



Central Highlands Council

AGENDA – ORDINARY MEETING – 21st AUGUST 2012

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 21st August 2012, commencing at 9.00am and be closed to the public until 10.00am.

I certify under S65(2) of the Local Government Act 1993 that the matters to be discussed under this agenda have been, where necessary, the subject of advice from a suitably qualified person and that such advice has been taken into account in providing any general advice to the Council.

Geoff Cockerill
Acting General Manager

1.0 OPENING

2.0 PRESENT

3.0 APOLOGIES

4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2005, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

5.0 COMMITTEE

Regulation 15 of the Local Government (Meeting Procedures) regulations 2005 provides that Council may consider certain sensitive matters is Closed Agenda which relate to:

- Personnel matters, including complaints against an employee of the Council;
 - Industrial matters relating to a person;
 - Contracts for the supply and purchase of goods and services;
 - The security of property of the Council
 - Proposals for the Council to acquire land or an interest in the land or for the disposal of land;
 - Information provided to the Council on the condition it is kept confidential;
 - Trade secrets of private bodies;
 - Matters relating to actual or possible litigations taken by or involving the Council or an employee of the Council;
 - Applications by Councillors for leave of absence;
 - The personal affairs of any person.
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The decision to move in Closed Council requires an absolute majority of Council.

5.1 MOTION INTO COMMITTEE

Moved **Clr**

Seconded **Clr**

THAT Council move into Committee to discuss confidential matters in accordance with Section 15 of the Local Government (Meeting Procedures) Regulations 2005.

Carried

5.2 MATTERS DISCUSSED IN COMMITTEE

5.3 MOTION OUT OF COMMITTEE

Moved **Clr**

Seconded **Clr**

THAT Council move out of Committee and resume the Ordinary Meeting.

Carried

OPEN MEETING TO PUBLIC

The Meeting will be open to the public at 10.00am.

6.0 IN ATTENDANCE

Kathy Hean (NRM) will be attending the meeting at 10.30am.

Dave Leiguis (Game Management Division) will be in attendance at 12.30pm

6.1 PUBLIC QUESTION TIME

7.0 FINANCE REPORT

Moved **Clr**

Seconded **Clr**

THAT the **Finance Report** be received.



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Carried

7.1 DISCUSSION

8.0 NRM REPORT

Moved **Clr**

Seconded **Clr**

THAT the NRM Report be received.

Carried

9.0 MAYORAL COMMITMENTS

1 st August 2012	Building Appeals Board Hearings Minister David O'Byrne
2 nd August 2012	Independent Living Units Meeting Southern Mayor's invited to address the RAAF Association
3 rd August 2012	Farewell Function – Assistant GM Robert McCrossin DVC
8 – 9 th August 2012	Australia Day Seminar & Workshop
11 th August 2012	UTAS Graduation Ceremony
13 th August 2012	Audit Committee Meeting Funeral Mr Ross Johnston, former Warden Hamilton Municipality
14 th August 2012	Planning Committee
15 th August 2012	Premier's Local Government Council Meeting
16 th August 2012	Ellendale Hall Committee Meeting Southern Tasmania Councils Authority Infrastructure Meeting – STCA
18 th August 2012	Sports Shear Presentation Night
20 th August 2012	Plant Committee Meeting Health Sub Committee Meeting Meeting Mayor Martyn Evans, Mr Frank Pearce & Philip Ridyard

9.1 COUNCILLORS COMMITMENTS

Clr A J Downie

25 th July 2012	Briefing with General Manager and Acting General Manager
30 th July 2012	Forestry debate
7 th August 2012	Weeds update
13 th August 2012	Audit Committee Meeting



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14th August 2012 Planning Committee Meeting

16th August 2012 Go! Highlands AGM

Clr G L Herbert

17th July 2012 Council Meeting – Hamilton

14th August 2012 Planning Committee Meeting

Clr I V McMichael

17th July 2012 Council Meeting

14th August 2012 Planning Meeting Bothwell

Clr L M Triffitt

16th July 2012 CHHSCC Meeting

17th July 2012 Council Meeting – Hamilton

24th July 2012 Meeting with Community & Economic Development Officer

**9.2 GENERAL
MANAGER'S
COMMITMENTS**

25th July 2012 Attended briefing with Acting Mayor Downie and General Manager

30th July 2012 Started work as Acting General Manager

2nd August 2012 Attended Independent Living Units Committee Meeting

**10.0 NOTIFICATION
OF COUNCIL
WORKSHOPS**

Planning Scheme Workshop – 28th August 2012

**10.1 FUTURE
WORKSHOPS**

**11.0 MAYORAL
ANNOUNCEMENTS**

12.0 MINUTES



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12.1 RECEIVAL MINUTES ORDINARY MEETING

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 17th July 2012** be **received**.

