



Central Highlands Council

AGENDA – ORDINARY MEETING – 20th NOVEMBER 2012

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Hamilton Council Chambers, on Tuesday 20th November 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.

Lyn Eyles
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.

The decision to move in Closed Council requires an absolute majority of Council.



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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 opened to the public at 10.00am

6.0 IN ATTENDANCE

John Shoobridge (President) & Chris Boden (CEO) – Tasmanian Trail will attend the meeting at 10.30am.

2.00pm Andrew Rumsby and Hugh Skerritt (Hydro) and Mark McConnon (Southern Water) – update on Meadowbank Dam drawdown

6.1 PUBLIC QUESTION TIME

7.0 NRM REPORT

Moved **Clr**

Seconded **Clr**

THAT the **NRM Report** be received.

Carried



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8.0 FINANCE REPORT **To be tabled at the meeting**

8.1 REMISSION OF PENALTIES 05-0700-03531 \$39.97

The ratepayer called the office on 21st February 2012 to update their postal address. They called the office again on Friday 2nd November 2012 as they had not received a rates notice for a while. When their address was updated in February the wrong house number was put in the system, instead of being 11B, 118 was inputted, so they were not receiving their notices. As such they have incurred penalties on overdue rates of \$39.97.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council remit penalties of \$39.97 on property 05-0700-03531.

Carried

8.2 REMISSION OF PENALTIES 01-0805-02844

A ratepayer called to advise that they had received a rates notice for property 01-0805-02844. He said that he paid the rates in full at the first instalment date. He owns 2 properties and paid them both through BPay using the same reference number, meaning that the whole amount automatically got allocated to only 1 property. As such he has incurred penalties of \$23.67 and has asked for these to be remitted.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council remit penalties of \$23.67 on property 01-0805-02844.

Carried

8.3 REMISSION OF RATES 04-0015-03866

A Garbage rate has been raised on the Catholic Church at Bothwell for \$217.53. The Catholic Church are exempt for 20 years as per agreement for transfer of land for the extension to grave yard.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council remit garbage rates of \$217.53 on property 04-0015-03866.

Carried



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8.4 REMISSION OF PENALTIES 01-0857-01988

Ratepayer called as they hadn't received their rates notice. Looking on the property and double checking with the list, the wrong owners had been updated in our system. As such the rates notices was going to someone else. They have received penalties of \$15.83.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council remit penalties of \$15.83 on property 01-0857-01988

Carried

9.0 COMMUNITY & ECONOMIC DEVELOPMENT REPORT

Moved **Clr**

Seconded **Clr**

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

Carried

9.1 COMMUNITY GRANTS – SANTA RUN

A community grant application has been received requesting a grant of \$300 towards the Santa Run 2012.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council donate \$300 towards the 2012 Santa Run.

Carried

9.2 COMMUNITY GRANT – CHURCH FUNDING

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council forward a cheque of \$2500 to the Anglican Parish of Hamilton for the following:

| | |
|--------------------------|-------------------------------|
| St Peters Hamilton | Maintenance of roof |
| St John the Baptist Ouse | Plaster work around windows |
| St Mary's Gretna | Guttering |
| St Andrew's Ellendale | Drainage & sewerage |
| St James Osterley | Electrical works for switches |

Carried



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10.0 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

10.1 SUBDIVISIONAL STANDARD GUIDELINES

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council adopt the Subdivisional Guidelines titled Central Highlands Council Subdivisional Guidelines dated 13th November 2012.

Carried

10.2 LAKE MEADOWBANK SPECIFIC AREA PLAN PROJECT : SIGNING OF GRANT DEED

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council authorise it's seal to be used to formalise the deed.

Carried

10.3 DRAFT ABORIGINAL HERITAGE PROTECTION BILL – PUBLIC CONSULTATION

Recommendation

Moved **Clr**

Seconded **Clr**

THAT a workshop for Councillors and relevant staff be held on Tuesday 27th November 2012 at the Hamilton Council Chambers commencing at 1.00pm to formulate a response on the draft Aboriginal Heritage Protection Bill.

