS D 435

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL.

2219

FOL.

79

[Signature]
Recorder of Titles

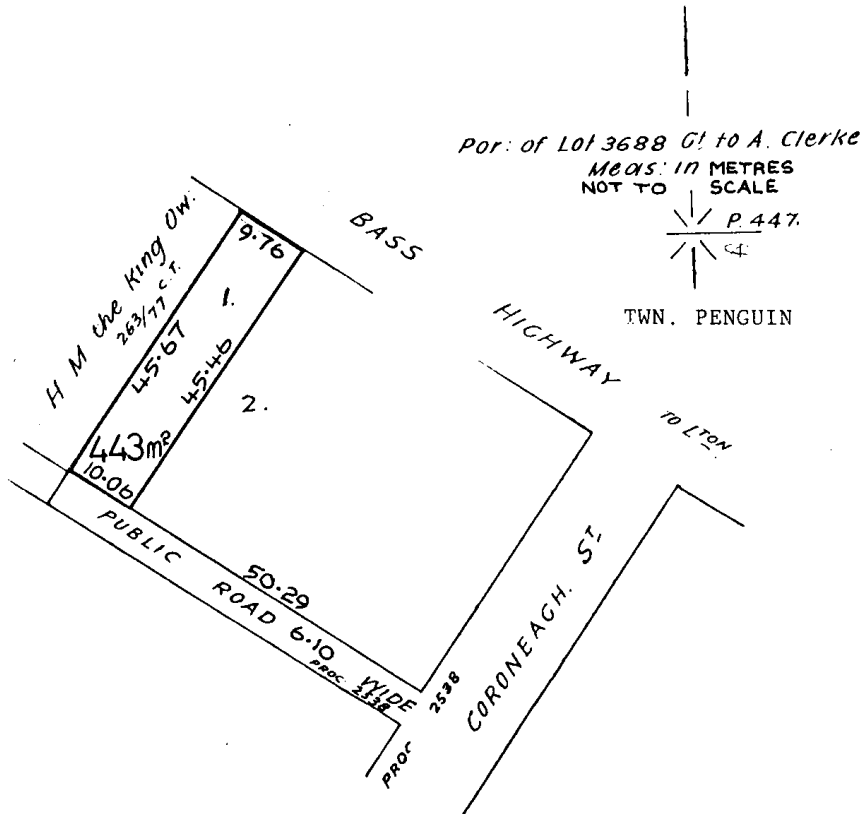


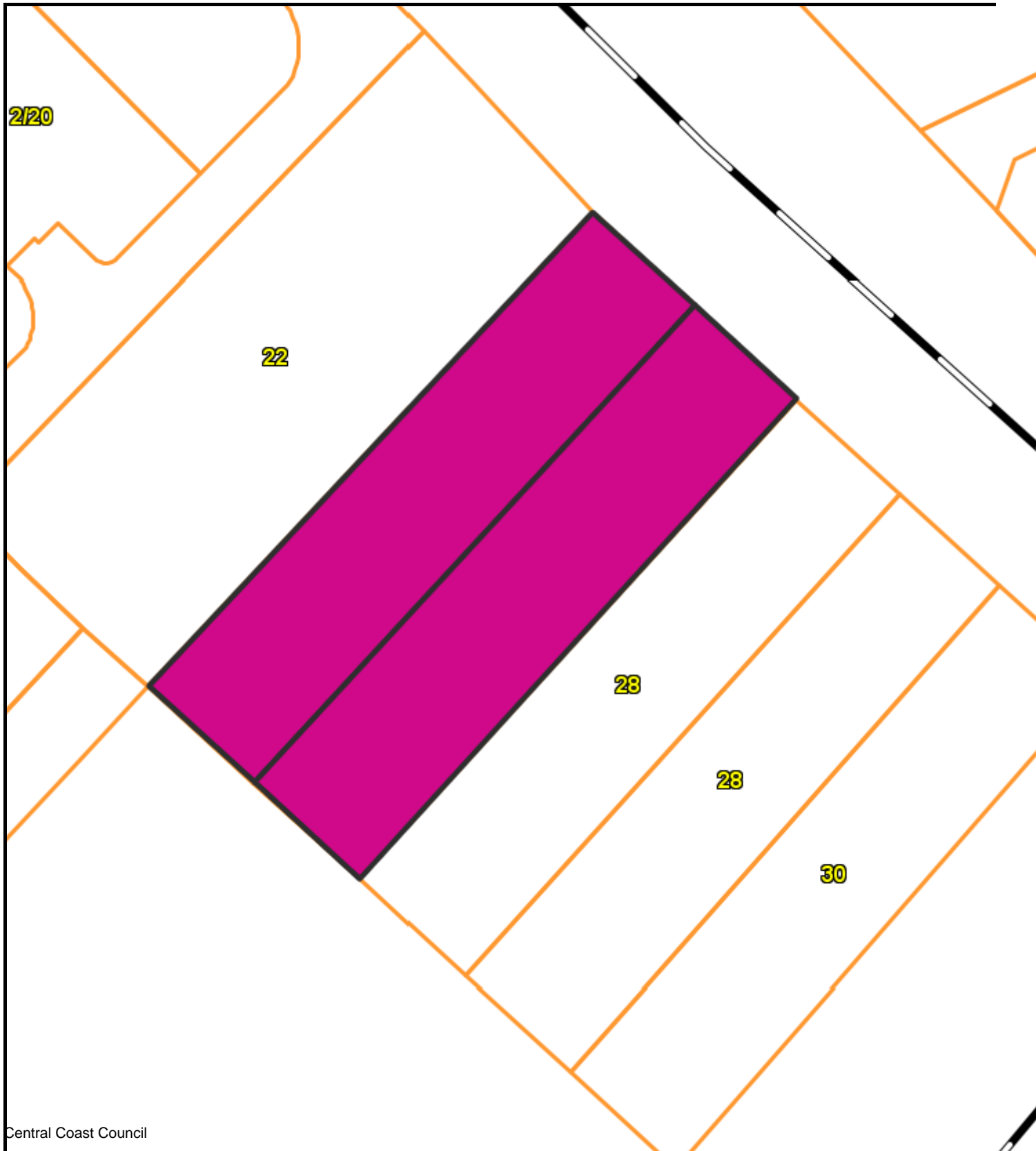
REGISTERED NUMBER

202380

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	10/11/2022
Application No:	DA2022302
Doc ID:	437567





Central Coast Council



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



2-Mar-2023

**24 & 26 MAIN ROAD,
PENGUIN
DA2022302**

IMPORTANT

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

Disclaimer

This map is not a precise survey document

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

© The List 2021.

© Central Coast Council 2021.

