



Central Highlands Council

AGENDA – ORDINARY MEETING – 21ST JUNE 2011

16.0 COMMITTEE

Regulation 15 of the Local Government (Meeting Procedures) regulations 2005 provides that Council may consider certain sensitive matters in 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.

16.1 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

16.2 APPLICATION FOR LEAVE OF ABSENCE

16.3 USAGE OF COUNCIL LAND

16.4 MOTION OUT OF COMMITTEE

Moved **Clr**

Seconded **Clr**

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

Carried



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5.0 PUBLIC QUESTION TIME

6.0 MAYORAL COMMITMENTS

Tuesday 17 th May 2011	<ul style="list-style-type: none">• Council Meeting – Hamilton
Tuesday 19 th May 2011	<ul style="list-style-type: none">• Guest – Derwent Valley Council Meeting
Saturday 21 st May 2011	<ul style="list-style-type: none">• Central Highlands Deer Hunters Association – Presentation Night
Wednesday 25 th May 2011	<ul style="list-style-type: none">• Living with Cancer Program – Bothwell
Thursday 26 th May 2011	<ul style="list-style-type: none">• Cuppa – Cancer Day• Teleconference – AWLGA• Climate Action and the cost of living
Monday 30 th May 2011	<ul style="list-style-type: none">• Derwent Bridge Operations Re: RDA
Tuesday 31 st May 2011	<ul style="list-style-type: none">• Residents Info Session – Westerway
Thursday 2 nd June 2011	<ul style="list-style-type: none">• Owners Meeting – Water & Sewerage
Friday 3 rd June 2011	<ul style="list-style-type: none">• Environmental Awards with Jamie Wood• Funeral Service Mrs Fay Doran
Saturday 4 th June 2011	<ul style="list-style-type: none">• Anthony Speed – Federal Department Age Care
Monday 6 th June 2011	<ul style="list-style-type: none">• Budget Meeting – Hamilton• Residents Information – Hamilton
Tuesday 7 th June 2011	<ul style="list-style-type: none">• Residents Information – Ellendale
Wednesday 8 th June 2011	<ul style="list-style-type: none">• Mrs Debbie Bryant – Project• LGAT Information Session
Thursday 9 th June 2011	<ul style="list-style-type: none">• Southern Progress Association Meeting – Bronte
Saturday 11 th June 2011	<ul style="list-style-type: none">• Residents Information – Bronte



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| Tuesday 14 th June 2011 | • Residents Information – Bothwell |
| Thursday 16 th June 2011 | • Southern Tasmanian Councils Authority |
| Sunday 19 th June 2011 | • 60 th Anniversary Dinner - AWLGA |
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6.1 COUNCILLORS COMMITMENTS

Clr A J Downie

- | | |
|----------------------------|----------------------------------|
| 19 th June 2011 | • SWSA Meeting |
| 7 th June 2011 | • Budget Workshop - Bothwell |
| 15 th June 2011 | • Integrity Commission breakfast |
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6.2 GENERAL MANAGER'S COMMITMENTS

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| 7 th June 2011 | • Budget Workshop - Bothwell |
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6.3 COMMUNITY & ECONOMIC DEVELOPMENT OFFICER'S COMMITMENTS

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|-----------------------|---|
| Friday 20 May 2011 | • Western Wilderness Zone Marketing Industry Presentation – Bronte Park |
| Thursday 26 May 2011 | • Biggest Morning Tea – Ash Cottage |
| Monday 30 May 2011 | • Southern Tasmanian Councils Authority Tourism Meeting – Glenorchy |
| Tuesday 31 May 2011 | • Local Tourism Industry Forum – Launceston |
| Monday 6 June 2011 | • Zone Marketing Review Outcomes (T.Tas) – Launceston |
| Friday 10 June 2011 | • Kylee Balch – Department of Health and Aging (Grant Feedback) |
| Tuesday 14 June 2011 | • Jess Dallas & T.Tas (Future Tourism Directions) |
| Thursday 16 June 2011 | • Centralinc meeting |
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Friday 17 June 2011

- Western Wilderness Zone Marketing Group Meeting – Cradle Mountain

Monday 20 June 2011

- Central Highlands Council Tourism Action Committee meeting

6.4 NOTIFICATION OF COUNCIL WORKSHOPS

7th June 2011 – Budget Workshop

21st June 2011 – Budget Workshop

6.5 MAYORAL ANNOUNCEMENTS

6.6 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.