Carried



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10.4 ROAD NAMES AT HAMILTON

Recommendation

Moved **Clr**

Seconded **Clr**

That the following road names be submitted to the Nomenclature Board for consideration:

Road 1 –

Road 2 –

Road 3 –

Road 4 -

Carried

10.5 COMMENTS ON DOG CONTROL ACT 2000

For Discussion

10.6 REQUEST FOR WINDOW LOCKS : UNIT 6 ARCHER DRIVE, BOTHWELL

For Discussion

10.7 ROADSIDE STANDALONE BINS : BRAYDS LAKE

Recommendation

Moved **Clr**

Seconded **Clr**

That this item be referred to the Waste Management Committee for consideration.

Carried

10.8 DA 2012/34: ROGERSON & BIRCH SURVEYORS: 691 ELLENDALE ROAD, ELLENDALE: SUBDIVISION (BOUNDARY ADJUSTMENT) IN THE RURAL ZONE

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 *Boundary adjustment* at 691 Ellendale Road, Ellendale, Certificate of Title Volume 208306 Folio 1 and Certificate of Title Volume 208309 Folio 11, subject to the following conditions:



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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.

Final Plan

2. A fee as determined 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.
3. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
4. 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.

Easements

5. 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.

Endorsements

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

Covenants

7. 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.

Rural access

8. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be 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 General Manager.



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Telecommunications, electrical and gas reticulation

9. Where electrical and telecommunications services are to be provided to each lot, they must be provided in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Construction amenity

10. 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 |

Agreements

11. 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. This agreement shall include the following:
- a. The owners acknowledges that the lot is located within an established rural area that may be subject to noise, odour, chemical and dust emissions and spray/irrigation drift associated with the surrounding rural activities. Owners do not have the right to lodge a complaint with the Central Highlands Council about reasonable agricultural activities conducted on the land surrounding Lot 2.
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.

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. **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*.**
- C. 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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**10.9 DA 2012/37:
LARK & CREESE
SURVEYORS: 2780
DENNISTOUN ROAD,
INTERLAKEN:
SUBDIVISION
(BOUNDARY
ADJUSTMENT) IN THE
RURAL ZONE**

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 *Boundary adjustment* at 2780 Dennistoun Road, Interlaken, Certificate of Title Volume 149172 Folio 2, Volume 149173 Folio 3 and Certificate of Title Volume 230881 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.

Final Plan

2. A fee as determined 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.
3. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
4. 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.

Easements

5. 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.

Endorsements

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

Covenants

7. 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



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General Manager.

Construction amenity

8. 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. **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*.**
- C. **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

**10.10 DA 2012/52 : I
MAHONEY : 11 JILLET
ROAD NORTH,
BRANDUM : GARAGE
REQUIRING A
VARIATION TO FRONT
SETBACK & ROOF
PITCH IN HOLIDAY
RESIDENTIAL ZONE**

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 Garage in the Holiday Residential Zone at 11 Jillett Road North, Brandum; Certificate of Title Volume 138693 Folio 30, subject to the following conditions:

General

1. The use 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. The garage is approved as ancillary to the *residential* use only and must not be used for any other purpose including habitation unless in accordance with a permit issued by



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Council or as otherwise permitted by Council's planning scheme.

Amenity

3. All metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's General Manager

Protection of Water Quality

4. Prior to any other works approved by this permit commencing, install temporary run-off, erosion and sediment controls (refer to advice below) and maintain them at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development to the satisfaction of Council's Municipal Engineer. In particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system.

Stormwater disposal

5. Drainage from the proposed development must 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*.

Construction Amenity

6. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
7. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
8. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or



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by-law has been granted.

- B. Appropriate temporary erosion and sedimentation 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;
 - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
 - Rehabilitation of all disturbed areas as soon as possible.
- C. **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

**10.11 DA 2012/17 :
WOOLCOTT SURVEYS
(OBO TASMANIAN
LAND CONSERVANCY
INC) : BLACK SNAKE
ROAD, BOTHWELL ;
SUBDIVISION OF 9
LOTS AND BALANCE
IN RURAL ZONE**

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 Nine Lots and Balance (Road Lot) in the Rural Zone* at Blake Snake Road, Bothwell, Certificate of Title Volume 101028 Folio 3 and Certificate of Title 222695 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



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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.

Endorsements

5. 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.
6. Taking into consideration the findings contained within the '*Biodiversity Assessment for Jinks Tier*' prepared by Matthew Taylor and dated March 2012, building envelopes for each lot must be shown on the Final Plan of Survey. Building envelopes must be capable of containing all servicing infrastructure, access, parking and fire management Building Protection Zone.