10 m

Scale =
1:366.660

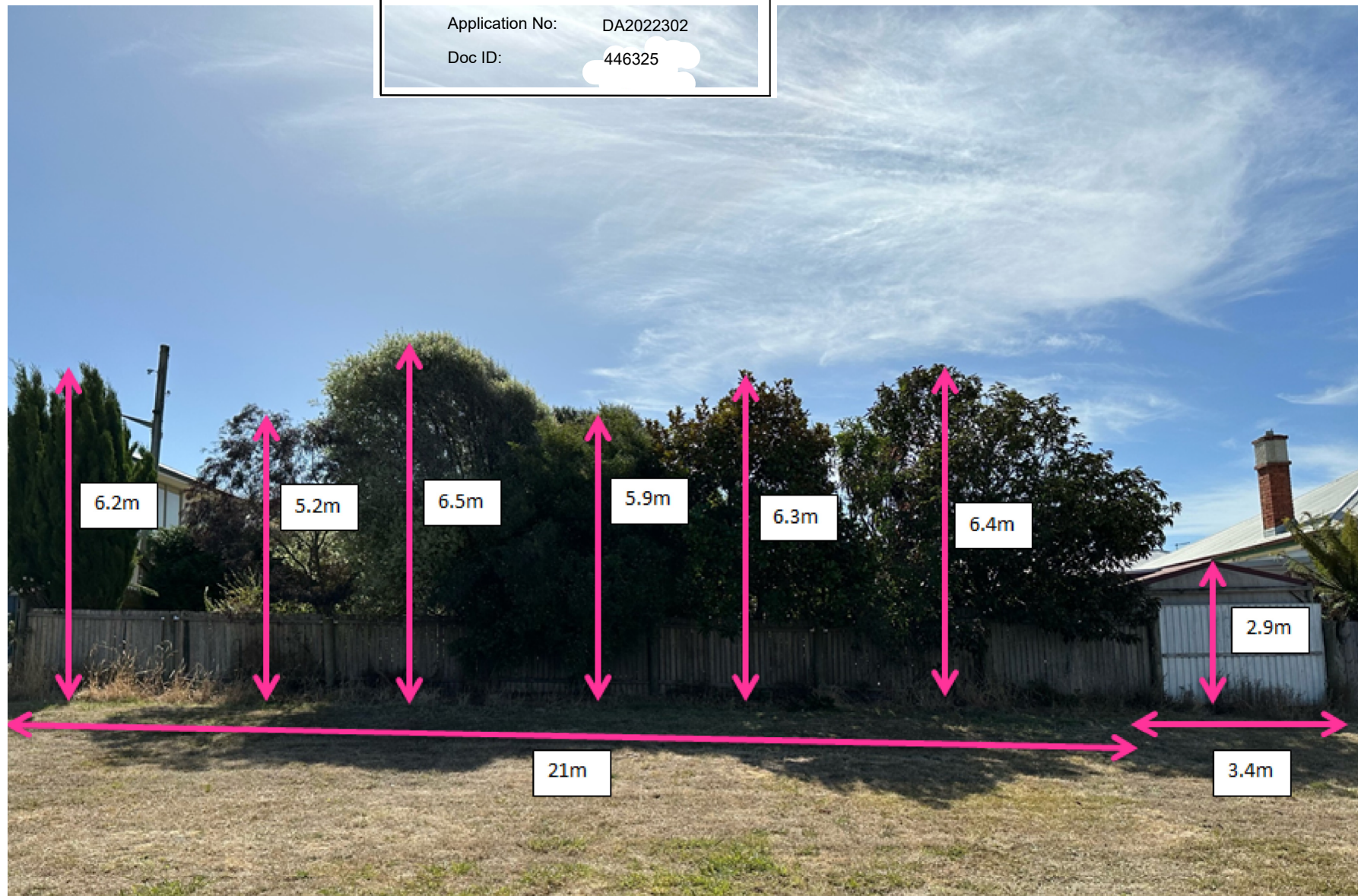


**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 27/02/2023

Application No: DA2022302

Doc ID: 446325





22 main road

Rear entrance

28main road

Door to shed

28main road

Rear driveway

30main road

Rear driveway



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 27/02/2023

Application No: DA2022302

Doc ID: 446326

Carolyn Harris

From: Joisah deBruyn <josiah_debruyn@hotmail.com>
Sent: Sunday, 26 February 2023 7:54 PM
To: Planning
Subject: Re: Planning Application DA2022302 - Mr & Mrs Josiah & Alana de Bruyn
Attachments: de Bruyn 14022023.pdf; Screenshot (22).png; Screenshot (27).png; 13122 DE BRUYN.PDF

Dear Carolyn

Thanks again for your preliminary assessment. In response to your correspondence, please see below our answers to your request for further information regarding our development;

- Crown land access

Access to the development will now come from Main Road. I have attached the revised plans that reflect this change.

- Additional information

As identified in the initial response, there is existing vegetation along the shared boundary, within the adjoining property to the north-west, which will provide some screening of the proposal. This is illustrated in the photographs below (attached). It is therefore considered that the visual amenity of the adjoining property will not be unreasonably impacted by the height and setback of the proposed building.



The adjoining land to the south-west is a Crown road reservation and contains a roadway. The roadway provides access to other adjacent land and it is therefore unlikely that the road reservation will be developed for residential purposes, notwithstanding its zoning. Given the nature of the use within the road reservation, the proposed building will not cause an unreasonable loss of amenity to this land.

We trust that this information is sufficient to progress our application. Please feel free to contact us if you require anything further.

Kind Regards

Josiah and Alana de Bruyn

From: planning@centralcoast.tas.gov.au <planning@centralcoast.tas.gov.au>
Sent: Tuesday, 14 February 2023 1:06 PM
To: josiah_debruyn@hotmail.com <josiah_debruyn@hotmail.com>
Cc: carolyn.harris@centralcoast.tas.gov.au <carolyn.harris@centralcoast.tas.gov.au>
Subject: Planning Application DA2022302 - Mr & Mrs Josiah & Alana de Bruyn

Dear Mr & Mrs Josiah & Alana de Bruyn

Thank you for your application for Residential - single dwelling at 24 & 26 Main Road, PENGUIN TAS 7316.

Please find enclosed correspondence relating to your development application.

Kind regards

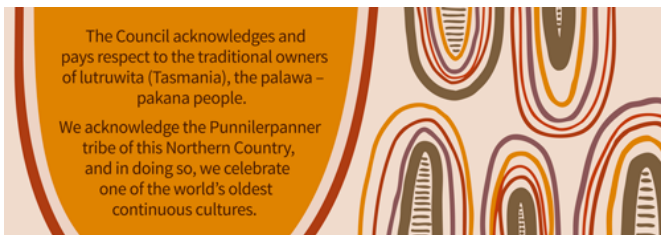
Carolyn Harris
TOWN PLANNER

Land Use Planning Team
CENTRAL COAST COUNCIL
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315
03 6429 8952

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Please consider the environment before printing this email.

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING

AT 24-26 MAIN ROAD PENGUIN FOR

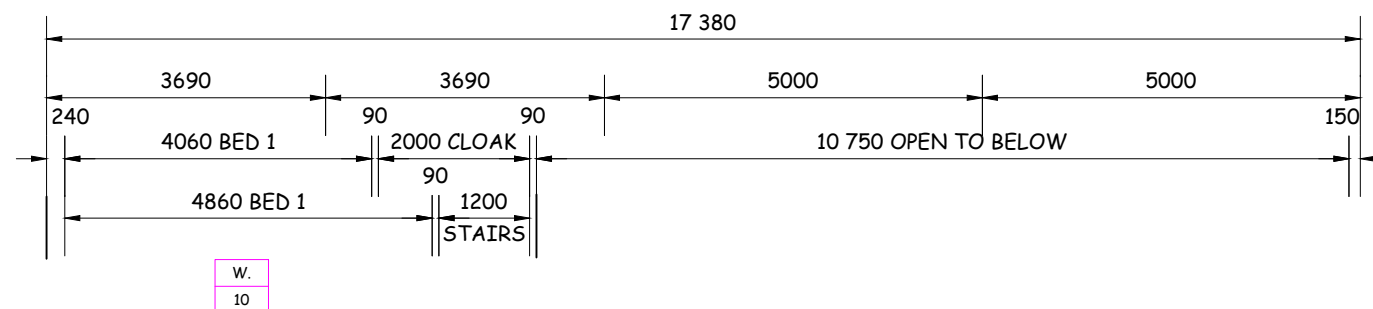
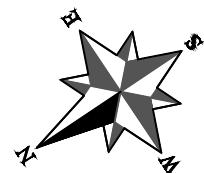
J.J. & A.B. DE BRUYN

FOR PLANNING PERMIT
APPLICATION ONLY

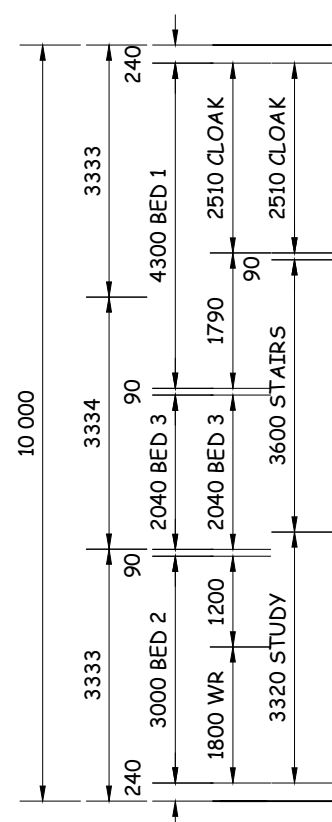
JANUARY 2023

PROJECT No. 13122

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		RESTRICTION OF ACCESS TO PUBLIC		
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 76153 Folio 2 Volume 202380 Folio 1		DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 1(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS UNDERGROUND SERVICES	
BUSHFIRE ATTACK LEVEL B.A.L. - T.B.A.	AREAS	GROUND FLOOR FIRST FLOOR GARAGE	64.80 m2 64.80 m2 109.00 m2	DWELLING AREA FOOTPRINT TOTAL COVERAGE	238.60 m2 173.80 m2 173.80 m2	EXISTING LOT AREA 900.00 m2 (COMBINED) SITE COVERAGE 19.31 %		
TITLE PAGE		13122 - 1 OF 7		<p>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</p> <div>WEEDA Drafting & Building Consultants Pty Ltd 95 Queen Street, West Ulverstone, 7315 Phone: (03) 6425 9333 Email: admin@weedadrafting.com.au <small>WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat B.D.</small></div>				
GROUND FLOOR PLAN		13122 - 2 OF 7						
FIRST FLOOR PLAN		13122 - 3 OF 7						
ELEVATIONS & NOTATIONS		13122 - 4 OF 7						
ELECTRICAL PLAN		13122 - 5 OF 7						
SITE LOCATION & SETTING OUT PLAN		13122 - 6 OF 7						
SITE LOCATION & SHADING PLAN		13122 - 7 OF 7						
PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING AT 24-26 MAIN ROAD PENGUIN FOR J.J. & A.B. DE BRUYN.				DATE: 21/02/2023	SCALE: 1:100	CHECKED BY J WEEDA	DRAWN BY A WEEDA	DWG No. 13122 - 1 OF 7