7.0 MINUTES

7.1 RECEIVAL MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 17th May 2011** be **received**.

Carried

7.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 17th May 2011** be **confirmed**.

Carried



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7.4 BUSINESS ARISING

7.5 COMMUNITY & ECONOMIC DEVELOPMENT REPORT

Moved **Clr**

Seconded **Clr**

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

Carried

7.5.1 COMMUNITY GRANTS APPLICATION – WESTERWAY BUSH WATCH (PAGES 1-5)

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council grant Westerway Bush Watch \$500.00 to assist in funding modifications to the current trailer.

Carried

7.5.2 COMMUNITY GRANTS APPLICATION – BOTHWELL LICENSED ANGLERS ASSOCIATION (PAGES 6-10)

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council grant the Bothwell Licensed Anglers Association \$500.00 to assist in funding the Annual Dinner and Presentation Evening.

Carried

7.5.3 COMMUNITY GRANTS PROGRAM 2011/2012 (PAGE 11-14)

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council adopt the guidelines for the Community Grants Program 2011/12.

Carried

7.5.4 COUNCIL'S QUARTERLY NEWSLETTER

For information



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7.5.5 TOURISM DEVELOPMENTS

For information

7.5.6 DERWENT VALLEY – CENTRAL HIGHLANDS

For information

8.0 WORKS & SERVICES

Moved Cllr

Seconded Cllr

THAT the Works & Services Report be received.

Carried

8.1 DAMAGE AT BETHUNE PARK

8.2 FENCING STEPPES HALL

9.0 FINANCE REPORT

Moved Cllr

Seconded Cllr

THAT the Finance Report be received.

Carried

9.1 DISCUSSION



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9.2 CENTRAL HIGHLANDS COUNCIL RATES RESOLUTION 2011/2012

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Under the Local Government Act 1993 and the Fire Service Act 1979, the Central Highlands Council has made the following rates and charges upon rateable land within the municipal area of Central Highlands (“the municipal area”):-

General Rate

1. (a) A General Rate pursuant to Section 90 of the Local Government Act 1993 of **4.237128** cents in the dollar on the assessed annual value for all separately valued parcels of rateable land within the Central Highlands Council area
- (b) A minimum General Rate of **\$340.00** shall apply to all rateable land.

Waste Management Charge

- 2 (a) for the municipal area, a Waste Management Charge of **\$205.00** for all land.
- (b) the Council by absolute majority declares that the Waste Management Charge is varied within different parts of the municipal area as follows:
 - i. Land to which Council provides garbage and recycling collection service, and which is used for commercial purposes is charged **\$386.00** per tenement.
 - ii. Land in the Osterley collection area, and in the expansion to the Ellendale Collection area, in each case to which Council provides a garbage and recycling collection service a charge of **\$225.00** will apply.
 - iii. All land outside the Council's garbage and recycling collection service area which comprises a separately valued parcel of rateable land within the municipal area is charged:



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Type	Charge Factor	
	\$	
a). Commercial properties	\$367.00	Use
b). Land used for residential purposes, industrial purposes, public purposes, primary production, sporting or recreational facilities, or quarrying or mining.	\$124.00	Use
C). Non-use of land	\$64.00	Non-Use of land

Fire Service Contribution:

3 For the Council's contribution to the State Fire Commission

(a) For land within the Bothwell Volunteer Brigade Rating District an amount of **0.37317** cents in the dollar on the assessed annual value of all rateable land subject to a minimum **\$35.00**;

(b) For all other land in the municipal area an amount of **0.303071** cents in the dollar on the assessed annual Value of the land subject to a minimum **\$35.00**.

Instalments:

4 Rates are payable by four instalments due on the following dates:

Instalment No:1	31st August 2011
Instalment No:2	30th November 2011
Instalment No:3	28th February 2012
Instalment No:4	30th April 2012

Penalty

5 A penalty of 10% applies to each instalment not paid by the due instalment date.

Adjusted Values

6 For the purposes of this resolution, any reference to the assessed annual value includes a reference to that value as adjusted pursuant to Section 89 and Section 89A of the Local Government Act 1993 as amended.