Covenants

7. 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.
8. A conservation covenant must be created on Lots 1, 2 and 4 in accordance with the *Nature Conservation Act 2002* to protect the following values ascertained in the '*Biodiversity Assessment for Jinks Tier*' prepared by Matthew Taylor and dated March 2012:

Lot 1 and 9: for the area containing the *Freshwater aquatic sedgeland and rushland* and *Eucalyptus rodwayi forest* native vegetation community.

Lot 5 and 6: for the area containing the *Highland Poa grassland* threatened native vegetation community.



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The general reserve design and terms and conditions of the Conservation Covenant must be agreed upon by the landowner (Tasmanian Land Conservancy), Council and the Department of Primary Industries, Parks, Water and the Environment (represented by the Policy and Conservation Assessment Branch) prior to lodgement of the Final Plan of Survey for sealing by Council. The final reserve design and terms and conditions are subject to approval by the Minister administering the *Nature Conservation Act 2002*.

Agreements

9. 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 future development of each lot to be carried out in accordance with the following:
 - a) No development is to occur within 30 metres of the embankment of the Clyde River on Lots 2, 3, 4, 5, 6 and 7.
 - b) Any residential use or development is to be carried out and maintained in accordance with the recommendations of the Bushfire Planning Group (2005): *Guidelines for development in bushfire prone areas of Tasmania*, Tasmania 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.
10. 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.

Weed Management Plan

11. 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 manage any identified weeds on the site and 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.

Final Plan

12. A fee as determined 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.
13. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
14. 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.



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Water Quality

15. 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

16. 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 and electrical reticulation

17. Where provided, electrical reticulation and telecommunication reticulation must be installed in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Access

18. 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 General Manager.

Roadwork's

19. The corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6.00 metres in accordance with Sections 85(d)(viii) and 108 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* and the requirements of the Council's General Manager.
20. Roadwork's and drainage must be constructed in accordance with Council's Subdivisional Guidelines and the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
21. The developer is to upgrade Black Snake Road, from the proposed new road to Dennistoun Road, to an unsealed rural road standard in accordance with the standards shown on standard drawings SD-1008 Rural Roads – Typical Cross Section prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager. The minimum construction standard must include:
 - All weather construction;
 - minimum trafficable width of 4.00 metres with at least 1.00 metre consolidated, formed, surfaced and drained shoulders;
 - stormwater drainage as required;



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- the developer must provide a contribution of \$45,000.00 of the total cost of the future upgrade of the existing bridge on Black Snake Road as negotiated with Council prior to the sealing of the final plan and to the requirements of Council's General Manager.
 - Vegetation to be cleared to at least 2m from either side of the constructed road pavement.
- 22.** The proposed subdivision road is to be constructed/upgraded to an unsealed rural road standard in accordance with the standards shown on standard drawings SD-1008 Rural Roads – Typical Cross Section prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager with a minimum road reserve of 15.00 metres and 25 metres at the cul-de-sac. The minimum construction standard must include:
- All weather construction;
 - minimum trafficable width of 4.00 metres with at least 1.00 metre consolidated, formed, surfaced and drained shoulders; and
 - stormwater drainage as required.
- 23.** The proposed shared vehicular access to lots 1, 2, 3 and 4 must be upgraded to comply with relevant municipal standard drawings, the recommendations of Bushfire Planning Group (2005): *Guidelines for development in bushfire prone areas of Tasmania, Tasmania Fire Service, Hobart* and to the satisfaction of Council's General Manager. Shared access must include a:
- All weather construction;
 - minimum trafficable width of 6.00 metres (Including consolidated, formed, surfaced and drained shoulders), or minimum 4.0 metres trafficable width with 2.0 metre wide by 20 metre long passing bays every 90 metres along the access otherwise;
 - stormwater drainage as required.
- 24.** All roads or footways must be shown as "Road" or "Footway" on the final plan of survey and transferred to the Central Highlands Council by Memorandum of Transfer submitted with the final plan.

Engineering drawings

- 25.** 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.
- 26.** Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

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



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| | |
|---------------------------|-------------------|
| Saturday | 9.00am to 6.00pm |
| Sundays & Public Holidays | 10.00am to 6.00pm |

Construction

- 28.** The subdivider must provide not less than 48 hours written notice to Council's General Manager before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.
- 29.** The subdivider must provide not less than 48 hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.