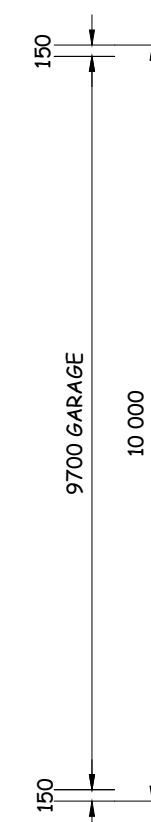
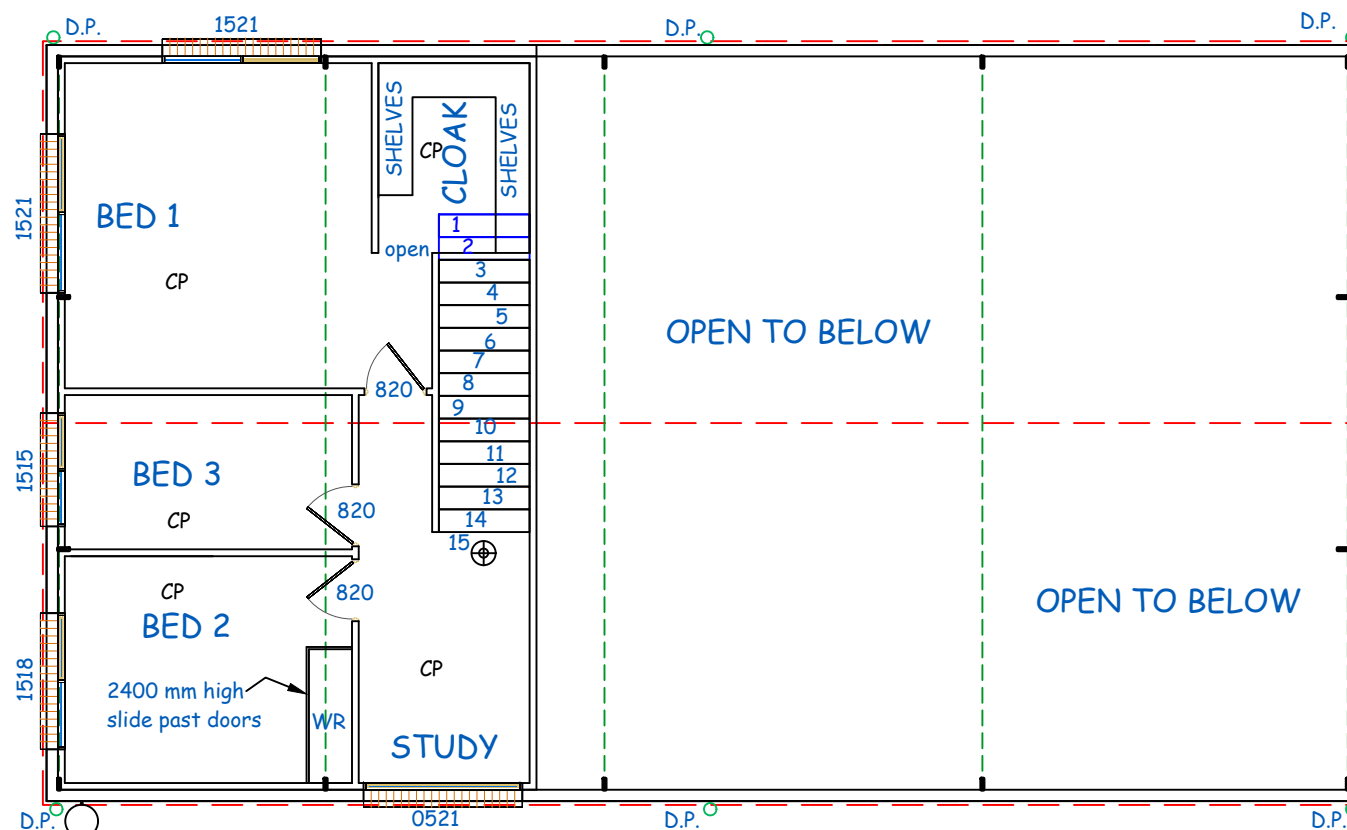
**FOR PLANNING PERMIT
APPLICATION ONLY**



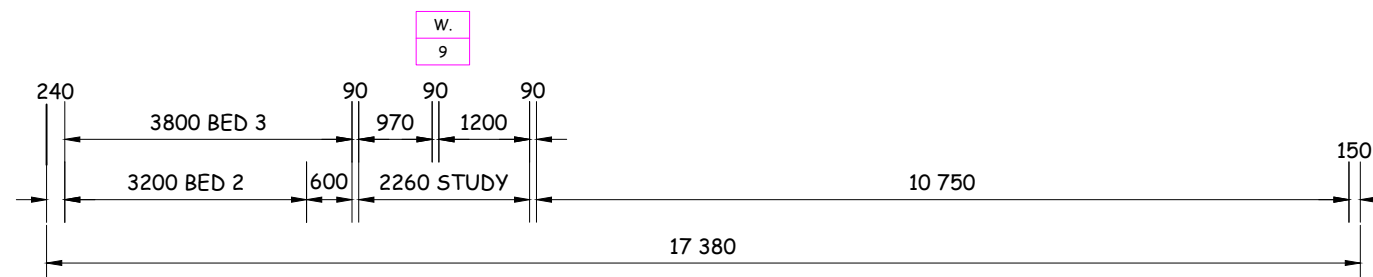
W.
6

W.
7

W.
8



W.
9



**PROPOSED FIRST
FLOOR PLAN 1:100**

AREA:
 GROUND FLOOR 64.80 m²
 FIRST FLOOR 64.80 m²
 GARAGE 109.00 m²
 TOTAL 238.60 m²

**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 27/02/2023
 Application No: DA2022302
 Doc ID: 446323

**PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING AT 24-26 MAIN ROAD
PENGUIN FOR J.J. & A.B. DE BRUYN.**

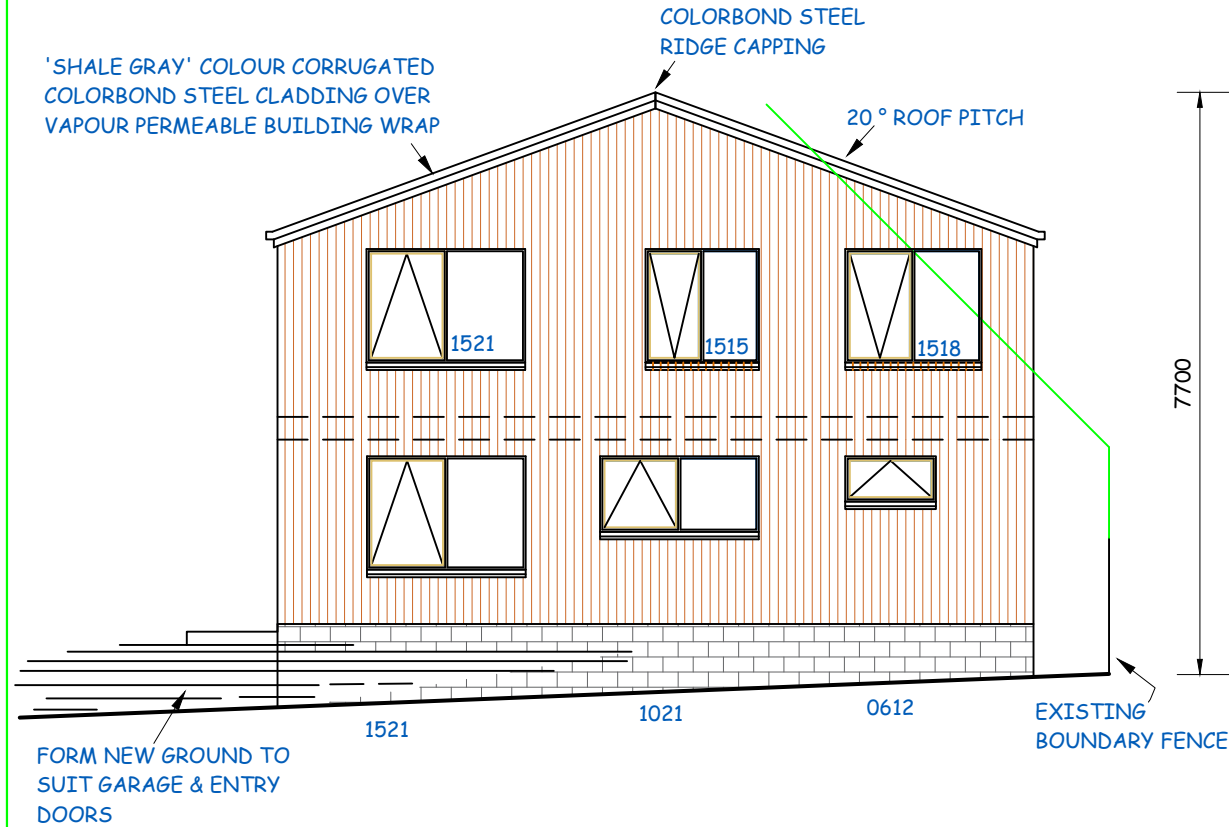
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21/02/2023	1:100	J WEEDA	A WEEDA	13122 - 3 OF 7