Carried

12.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 17th July 2012** be **confirmed**.

Carried

12.3 RECEIVAL OF INDEPENDENT LIVING UNITS COMMITTEE MINUTES

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Independent Living Units Committee Meeting** of **Council** held on **Thursday 2nd August 2012** be **received**.

Carried

12.3.1 TENANCY OF UNITS BOTHWELL

Applications had been called for tenancy of two vacant units at Bothwell with two applications being received.

Recommendation from ILU Committee:

THAT Mrs Valerie Hanna be offered tenancy of Unit 3 and that Ms Denise Peeling be offered tenancy of Unit 1.

Carried

12.3.2 TENANCY OF ILU OUSE

Applications had been called for tenancy of two vacant units at Ouse with two applications being received.

Recommendation from ILU Committee:

THAT the tenancy of ILU Unit No 1 be offered to John Craig Kelty and Colleen Denise Onn.



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Carried

12.4 RECEIVAL OF AUDIT COMMITTEE MINUTES

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Audit Committee Meeting of Council** held on **Monday 2nd July 2012** be received.

Carried

12.5 RECEIVAL OF PLANNING COMMITTEE MINUTES

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Planning Committee Meeting of Council** held on **Tuesday 14th August 2012** be received.

Carried

12.6 RECEIVAL OF PLANNING COMMITTEE MINUTES

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Plant Committee Meeting of Council** held on **Monday 20th August 2012** be received.

Carried

13.0 BUSINESS ARISING

14.0 COMMUNITY & ECONOMIC DEVELOPMENT REPORT

Moved Clr

Seconded Clr

THAT the **Community & Economic Development Report** be received and noted.

Carried

14.1 HIGH DEFINITION DIGITAL MOVIE CAMERA

Moved Clr

Seconded Clr

THAT a GoPro or Contour High Definition digital camera be purchased at an approximate cost of \$300.00.



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Carried

14.2 CENTRAL HIGHLANDS NEWS – INCREASED FREQUENCY

Recommendation to be provided at meeting.

Moved **Clr**

Seconded **Clr**

14.3 CENTRAL HIGHLANDS TASMANIA TOURISM ASSOCIATION / DESTINATION SOUTHERN TASMANIA

Moved **Clr**

Seconded **Clr**

THAT Council approve the concept of a new Tourism Organisation for the Central Highlands and that a report be prepared on the structure and governance for consideration by Council.

Carried

14.4 CRUISE DOWN UNDER CONFERENCE

Moved **Clr**

Seconded **Clr**

THAT the Community & Economic Development Officer attend the Cruise Ship Shore excursion seminar.

Carried

14.5 HAMILTONS OF THE WORLD BOOK LAUNCH

Moved **Clr**

Seconded **Clr**

THAT Council purchase 10 books for resale.

Carried

14.6 BRAND TASMANIA MEMBERSHIP

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council approves an application for membership and payment of the membership fee of \$250.

Carried

14.7 DIER – EMERGENCY HELIPAD SIGNAGE, BINNEYS LAKE

For Consideration



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14.8 COMMUNITY GRANTS – TROUT GUIDES & LODGES TASMANIA

Moved **Clr**

Seconded **Clr**

THAT Council approve the grant application of \$300.00 to the Trout Guides & Lodges Tasmania.

Carried

14.9 COMMUNITY GRANTS – BOTHWELL SPEED SHEAR

For Consideration

14.10 STEPPES HALL RETROSPECTIVE FINANCIAL ASSISTANCE

For Consideration

15.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2005, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

Moved **Clr**

Seconded **Clr**

THAT the **Development & Environmental Services Report** be received.

Carried

15.1 DA 2012/17: WOOLCOTT SURVEYS: BLACK SNAKE ROAD (CT101028/3 AND CT222659/1), BOTHWELL : SUBDIVISION OF NINE LOTS AND BALANCE (ROAD LOT) IN THE RURAL ZONE AND

Recommendation

Moved **Clr**

Seconded **Clr**

THAT the application be deferred until a meeting has been arranged with the Tasmania Fire Service to discuss the proposed development and a separate meeting with the Tasmanian Land Conservancy to discuss their overall developments within the Central Highlands.