Defects Liability Period

- 30.** The subdivision must be placed onto a 6 month statutory defects liability period in accordance with section 86 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993*, Councils Specification and Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

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*



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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 application for renewal of a planning approval for that development shall be treated as a new application.

Carried

10.12 DES STATUS REPORT

For Information

11.0 WORKS & SERVICES

Moved C/r

Seconded C/r

THAT the Works & Services Report be received.

Carried

11.1 DISCUSSION

11.2 RABBITS – BOTHWELL TOWNSHIP

For Discussion

11.3 RAMPS ON MEADSFIELD ROAD

For Discussion



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11.4 HAMILTON SHOWGROUND

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council provide equipment and carry out works to relocate the road to make for better use of the existing ground space for exhibitors. As this is a basic road realignment and would only take 1 – 1 ½ days.

Carried

11.5 GRAVEL TENDERS

To be tabled at the meeting

11.6 MOWER TENDERS

To be tabled at the meeting

11.7 RECEIVAL OF STATUS REPORT

Moved **Clr**

Seconded **Clr**

THAT the **Status Report** be received.

Carried

11.7.1 STATUS REPORT DISCUSSIONS

12.0 MAYORAL COMMITMENTS

| | |
|---------------------------|------------------------------------------------------------------------------------------------|
| 17 th Oct 2012 | Local Government Reform Workshop with General Manager |
| 18 th Oct 2012 | Local Government Rating Workshop with General Manager Southern Tasmanian Councils Authority |
| 19 th Oct 2012 | Antarctic Reception |
| 20 th Oct 2012 | Ouse Monster Fair |
| 23 rd Oct 2012 | Planning Workshop Meeting Hon. Bryant Green & Hon. Michael Polley |
| 24 th Oct 2012 | Meeting Premier Lara Giddings & Hon. Bryan Green |
| 25 th Oct 2012 | Australasian Golf Museum AGM |
| 26 th Oct 2012 | Rural Alive & Well Function |



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| | |
|---------------------------|---------------------------------------------------------------------------------------------------------|
| 28 th Oct 2012 | St Michael's Bothwell – Veteran Band Concert Ellendale Community Fundraiser |
| 29 th Oct 2012 | Bothwell Swimming Pool Meeting Central Highlands Community Health Consultative Committee |
| 30 th Oct 2012 | Hamilton Agriculture Show Committee Inspection Rec Ground with Site Committee |
| 31 st Oct 2012 | Meeting Tracey Turale Water & Sewerage Workshop on the Constitution |
| 2 nd Nov 2012 | Ms Rebecca White MP Meeting Australasian Golf Museum |
| 3 rd Nov 2012 | Southern Highlands Progress Assoc. Meeting |
| 4 th Nov 2012 | Central Highlands Shackowners Assoc. Meeting |
| 6 th Nov 2012 | 175 th Anniversary – First Performance Theatre Royal Local Government Reform Workshop |
| 8 th Nov 2012 | Diamond Jubilee Reception for Their Royal Highnesses The Prince of Wales and The Duchess of Cornwall |
| 10 th Nov 2012 | Presented Certificate to Mrs Julie Honner |
| 13 th Nov 2012 | Planning Meeting The Pelham Road Public Meeting |
| 14 th Nov 2012 | National Roads Congress |
| 15 th Nov 2012 | Hon. David O'Byrne Hon. Bryan Green & Hon. Michael Polley |
| 16 th Nov 2012 | Regional Tasmanian Session ABC Giving Tree |
| 19 th Nov 2012 | Australian of the Year Event |

TV Interview - ABC

8 Meetings with Residents

4 Telephone Meetings



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12.1 COUNCILLORS COMMITMENTS

Clr A J Downie

| | |
|---------------------------|----------------------------------------------------------------------------------------------|
| 17 th Oct 2012 | Rating Change Seminar |
| 23 rd Oct 2012 | Planning Workshop |
| 3 rd Nov 2012 | Southern Highlands Shackowners Meeting |
| 4 th Nov 2012 | Great Lake Shackowners Meeting |
| 5 th Nov 2012 | Hamilton/ Lake Meadowbank - Preliminary Meeting with Inspiring Place re Lake Meadowbank Plan |
| 6 th Nov 2012 | Red Cross Christmas Luncheon |
| 13 th Nov 2012 | Planning Committee Consultation Meeting re changes to Pelham Tier Road |