FOR PLANNING PERMIT
APPLICATION ONLY

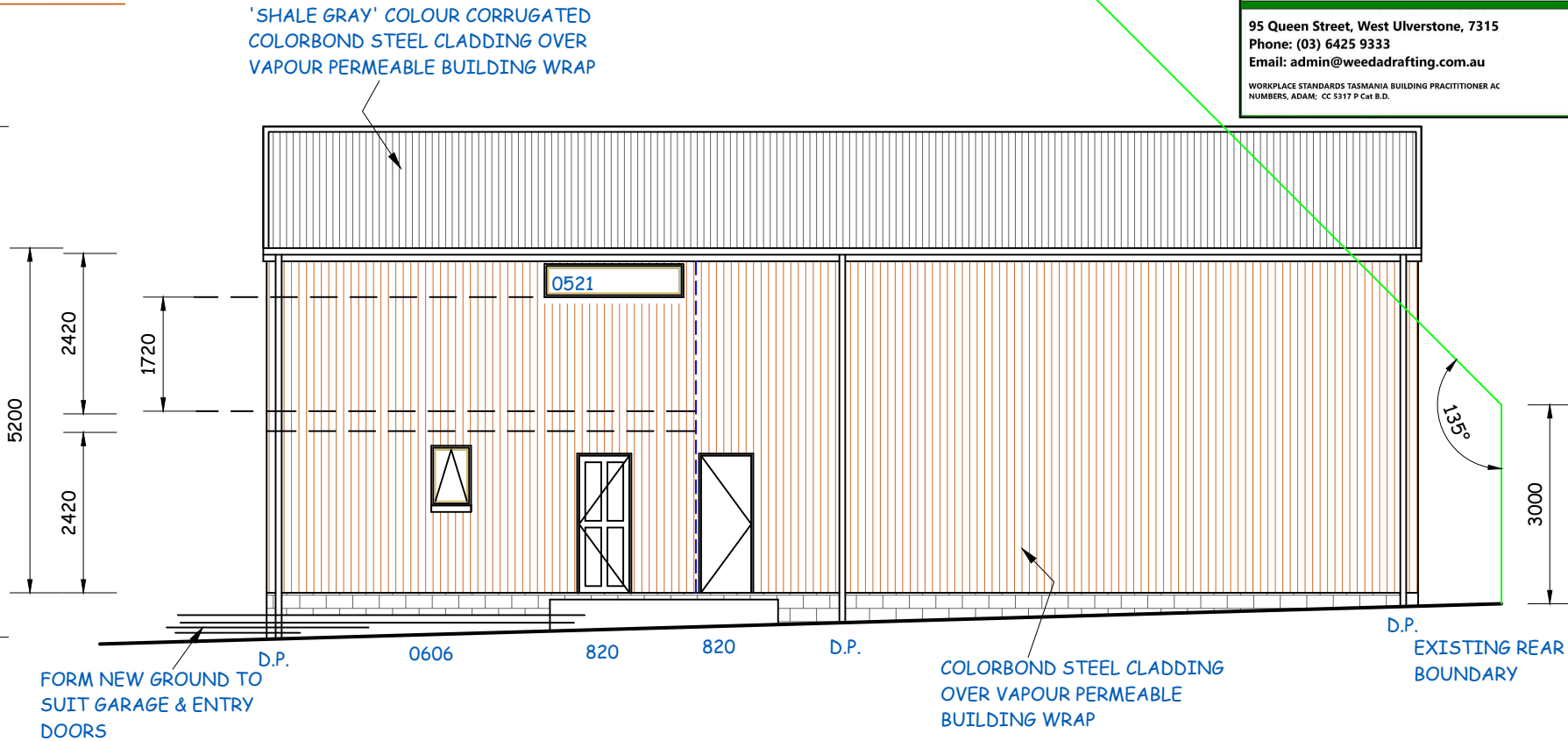
WEEDA Drafting

& Building Consultants Pty Ltd

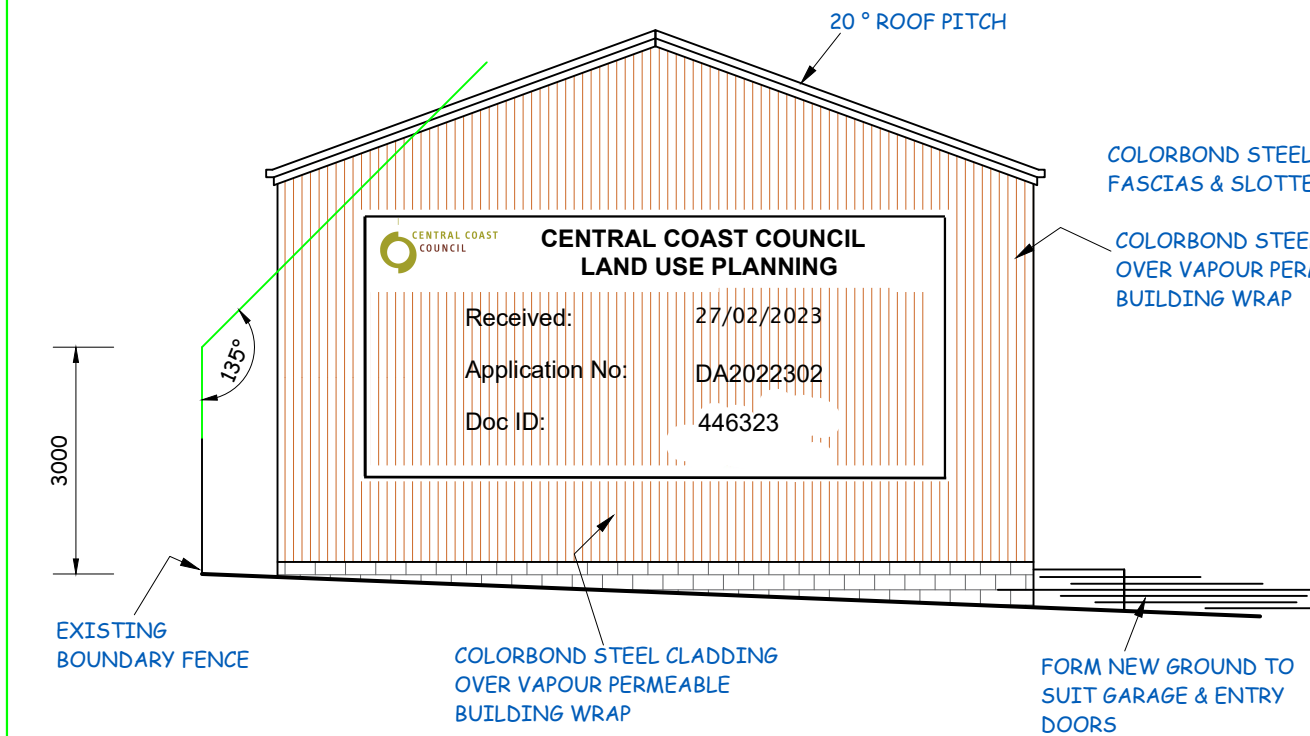
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS: ADAM: CC 5317 P-Cat B.D.