Carried



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RIVERSIDE, LAKESIDE AND WETLAND AREA

15.2 DA 2012/18: TASMANIAN FIRE SERVICE: RA5349 LYELL HIGHWAY, HAMILTON: UTILITY (MINOR) - FIRE STATION IN VILLAGE ZONE & HERITAGE CONSERVATION AREA

Recommendation

Moved **Clr**

Seconded **Clr**

That Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for a *Utility (Minor) (Fire Station) in the Village Zone and Heritage Conservation Area* at RA5349 Lyell Highway, Hamilton, Certificate of Title Volume 158480 Folio 1, subject to the following conditions:

General

1. The development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The building must not be used for any habitable, commercial or industrial purposes.
3. The height of the fire station building must not exceed 5.0 metres above natural ground level. Plans showing compliance with this condition must be submitted to and approved by Council's General Manager prior to the issue of a Building Permit.

Signage

4. No signage is approved as part of this application. A separate application for approval will be required for any signage regime to be undertaken on the site unless exempt under the Scheme.

Amenity

5. All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's General Manager.
6. The walls of the fire station building must be coloured/painted in Colorbond 'Woodland Grey' and the roof must be coloured/painted in Colorbond 'Monument'. Before works commence, a schedule specifying the external surfaces being of the colours required by this condition must be submitted to and approved by the Council's General Manager.
7. The premises and grounds are to be kept free from filth, dust, ashes, refuse waste and other offensive matter and such materials are not permitted to accumulate on the premises in a manner which in the opinion of an authorised from Council is likely to create a health risk or is unsightly.



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Landscaping

8. Landscaping extending the length of the eastern property boundary abutting the fire station building must be provided. Plants should provide screening and grow to a height of approximately 3 metres and be planted no more than 3 metres apart. Plans showing compliance with this condition must be submitted to and approved by the General Manager.

Ponsonby Street/Lyell Highway Intersection

9. Turning path diagrams for a Medium Rigid Vehicle at the Ponsonby Street and Lyell Highway intersection, prepared by a qualified civil engineer, or other person approved by Council's General Manager, must be submitted to Council prior to, or in conjunction with, lodgement of Building Application.
10. The developer will be responsible for any upgrading works required at the Ponsonby Street and Lyell Highway Intersection to allow a Medium Rigid Vehicle to perform a left hand turn into, and out of, Ponsonby Street without crossing the Lyell Highway centreline.
11. All work on or affecting the State Road, including drainage, must be carried out in accordance with a permit provided by the Transport Division of the Department of Infrastructure Energy and Resources. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the *Roads and Jetties Act 1935*.

Parking and Access

12. At least seven (7) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
13. At least one (1) of the required parking space(s) must be provided for the use of people with disabilities as close as practicable to (a) suitable entrance(s) to the building. The parking space(s) must be signed and marked out to indicate that the space(s) is only for use by persons with disabilities and must be designed in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
14. Car parking spaces, other than those designed and marked out for use by the disabled, must be a minimum of 2.60 metres wide and 5.50 metres long, unless otherwise approved by the Council's General Manager.
15. The areas set-aside for parking and associated access and turning must have: -
 - (a) A driveway access with a minimum 3 metres internal width and an average maximum longitudinal grade of 1 in 5 (20%) or, if the topography makes this impractical, an absolute maximum longitudinal grade of 1 in 4 (25%).
 - (b) Space on site to allow that vehicles enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.