Clr L M Triffitt

| | |
|---------------------------|------------------------------------------------|
| 16 th Oct 2012 | Council Meeting Bothwell |
| 23 rd Oct 2012 | New Planning Scheme Work Shop |
| 29 th Oct 2012 | Central Highlands Health Consultative Meeting |
| 3 rd Nov 2012 | Southern Highland Progress Association Meeting |
| 4 th Nov 2012 | Shack Owners Meeting |
| 7 th Nov 2012 | Red Cross, Luncheon at Ouse |

12.2 GENERAL MANAGERS COMMITMENTS

| | |
|---------------------------|-----------------------------------------------------------|
| 16 th Oct 2012 | Council Meeting |
| 17 th Oct 2012 | Local Government Division workshops |
| 18 th Oct 2012 | Local Government Division Workshop STCA Meeting |
| 23 rd Oct 2012 | Planning Workshop |
| 29 th Oct 2012 | Meeting JLTA Insurance |
| 3 rd Nov 2012 | Southern Highland Progress Association Meeting Bronte |
| 4 th Nov 2012 | CHSA Meeting Miena |
| 7 th Nov 2012 | Southern Water AGM |
| 12 th Nov 2012 | Healthy Communities Initiative Steering Committee Meeting |
| 13 th Nov 2012 | Planning Committee Meeting Meeting re Pelham Road |



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13.0 NOTIFICATION OF COUNCIL WORKSHOPS

23rd Oct 2012

Planning workshop to discuss the draft codes

13.1 FUTURE WORKSHOPS

27th Nov 2012

Planning on the Aboriginal Heritage Protection Bill
Workshop on proposed rating reforms

14.0 MAYORAL ANNOUNCEMENTS

15.0 MINUTES

15.1 RECEIVAL MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting of Council** held on **Tuesday 16th October 2012** be **received**.

Carried

15.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting of Council** held on **Tuesday 16th October 2012** be **confirmed**.

Carried

15.3 RECEIVAL MINUTES PLANNING COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Planning Committee Meeting of Council** held on **Tuesday 13th November 2012** be **received**.

Carried



Central Highlands Council

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15.4 RECEIVAL MINUTES BOTHWELL SWIMMING POOL COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Bothwell Swimming Pool Committee** of **Council** held on **Monday 29th October 2012** be received.

Carried

16.0 BUSINESS ARISING

17.0 ADMINISTRATION

17.1 LGAT GENERAL MEETING (PAGES 1- 124)

The next General Meeting of LGAT is to be held on 21 November, 2012. The Mayor is Council's voting delegate and the following motions/decisions sought are listed on the agenda:

ITEM: CONSTITUTIONAL RECOGNITION Decision Sought

1. That Members note that should the ALGA Board decide to move ahead with the Constitutional Recognition campaign there will be a significant onus on Councillors and particularly Mayors to promulgate the 'YES' campaign.
2. That Members identify a possible State spokesperson and local heroes.

ITEM: PROPOSED CHANGES TO LOCAL GOVERNMENT ELECTORAL ARRANGEMENTS Decision Sought

That Members vote separately on each of the following propositions with the votes to be recorded by Council.

1. That the Meeting support a move to prevent people, in future, from serving on Council and in State Parliament at the same time.
2. That the Meeting support a move to all-in, all-out elections with four-year terms for Councillors, Mayors and Deputy Mayors.
3. That the Meeting support a move to around-the-table election of Deputy Mayors.
4. That the Meeting support the introduction of council-opt-in compulsory voting, whereby those councils that wish to do so may opt-in to make voting in council elections compulsory for all electors in their municipal area.



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Supplementary proposition:

4a. That the Meeting support the introduction of compulsory voting across ALL Councils (ie compulsory voting is introduced on a sectoral rather than opt-in basis).

ITEM: SOCIAL MEDIA POLICY*

Decision Sought

That Members provide feedback on the draft policy, particularly any gaps.

ITEM: VOLUNTEERING TASMANIA SYMPOSIUM*

Decision Sought

That Members consider the potential issues, opportunities and impacts relating to volunteering for their own council and consider developing management strategies.