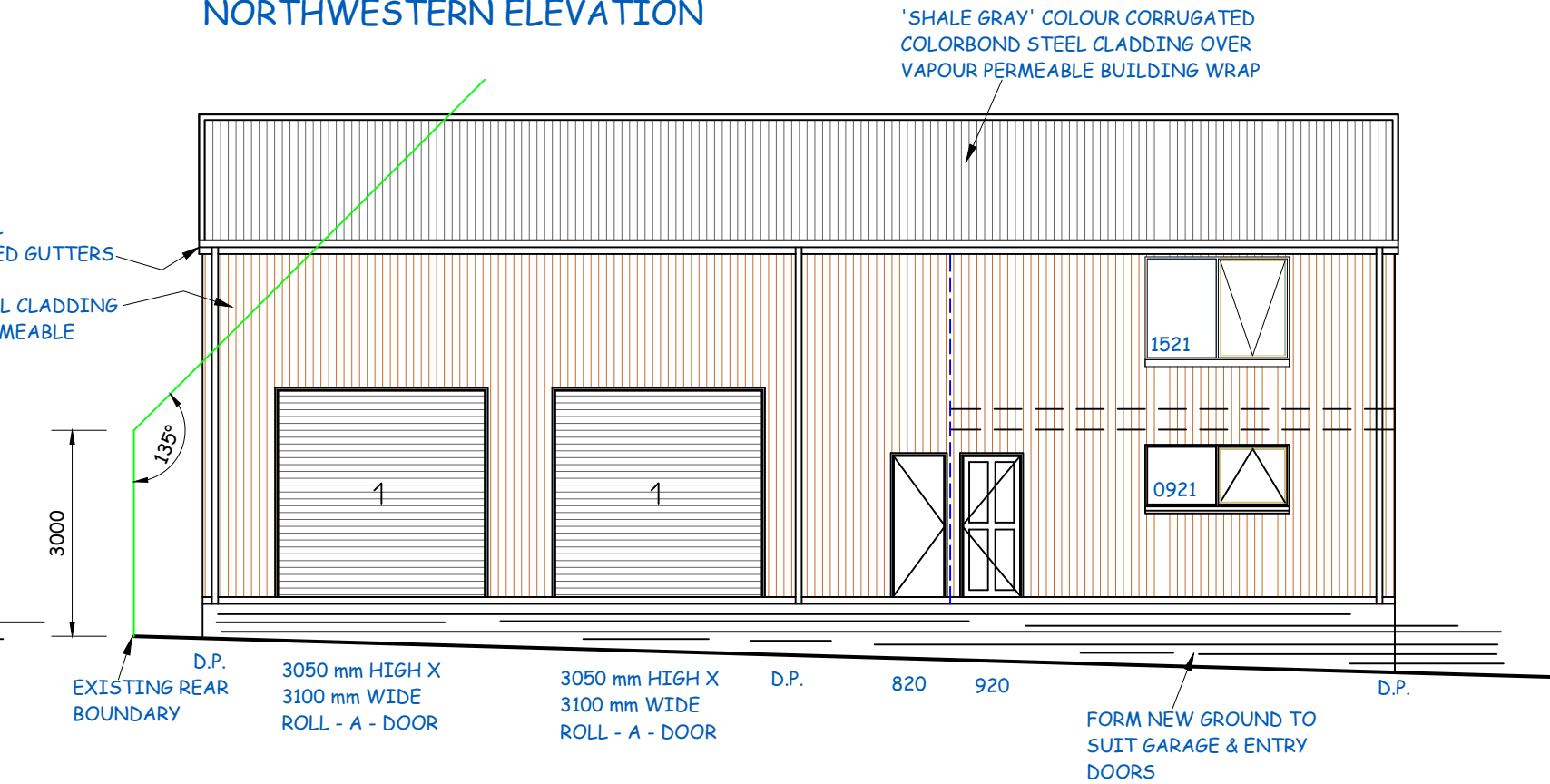
NORTHEASTERN ELEVATION



NORTHWESTERN ELEVATION



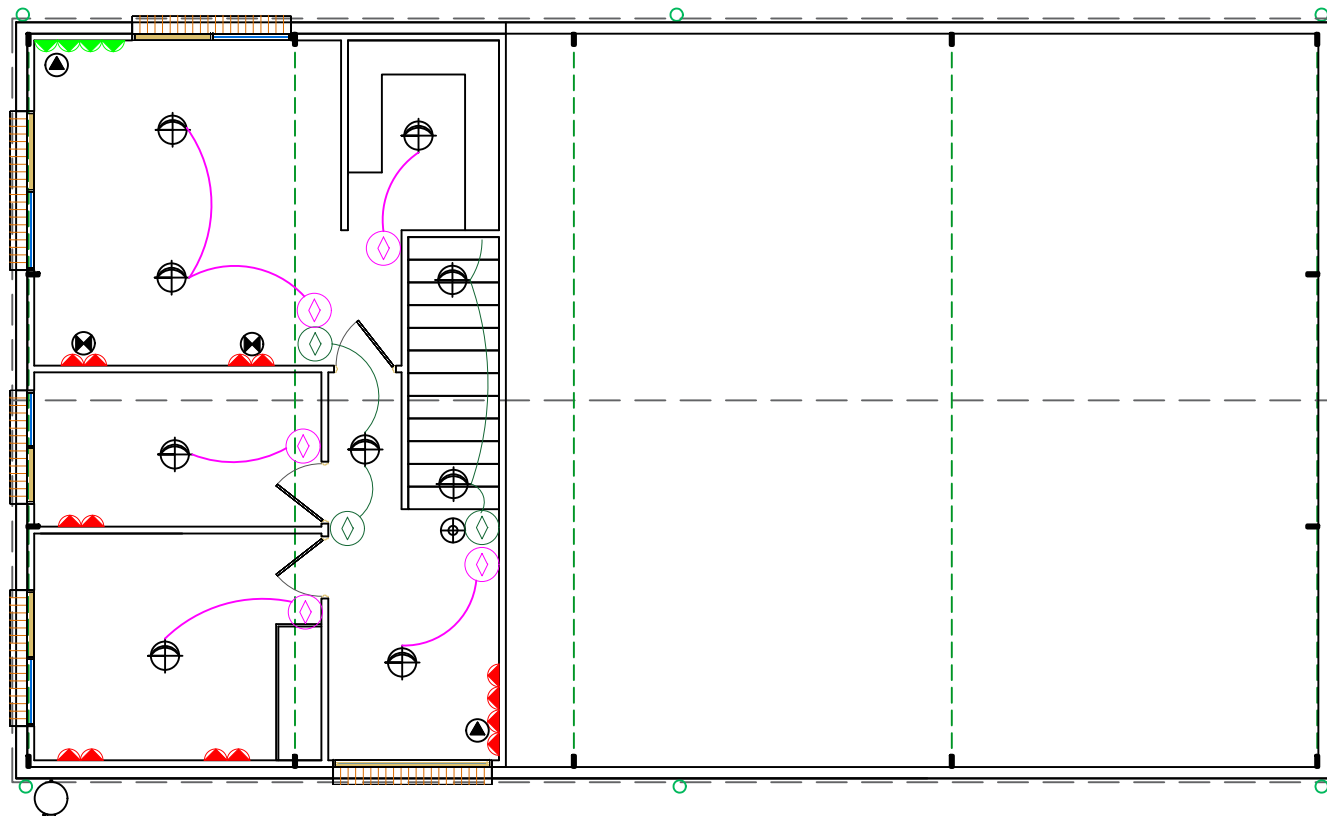
SOUTHWESTERN ELEVATION



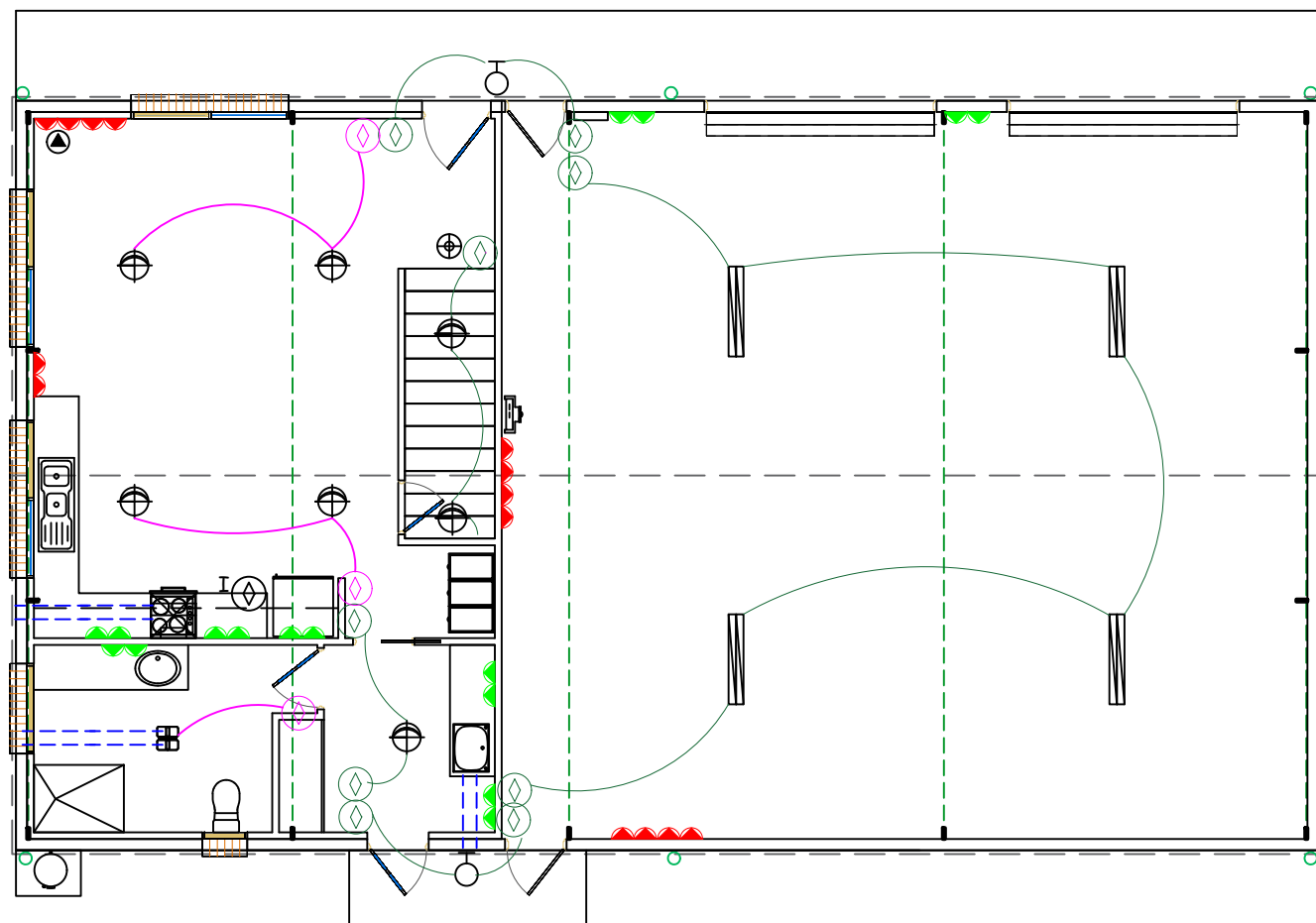
SOUTHEASTERN ELEVATION

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING AT 24-26 MAIN ROAD
PENGUIN FOR J.J. & A.B. DE BRUYN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
21/02/2023	1:100	J WEEDA	A WEEDA	13122 - 4 OF 7



FIRST FLOOR ELECTRICAL PLAN 1:100



GROUND FLOOR ELECTRICAL PLAN 1:100

FOR PLANNING PERMIT
APPLICATION ONLY

- ELECTRICAL LEGEND
- 275 mm HIGH DOUBLE POINTS
 - 1125 mm HIGH DOUBLE POINTS
 - EXTERNAL POWER POINTS
 - DATA CONNECTION POINT
 - G.P.O. WITH U.S.B. RECHARGE
 - SINGLE 1200 mm 11 W FLURO LIGHTS WITH DIFFUSER
 - DOUBLE 1200 mm 22 W FLURO LIGHTS WITH DIFFUSER
 - ELECTRONIC VEHICLE CHARGER
 - SENSOR LIGHT
 - BATTEN LIGHT
 - DOWNLIGHTS SHALL BE "LOOMI 12C" LED's
 - SWITCH
 - 2 WAY SWITCH
 - 3 WAY SWITCH
 - ISOLATION SWITCH (STOVE)
 - SENSOR OVERRIDE
 - DIMMER SWITCH
 - BATHROOM FAN, LIGHT HEAT VENTED TO OUTSIDE AIR
 - CEILING FAN
 - INTERNAL FAN
 - VENT FANS OUT TO SOFFIT
 - 240 VOLT HARD WIRED INTER-CONNECTED SMOKE DETECTOR
 - PHONE POINT
 - TELEVISION POINT
 - ROOF SPACE ACCESS HATCH
 - AC - AIR CONDITIONING UNIT
 - PH - PANEL HEATER HARD WIRED IN 6.5 kW
 - ST - STOVE HARD WIRED IN
 - UBO - UNDER BENCH OVEN
 - HP- HOT PLATES
 - RH - RANGE HOOD
 - DW- DISHWASHER
 - HW- HOT WATER
 - MB- METER BOX
 - NBN CUPBOARD 600 mm HIGH X 300 mm DEEP MINIMUM.
 - NBN OPTIC FIBRE IN NBN APPROVED CONDUIT

CENTRAL COAST COUNCIL

CENTRAL COAST COUNCIL
LAND USE PLANNING