These rates are for the year commencing 1st July 2011 and ending 30th June 2012 and are payable to the Council at its offices at Alexander Street, Bothwell and Tarleton Street, Hamilton.



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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 REGIONAL LAND USE STRATEGY FOR SOUTHERN TASMANIA 2010-2035

Moved **Clr**

Seconded **Clr**

THAT Council endorse the Regional Land Use Strategy for Southern Tasmania (final draft).

Carried

10.2 DA 2010/43 : CARBON TRADING & OFFSETS P/L : ARTHURS LAKE ROAD, ARTHURS LAKE (CT 136720/3 & 136720/4 : SUBDIVISION (11 LOTS) IN RURAL ZONE

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 11 lots at Arthurs Lake Road, Arthurs Lake, Certificate of Title Volume 136721 Folio's 3 & 4, subject to the following conditions:

1. This permit shall not take effect and must not be acted on until three copies of an amended plan of survey have been submitted to and approved by the Council's Municipal Engineer. This amended plan of survey must:
 - Show that the existing forestry road is to provide a right of way to each lot (excluding lot 11).
 - The frontages to each lot (excluding lot 11) are clearly identified as prohibiting wheeled access.
2. Once approved, the amended plan of survey shall become part of the endorsed documents of this permit.
3. No vegetation outside the proposed building envelopes, other than that required for accesses and bushfire management approved by Tasfire is approved.



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4. 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 the building envelopes shown on the endorsed plans to be enshrined on the sealed plans for each lot.
5. 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.
6. 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.
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 covenant in gross (or restrictive covenant to which Council is to be made a party) must be created to prohibit the erection of fencing within the foreshore and each lot should be fenced along the internal edge of the covenanted area.
9. Easements must be created over any 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.
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



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11. A fee of \$100.00, 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.
12. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
13. 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.
14. This permit shall not take effect and must not be acted on until a Soil and Water Management Plan (SWMP) prepared by a consultant approved by the Municipal Engineer recommending measures to control stormwater runoff from the land so that runoff does not cause erosion and sedimentation or discolouration of any surface water outside the boundaries of the land during the construction phase in accordance with HMCA: Guidelines for Soil and Water Management, HMCA, Hobart, 1999 and the State Policy for Water Quality Management 1997 has been submitted to and approved by the Council's General Manager (refer to advice below).
15. Prior to any other works approved by this permit commencing, install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development to the satisfaction of the General Manager.



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Engineering

1. The shared vehicle access servicing the lots must be constructed/upgraded in accordance with Section 107 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993* and municipal standard drawings. Shared access must include:
 - maximum grade of 1 in 5 (20%) onto the lot;
 - minimum trafficable width of 3.00 metres with minimum 5.5 metres wide by 7.5 metre long passing bays at the boundary and every 50 metres along the access;
 - sealed to the satisfaction of Council's Municipal Engineer;
 - stormwater drainage as required.
 - 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 and Tasfire (1995), *Planning Conditions and Guidelines for Subdivisions in Bushfire Prone Areas*, Tasmanian Fire Service, Hobart

Engineering drawings

1. Engineering design drawings, endorsed by Tasmanian Fire Service, and to the satisfaction of the Council's Municipal Engineer must be submitted to and approved by the Brighton Council before development of the land commences.
2. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, in accordance with Standards Australia (1992): *Australian Standard AS1100.101 Technical Drawing – General principles*, Homebush, and Standards Australia (1984): *Australian Standard AS1100.401 Technical Drawing – Engineering survey and engineering survey design drawing*, Homebush, and must show -
 - (a) All existing and proposed services required by this permit;
 - (b) All existing and proposed roadwork required by this permit;
 - (c) Measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - (d) Measures to be taken to limit or control erosion and sedimentation;
 - (e) Any other work required by this permit.
3. Two sets of preliminary engineering design drawings are to be initially submitted to Council for inspection and comment. Following this, four (4) sets of final engineering plans are to be submitted for final approval by Council. The approved engineering design drawings shall form part of this permit when approved.