ITEM: WATER AND SEWERAGE

Decision Sought

That the meeting:

1. Note the status of the legislation.
2. Give consideration to formally signing off on the constitution of the corporation to allow the document to be forwarded to December meetings of councils for formal agreement of the terms of the document.

ITEM: TASMANIAN FREIGHT EQUALISATION SCHEME

Decision Sought

1. That the meeting note the background document relating to the Tasmanian Freight Equalisation Scheme and that Norm McIlfratrick (Secretary, Department of Infrastructure, Energy and Resources) has been invited to address the meeting on the issue, and
2. That the meeting assess what action it wishes to take in light of the information provided and briefing presented.

INTER-COUNCIL EMERGENCY MANAGEMENT RESOURCE SHARING*

Decision Sought

That members endorse in-principal the protocol for inter-council emergency management resource sharing.



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ITEM: LOCAL GOVERNMENT REFORM - ASSET AND FINANCIAL MANAGEMENT Decision Sought

The Meeting note that the next phase of the project is building on momentum in strategic asset and financial management with the following decisions/actions required:

1. Seven councils need to complete project surveys that were due in August.
2. Support is sought for the extension of a regional approach to include financial staff.

ITEM: NEW ABORIGINAL HERITAGE LEGISLATION Decision Sought

That Members note the update and upcoming consultation process.

MOTION: NEGATIVE IMPACT OF ANTI-DEVELOPMENT GROUPS Council – Central Coast Decision Sought

That the Local Government Association of Tasmania lobby the State Government to work more closely with Local Government to maintain the future of key industries in the state and to work together to counter the negative impacts on jobs and opportunities arising from anti-development groups in the state.

MOTION: AMENDMENTS TO DOG CONTROL ACT 2000 Council – Kingborough Decision Sought

That the Local Government Association of Tasmania support appropriate amendments to the Dog Control Act 2000 to ensure that Councils have the legislative head of power to determine whether dogs should be prohibited and/or restricted from land under which a Council has control.



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17.2 CENTRAL HIGHLANDS COUNCIL ANNUAL REPORT 2011-2012

The Draft Annual Report has been circulated to Councillors. The Annual General Meeting will be held at the Bothwell Council Chambers on Monday, 10 December, 2012 commencing at 8.45 am.

Recommendation:

Moved **Clr**

Seconded **Clr**

That Council adopt the Central Highlands Council Annual Report 2011-2012.

Carried

17.3 NATURAL RESOURCE MANAGEMENT STRATEGY FOR SOUTHERN TASMANIA 2010-2015: REPORT ON IMPLEMENTATION PROGRESS (PAGE 125)

NRM South, commit to producing every second year, a report on the implementation of their strategy. The report seeks to provide a picture of the valuable work happening to improve the state for southern Tasmania's natural resources through research and planning activities, investment initiatives etc.

Council are asked to nominate a staff member to act as a primary contact point for survey activity proposed.

Recommendation:

Moved **Clr**

Seconded **Clr**

That Council's primary contact for the NRM South survey be Council's Works & Services Manager.

Carried

17.4 SIGNING AND SEALING OF GRANT WITH DEPARTMENT OF ECONOMIC DEVELOPMENT

Due to time constraints, the Mayor distributed a memo seeking Councillors approval to sign and seal the Grant Deed. The Grant payment is equal to one third of the proposed cost of the Lake Meadowbank Specific Area Plan Project, of which Council, Hydro and Department of Economic Development have agreed to contribute to equally. The Mayor and General Manager signed and sealed the Grant Deed.

Recommendation:

Moved **Clr**

Seconded **Clr**

That Council ratify the signing and sealing of the Grant Deed with Department of Economic Development by the Mayor and General Manager.

Carried



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17.5 CENTRAL HIGHALNDS SHACKOWNERS MEETING

At the CHSA Meeting held on Sunday 4 November, 2012 at Miena, it was suggested by a member that Council conduct a survey of shackowners to seek input on what recreational facilities are needed to benefit the highlands.

Council's newsletter is distributed to all ratepayers, and this would be the ideal avenue for seeking suggestions. Alternatively ratepayers/residents could be directed to an online survey etc our website.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council's Community & Economic Development Officer investigates the most appropriate way to survey ratepayers and report back to the December Council Meeting.

Carried

18.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

THAT Council consider the matters on the Supplementary Agenda.

Carried

19.0 COMMITTEE REPORTS

20.0 CLOSURE