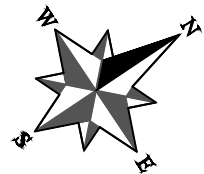
Received: 27/02/2023

Application No: DA2022302

Doc ID: 446323

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING AT 24-26 MAIN ROAD
PENGUIN FOR J.J. & A.B. DE BRUYN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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FOR PLANNING PERMIT APPLICATION ONLY



CENTRAL COAST COUNCIL LAND USE PLANNING

Received: 27/02/2023

Application No: DA2022302

Doc ID: 446323

WEEDA Drafting

& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM: CC 5317 P Cat B.D.

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2003 WATER SUPPLY
A.S./N.Z. 3500.2-2003 SANITARY PLUMBING
A.S./N.Z. 3500.3-2003 STORM WATER
A.S./N.Z. 3500.4-2003 HOT WATER

FIXTURES:

1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

I.O. - INSPECTION OPENING

E.V. - EDUCT VENT

R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GULLY
TOP OF O.R.G.'s SHALL BE A MINIMUM
OF 150mm BELOW THE LOWEST FIXTURE
A MINIMUM OF 75 mm ABOVE FINISHED
GROUND/SURFACE LEVEL.
CONCRETE SURROUND PLINTHS SHALL
BE PROVIDED AROUND O.R.G.'S

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø

S.W. LINES GENERALLY OUT 1200mm
& PARALLEL TO EXTERNAL WALLS.
STORM WATER - UPVC 100 mmØ LAID
@ MIN. GRADE OF 1:100

SEWER LINE 100 mm Ø

SEWER LINES GENERALLY OUT 1000mm
& PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC DN 100 LAID @ A MIN.
GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE

S.V. - STOP VALVE

TELSTRA SUPPLY

POWER SUPPLY

GAS SUPPLY

GAS

GAS

GAS

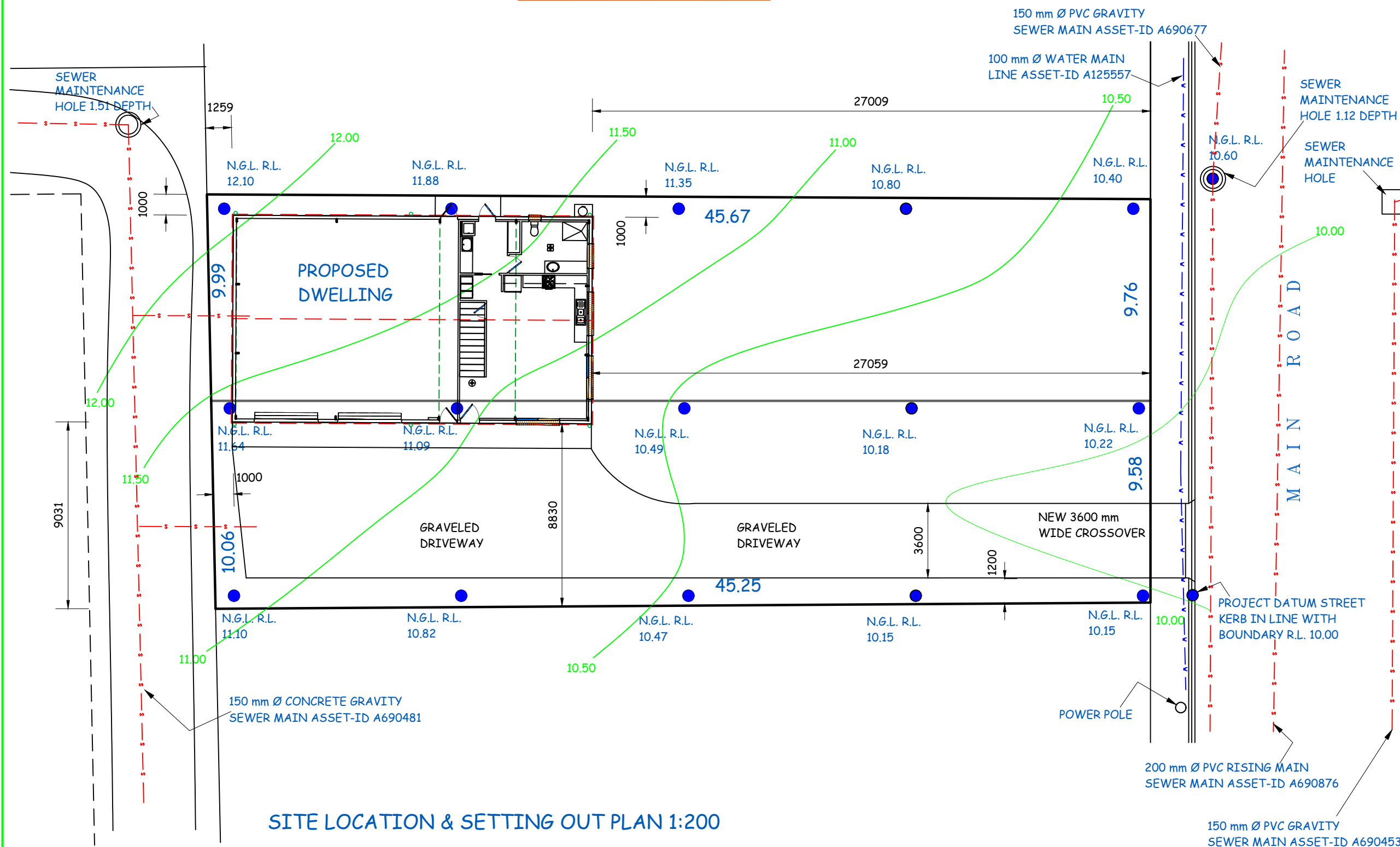
EXISTING LOT AREA
900.00 m2 (COMBINED)