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Council will keep two (2) sets of approved drawings and two (2) sets will be returned to the subdivider's engineer. One (1) set of the approved engineering design drawings must be kept on site at all times during construction.

4. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
5. All new public infrastructure and subdivision work must be designed and constructed to the satisfaction of Council's Municipal Engineer and in accordance with the following –
 -
 - *Local Government (Building & Miscellaneous Provisions) Act 1993;*
 - *Local Government (Highways) Act;*
 - *Drains Act 1954;*
 - *Waterworks Clauses Act;*
 - Australian Standards;
 - Building and Plumbing Regulations;
 - Relevant By-laws and Council Policy;
 - Current IPWEA (Tasmanian Division) and Brighton Council Municipal Standard Drawings;
 - Current IPWEA and Brighton Council Municipal Standard Specification.

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. The owner is advised that a fee of 1% of the value of the approved engineering works, or a minimum of \$200.00, must be paid to Council in accordance with Council's fee schedule.
- C. The traffic management Code of Practice can be found at http://www.transport.tas.gov.au/safety/traffic_control_code/index.html. Typical details are shown in the relevant Australian Standard field guide.
- D. The SWMP must 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;



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- 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

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.

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



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10.3 CONTRACT : WASTE TRANSFER STATIONS – CLEANSING OF SITES & COLLECTION OF RECYCLABLES

Moved **Clr**

Seconded **Clr**

THAT the Contract for Services – Waste Transfer Stations – Cleansing of Sites and Collection of Recyclables between Central Highlands Council and Thorp Recycling be renewed.

Carried

10.4 ENVIRONMENTAL HEALTH ACTIVITIES : FEES & CHARGES 2011/2012

Moved **Clr**

Seconded **Clr**

THAT pursuant to Section 205 of the Local Government Act 1993 Council resolves to adopt the following Environment Health Activities fees and charges with the fees taking effect commencing 1st July 2011.

1	Food and Food Sampling	
1.1	All Food Businesses Registration (once only) [1]	\$30.00
1.2	Food Businesses Licence for Preparing and Selling Food (Annual)	
1.3	Low Risk Premises [2]	\$110.00
1.4	Medium Risk Premises [3]	\$220.00
1.5	High Risk Premises [4]	\$440.00
1.6	Transfer of Food Business Licence	\$110.00
1.7	Temporary Food (Commercial)	\$80.00
1.8	Temporary Food (Non - Commercial)	\$0.00
1.9	Food Sampling [5]	\$80.00
1.91	Food Act 2003 Infringement Notice (see regs)	
2	Water, Wastewater, Environmental	
2.1	Special Connection Permit application other than on-site wastewater disposal [6]	
2.2	Special Connection Permit application (with a 3rd party assessment and design) [7]	
2.3	Special Connection Permit application (without a 3rd party assessment)	
2.4	Special Connection Permit amendment	
2.5	Subdivision assessment (1-3 lots)	
2.6	Subdivision assessment (> 3 lots) [8]	
2.7	Reinspection Due to Incomplete or Faulty Work	\$120.00
2.8	Registration as User or Supplier of Water from a Private Source	\$120.00
2.9	Water Sampling Charges (analysis are extra)	\$80.00
2.91	EMPCA 1994 Infringement Notice (see regs)	
2.92	Environmental Protection Notices (for updating permits)	\$180.00



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11.3 GREAT LAKE COMMUNITY CENTRE INC – LEASE (PAGES 10-22)

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT the lease between Council and the Great Lake Community Centre Inc for the Great Lake Community Hall. 55-57 Cider Gum Road, Miena be approved and that the General Manager be authorised to sign and seal the lease.

Carried

12.1 RECEIVAL OF STATUS REPORT

Moved **Clr**

Seconded **Clr**

THAT the **Status Report** be received.

Carried

12.2 STATUS REPORT DISCUSSIONS

13.0 COMMITTEE REPORTS

14.0 ADDITIONAL AGENDA ITEMS

15.0 COUNCILLOR FUTURE AGENDA ITEMS

17.0 CLOSURE