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- (c) An all weather pavement constructed and surfaced to the satisfaction of the Council's Municipal Engineer.
 - (d) Line-marking or some other means to show the parking spaces to the satisfaction of Council.
 - (e) Signs not exceeding 0.3 square metres to direct drivers to the area set aside for visitor parking.
 - (f) Drainage discharging to the stormwater system in accordance with the requirements of a plumbing permit issued by the plumbing Permit Authority.
16. The driveway must, unless separate entry and exits with a minimum width of 3.6 metres are provided, be a minimum of 5.5 metres wide for a distance of 7.50 metres from the carriageway of the road to allow vehicles to pass each other, or otherwise as required by Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney / Standards Australia (2002): *Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Sydney.
 17. Adequate manoeuvring space must be provided in accordance with Standards Australia (2002): *Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Standards Australia, Sydney and the requirements of the Council's Municipal Engineer to ensure that heavy trucks or articulated vehicles may leave the site in a forward direction.
 18. The existing access from the carriageway of the road onto the subject land must be altered and reconstructed in accordance with the construction and sight distance standards shown on standard drawings SD1009 and SD1012 prepared by the IPWE Aust. (Tasmania Division) (**attached**) or otherwise as required of Standards Australia (2002): *Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Sydney and to the satisfaction of Council's General Manager. The driveway from the edge of road to the property boundary must be sealed.
 19. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to or in conjunction with lodgement of Building Application. The parking plan is to include:
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensionsand shall form part of the permit when approved.
 20. All parking and associated turning and access must be constructed in accordance with the approved parking plan.
 21. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
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22. All areas set-aside for parking and associated turning and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's General Manager.

Stormwater

23. Drainage from the proposed development must be retained on site or drain to a legal discharge point to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2000*.

Services

24. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Southern Water

25. The development must meet all required Conditions of approval specified by Southern Water Response to the Council Notice of Planning Application Referral, date 27 June 2012 (SWDA 2012/444-CHL).

Water Quality

26. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.

Construction amenity

27. Any works relating to the development must be carried out between the following hours:
- | | |
|---------------------------|-------------------|
| Monday to Friday | 7.00am to 6.00pm |
| Saturday | 9.00am to 6.00pm |
| Sundays & Public Holidays | 10.00am to 6.00pm |
28. Noise, dust, fumes, smells or other pollutants emitted are not to cause disturbance or annoyance to owners/occupiers in the vicinity and shall comply with the standards of the *Environmental Management and Pollution Control Act 1994*.
29. The roads and footpaths surrounding the building site shall be kept clear of construction materials and debris during and after the construction period.

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.



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- B.** The SWMP shall be prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, the *State Policy for Water Quality Management 1997* and the requirements of the Council's General Manager and show the following -
- Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;
 - Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - Temporary erosion and sedimentation controls to be used on the site; and
 - Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: *AS/NZS 1547: On-site wastewater management*, Standards Australia, Sydney, 2000.
- C.** The issue of this permit does not ensure compliance with the provisions of the *Commonwealth Disability Discrimination Act 1992* in relation to access to or use of premises that the public can enter or use. Building access issues may also arise under other *Disability Discrimination Act 1992* provisions relating to employment, access to services and accommodation provisions. The operator may be liable to complaints in relation to any non-compliance with the *Disability Discrimination Act 1992*.

There are currently no standards prescribed for compliance with the *Disability Discrimination Act 1992*, however, Australian Standards associated with the Act, including AS 1428.1-2001 - Design for access and mobility - General requirements for access - New building work and the Building Code of Australia (BCA) may apply to occupants of the building. It is recommended that you obtain further information concerning the Disability Discrimination Act 1992 from the Office of the Human Rights and Equal Opportunities Commission or the Tasmanian Anti-Discrimination Commission.

- D.** **This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.**

Carried



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15.3 DA 2012/29: D G
J POTTER
SURVEYORS: RA
3694 VICTORIA
VALLEY ROAD, DEE
(CT138520/1);
SUBDIVISION OF
TWO LOTS IN THE
HOLIDAY
RESIDENTIAL ZONE
AND RIVERSIDE,
LAKESIDE AND
WETLAND AREA

Recommendation

Moved **Clr**

Seconded **Clr**

That Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for a *Subdivision of Two Lots in the Holiday Residential Zone* at RA3694 Victoria Valley Road, Dee, Certificate of Title Volume 138520 Folio 1, subject to the following conditions:

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

Staged development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's General Manager.

Easements

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.
5. The existing flooding easement and fire buffer zone notated on the title must be retained on the Final Plans of Survey for sealing by the Council.

Endorsements

6. The final plan of survey must be noted that Council cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

Public open space

7. As insufficient provision has been made for recreational space, and having formed the opinion that such a provision should be made in respect of the proposal, Council requires that an amount equal to five percent (5%) of the unimproved value of Lot 2 must be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The subdivider must obtain a valuation for the unimproved value of the subdivision from a



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registered Valuer.

8. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Covenants

9. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.
10. A covenant in gross (or restrictive covenant to which Council is to be made a party) must be created on Lot 1 and 2 to the effect that no lot is to be fenced.
11. Taking into consideration the findings contained within the '*Botanical Survey and Fauna Habitat Assessment: Proposed subdivision 3694 Victoria Valley Road, Dee Lagoon*' prepared by Northbarker and dated 28 May 2012, a building envelope form Lot 2 must be shown on the Final Plan of Survey. The building envelope must contain all servicing infrastructure, access, parking and bushfire management Building Protection Zone.

Agreements

12. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.
13. An agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into prior to the sealing of the final plan of survey to require any residential use or development to be carried out and maintained in accordance with the recommendations of Tasfire (1995), *Planning Conditions and Guidelines for Subdivisions in Bushfire Prone Areas*, Tasmanian Fire Service, Hobart and constructed in accordance with Level 1 of Standards Australia (1999): AS 3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.

Weed Management Plan

14. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a Weed Management Plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's General Manager and of the Regional Weed Management Officer, Department of Primary Industries, Parks, Water and Environment.



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Final Plan

15. A fee of \$220.00, or as otherwise adopted by Council resolution from time to time, must be paid to Council prior to the sealing of each stage of the final plan of survey.
16. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
17. All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Water Quality

18. Temporary run-off, erosion and sediment controls must be installed and maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

Environmental Health

19. The final plan of survey must be endorsed that the lots are only suitable for the on-site disposal of wastewater using a licensed Aerated Wastewater Treatment System or modified trench septic or other approved system.

Telecommunications, electrical and gas reticulation

20. Electrical reticulation and telecommunication reticulation must be installed underground in accordance with the requirements of Aurora Energy Pty. Ltd., Telstra and the gas authority.
21. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Access

22. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be of a gravel formation with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 Rural Roads - Typical Standard Access and SD-1012 Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Municipal Engineer.

Engineering drawings

23. Engineering design drawings are to be submitted for approval by Council's General Manager. Engineering Drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by the General Manager.



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24. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

Construction amenity

25. Any works relating to the development must be carried out between the following hours:
- | | |
|---------------------------|-------------------|
| Monday to Friday | 7.00am to 6.00pm |
| Saturday | 9.00am to 6.00pm |
| Sundays & Public Holidays | 10.00am to 6.00pm |

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. Appropriate temporary control measures include, but are not limited to, the following:
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
 - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - Rehabilitation of all disturbed areas as soon as possible.
- C. In the event that any suspected item of archaeological significant is inadvertently encountered during works associated with development of the site, then the activity creating the disturbance should cease immediately, and the *Aboriginal Relics Act 1975* will apply for reporting and management.
- D. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Commonwealth Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water & Environment or the Commonwealth Minister for a permit.
- E. **This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an**



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AGENDA – ORDINARY MEETING – 21st AUGUST 2012

- (a) Support the nominees for Owners Representatives on Southern Water in the following preference.
- 1.
 - 2.
 - 3.
 - 4.
 - 5.
- (b) That those three persons who will have been preferred by the members of the Corporation participating in the current ballot, that is due to be determined on Friday 24th August, be appointed Owners' Representatives of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited (Southern Water) for a period of three years.

Carried

17.3 HAMILTON FIRE STATION – LEASE AGREEMENT (SEPARATE ATTACHMENT)

The State Fire Commission has received approval to construct a new Fire Station on land owned by Council at Ponsonby Street, Hamilton and has requested a 20 year lease on the site.

Recommendation:

Moved **Clr**

Seconded **Clr**

That Council approve the lease of the land at Ponsonby Street, Hamilton to the State Fire Commission for a period of 20 years and that the General Manager be authorised to sign the lease and affix the Council seal.

Carried

17.4 LOCAL GOVERNMENT BOARD – REPORT ON REVIEW OF COUNCILLOR NUMBERS (PAGES 8-10)

Minister Green has provided a copy of the report into the review of Councillor numbers at seven Councils in the State with an invitation for Council to make a submission on any matter covered by the report.

Central Highlands Council is classified nationally as Rural Agricultural Medium (Population 2001 – 5000) and has been used as comparison date alongside Tasman and Glamorgan-Spring Bay.

Copies of the recommendations (Page 20) are attached as is the Profile Comparison for Central Highlands (Page 44).

Recommendation:

Moved **Clr**

Seconded **Clr**