DWELLING AREA
238.60 m2

FOOTPRINT
173.80 m2

TOTAL COVERAGE
173.80 m2

SITE COVERAGE
19.31 %



SITE LOCATION & SETTING OUT PLAN 1:200

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING AT 24-26 MAIN ROAD
PENGUIN FOR J.J. & A.B. DE BRUYN.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
21/02/2023	1:200	J WEEDA	A WEEDA	13122 - 6 OF 7

SHADING LEGEND

SHADOW CASTING
@ 0900 JUNE 21st

SHADOW CASTING
@ 1200 JUNE 21st

SHADOW CASTING
@ 1500 JUNE 21st



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 27/02/2023

Application No: DA2022302

Doc ID: 446323

WEEDA Drafting



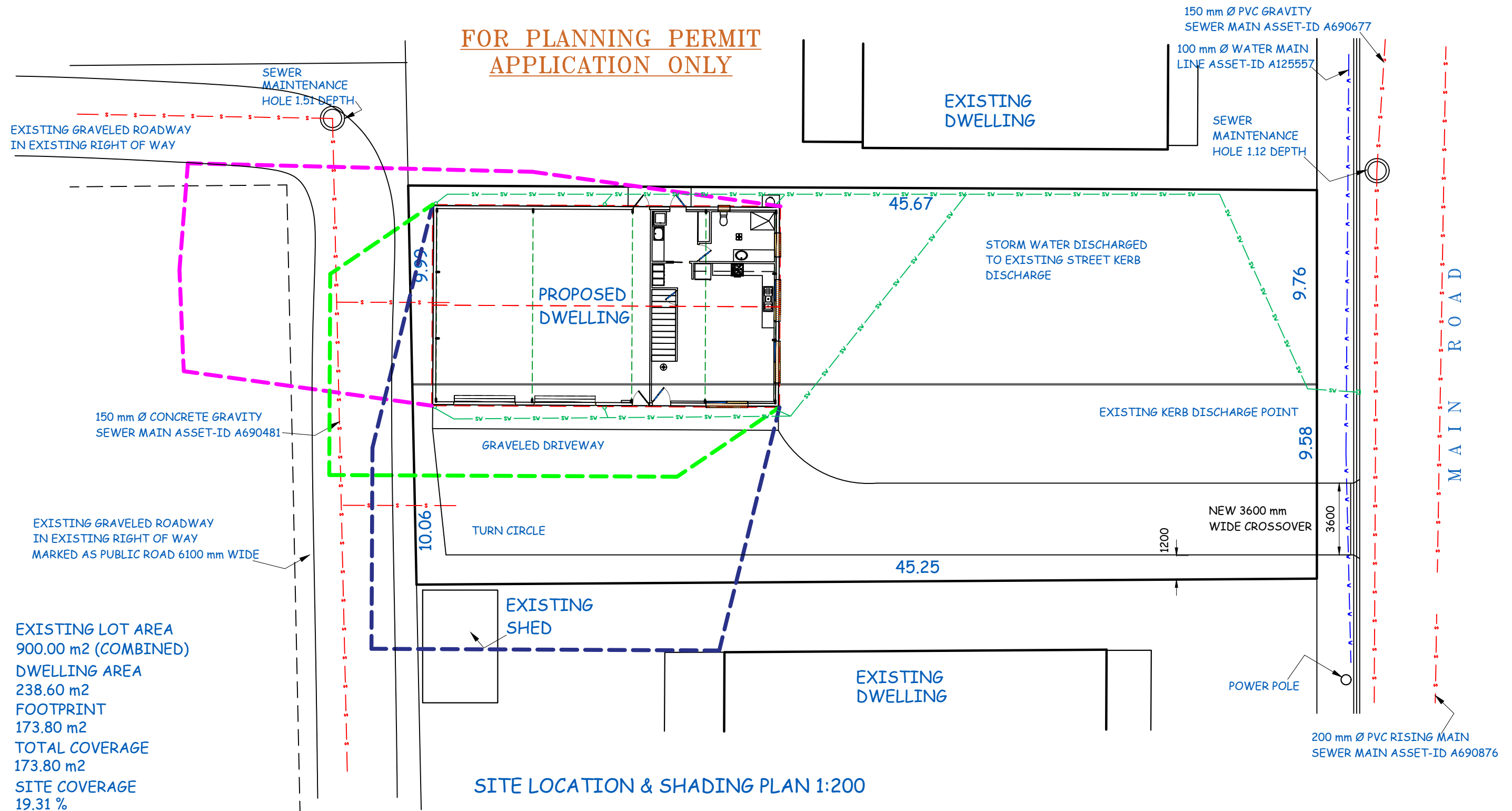
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315

Phone: (03) 6425 9333

Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.



PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED DWELLING AT 24-26 MAIN ROAD
PENGUIN FOR J.J. & A.B. DE BRUYN.

DATE:

21/02/2023

SCALE:

1:200

CHECKED BY

J WEEDA

DRAWN BY

A WEEDA

DWG No.

13122 - 7 OF 7



Auctions



UPCOMING AUCTIONS:

Ulverstone, Saturday 18th March. (9:30am viewing, 10:30 am start)

Items include: Polaris Ranger 4x4 side-by-side, John Deere ride-on mower, steel box trailers, arc & mig welders, Stihl whipper snipper & brushcutter, Large qty power tools inc Milwaukee, Dewalt & Makita, whacker packer, generator, café tables & chairs, dust extraction unit, homewares, planer jointer, filing cabinets & map drawers, safe, motorised wheelbarrow/scoop, grader blade, fossils, gemstones and more.

Natone, Saturday 25th March (8:00am viewing, 9:30am start)

Items include: 4-wheeler, tractors, PTO block splitter, irrigator pump, motorbikes, power tools, huge range of garden ornaments/art, huge range of farming machinery & implements, homewares, motorcycles, vehicles inc. Land Cruiser ute, trailers, chainsaws, oil collectables, anvils, hot water Karcher pressure washer, workshop products, collectables, petrol tiller, Kubota, slasher, Toro zero turn mowers, fencing equipment and much more. **withdrawn: 1927 Nash 2-door coupe 6-cylinder.**

Ulverstone, Saturday 1st April (8:00am viewing, 9:30am start)

Items include: Range of tractors, new and used tractor parts, huge qty of new and used tractor tyres, farm implements and machinery, diesel forklift, motorised wheelbarrow, tractor engines, backhoe and much more.

Visit our website: www.sherwoodauctions.com.au, find us on Facebook or call Klay: 0456 537 290 26 Belton st, Acton, Tas.

Caravans and Motor Homes



Caravan Weighing

Travel safe and understand you must be legally compliant. If you are proven overweight in an accident insurance would be invalid. Weight reports, educational sessions, state-wide service. Incl. boats motorhomes, & trailers. **Cameron 0477 668 668.**

Caravans and Motor Homes

Windsor 16'

Poptop, exc. cond., full annex/skirt with anti flap kit, m/wave, radio, TV/DVD combo, rc caravan mover & more. Photos avail. \$23,500. Ph. 0400 602 391.

ADD COLOUR TO YOUR AD

WANTED

We are looking to buy quality late model used caravans & pop tops
03 6232 2344
Jayco Hobart
Cnr Amy St/Main Rd Moonah

Businesses For Sale & Wanted

BUSINESS FOR SALE
ELOC CLEANING

North West business for over 30 years with an extensive customer base.
PH: 0418 133 278
eloccleaning@bigpond.com
Excellent business, not wanting to sell, having to sell.

Livestock

Ulverstone Pet Food

Stock wanted, suitable for pet food.
Ph. 6425 5822 or 0408 141 972 (AH).

ALL OUR CLASSIFIEDS APPEAR ONLINE

Church Notices



5th March, 2023
Penguin
10 am Sanctuary Hill Christian Fellowship Sanctuary Hill, Penguin
Rev. Ron van Leerdam
Ulverstone
9.30 am Christian Reformed Church of Ulverstone
36 John Street
Rev. Matthew Brooks-Lloyd
Devonport
9.30am Pathway to Life
20 - 22 Nicholls Street, Devonport
Mr Ryan Niebuur

FOREVER IN OUR HEARTS

Pet Death and Tributes notices now available in Classifieds



Connect with Classifieds

Local Government

APPLICATION FOR PLANNING PERMIT

Notice is given that a planning application has been made for the following proposal:

Application No: DA2023/4

Proposal: Shade Structure - Educational and Occasional Care

Address: 25 Belstead Street, Zeehan

The application and associated documents can be viewed at the Council office, 11 Sticht Street, Queenstown, and Zeehan Post Office, 114 Main Street, Zeehan, during normal business hours or at www.westcoast.tas.gov.au.

In accordance with Section 57(5) of the Land Use Planning and Approvals Act 1993 representations can be made in writing to the General Manager at PO Box 63, Queenstown or wcc@westcoast.tas.gov.au by 5pm on Monday, 20 March 2023.

Dated: 4 March 2023

David Midson
GENERAL MANAGER

WESTCOAST.TAS.GOV.AU



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

COMMUNITY SMALL GRANTS SCHEME

The Council is inviting requests for grants from groups and organisations for projects and activities which contribute to the development of the community within the Central Coast municipal area.

Guidelines and application forms are available from:

- the Council's website www.centralcoast.tas.gov.au
- the Administration Centre, 19 King Edward Street, Ulverstone
- the Penguin Service Centre, 78 Main Road, Penguin
- or by contacting the Community Services Officer on tel. 0429 8958.

Applications close at 4pm on Friday 28 April 2023.

APPLICATIONS FOR PLANNING PERMITS

S.57 Land Use Planning and Approvals Act 1993.

The following applications have been received:

Application No.: DA2022297
Location: 19 Shorehaven Drive, Turners Beach
Proposal: Residential - single dwelling
Performance: Reliance on CCO-S5.0 Turners Beach Specific Area Plan
Criteria:

Application No.: DA2022302
Location: 24 & 26 Main Road, Penguin
Proposal: Residential - single dwelling
Performance: Setbacks and building envelope
Criteria: for all dwellings

The applications may be viewed at the Administration Centre during office hours and on the Council's website. Any person may make representation in relation to an application [in accordance with s.57(5) of the Act] by writing to the General Manager at PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au by no later than 21 March 2023.

Date of notification: 4 March 2023.

SANDRA AYTON
General Manager



Positions Vacant



Director Strategic Legislation and Policy

Hobart, Tasmania

The role of Strategic Legislation and Policy unit is to develop and review legislation for the Tasmanian Government. The Director Strategic Legislation and Policy manages a medium-sized team and reports directly to the Deputy Secretary Justice and Reform on a diverse range of matters largely relating to the development and review of legislation within the Attorney-General and Minister for Justice portfolios, and strategic legislation and policy issues for the Department.

We are looking for a dynamic and experienced professional who can provide expert advice to the Attorney-General, other Ministers, Secretary and senior officers of the Department.

We encourage applications from Indigenous Australians, people with disability, people from diverse cultural and linguistic backgrounds, mature age workers and lesbian, gay, bisexual, transgender and intersex (LGBTI) people.

The Department of Justice supports reasonable adjustment requests in any stage of the assessment process to remove barriers and facilitate full participation in all aspects of employment for applicants with disability. If you have individual requirements that need to be accommodated in order to participate in an interview or recruitment activity, please inform the contact person listed for this vacancy.

We are a diverse and inclusive workplace and understand the importance of flexible working arrangements. Talk to us about how this could work for you.

Further information regarding the duties of the positions can be found on the jobs website www.jobs.tas.gov.au under Department of Justice.

Salary: \$141,141 to \$162,312 per annum (plus superannuation).

The position includes use of a privately plated motor vehicle.

Period of appointment: Fixed term for 5 years.

Vacancy No: 355362

Location: Hobart

Closing Date: 13 March 2023

For more information contact:
Kristy Bourne, Deputy Secretary - Justice and Reform, phone (03) 6165 4943 or email secretary@justice.tas.gov.au

Renewable Energy Zone Liaison Officer

We are hiring locally! Do you have great communication skills and a strong connection with the North West of Tasmania?

Renewables, Climate and Future Industries Tasmania (ReCFIT) is looking to employ a local Renewable Energy Zone Liaison Officer to assist with community engagement in the North West region of Tasmania.

Vacancy No: 005487

Salary Range: \$93,771 to \$98,362

Location: North West Tasmania

Closing Date: 9 March 2023

For more information, please contact
Suki Hopgood-Douglas by phone: (03) 6166 3493 or email Suki.Hopgood-Douglas@recfit.tas.gov.au

EDUCATION FACILITY ATTENDANT - YOLLA DISTRICT SCHOOL
(MULTIPLE VACANCIES, INCLUDING A FARM HAND VACANCY) -
Department for Education, Children and Young People

Salary: \$53,850 to \$56,031 per annum

Location: Children and Young People, Yolla District School, North West

Enquiries: Penelope Smith, (03) 6438 0222

Closing: 13/03/2023

IT OFFICER (DIGITAL INFRASTRUCTURE) (500367) -
Department of Health

Salary: \$62,257 to \$88,851 per annum

Location: Health ICT, HICT - Digital Infrastructure Services, Network & Communications, Hobart

Enquiries: Rodney Harrex, 0419 338 942, rodney.harrex@health.tas.gov.au

Closing: 12/03/2023

LIBRARY OPERATIONS COORDINATOR - BURNIE LIBRARY (965706) -
Department for Education, Children and Young People

Salary: \$78,246 to \$90,062 per annum

Location: Libraries Tasmania, Burnie Library, North West

Enquiries: Kathleen Priestly, 0436 847 882

Closing: 13/03/2023

SENIOR PRACTITIONER (520642) - Department of Premier and Cabinet

Salary: \$117,693 to \$125,231

Location: Community Partnerships and Priorities, Community and Disability Services, Statewide

Enquiries: Ingrid Ganley, (03) 6270 5818, ingrid.ganley@dpac.tas.gov.au

Closing: 12/03/2023

TRAINING AND COMMUNICATIONS OFFICER (355542) -
Department of Justice

Salary: \$93,771 to \$98,362 per annum

Location: Equal Opportunity Tasmania, Hobart

Enquiries: Sarah Bolt, (03) 6165 7515, eot.commissioner@equalopportunity.tas.gov.au

Closing: 13/03/2023

Explore these and other job opportunities at www.jobs.tas.gov.au

Annexure 3



24 & 26 Main Road, Penguin highlighted. Aerial image from Council mapping system – Spectrum.



24 & 26 Main Road, Penguin. Aerial image from Council mapping system – Spectrum.



Photo of the two parcels of land, looking south from Main Road.



Photo of the two parcels of land, looking north from Crown land, which is south of the development site.



Photo of the vegetation the applicants are referring to on the adjoining western property.



Photo of the two-storey single unit located at 5/20 Main Road.



Photo of the single storey dwelling at 28 Main Road. The single storey building at 30 Main Road can also be seen in the background.



Photo of the single storey dwelling at 28 Main Road.



Photo of the single storey dwelling at 22 Main Road.



Photo of the single storey dwelling at 22 Main Road.



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'.

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**

agenda item 10.17

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**

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			
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
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.

- Complete
- Construction
- Design/Approvals
- Deferred

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 Progress	July	August	September	October	November	December	January	February	March	April	May	June
●	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	\$	-													
<div><div></div><div></div><div></div></div>	HIVE - offices & circulation spaces	\$	15,000	\$	-													
	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%												