



# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

Draft Minutes of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 21<sup>st</sup> August 2012, commencing at 9.00am and closed to the public until 10.23am.

### 1.0 OPENING

Deputy Mayor Downie opened the meeting at 9.00am

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### 2.0 PRESENT

Deputy Mayor A J Downie, Cllr J R Allwright, Cllr A W Bailey, Cllr R G Bowden, Cllr G L Herbert, Cllr T H Jacka, Cllr I V McMichael, Cllr L M Triffitt

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### 3.0 APOLOGIES

There were no apologies

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### 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.

**Cllr G L Herbert declared a pecuniary interest in Agenda Item 12.3.1 - TENANCY OF UNITS BOTHWELL & 14.9 - COMMUNITY GRANTS – BOTHWELL SPEED SHEAR**

**Deputy Mayor A J Downie declared an interest in Agenda Item 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 RIVERSIDE, LAKESIDE AND WETLAND AREA**

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### 5.0 COMMITTEE

Regulation 15 of the Local Government (Meeting Procedures) regulations 2005 provides that Council may consider certain sensitive matters as 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 L M Triffitt**

Seconded **Clr A W Bailey**

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

**Carried**

**For the motion:** Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Mayor D E Flint attended the meeting at 9.07am

### 5.2 MATTERS DISCUSSED IN COMMITTEE

Accounts Paid  
NBN  
Forestry Impacts  
Personnel Matter

### 5.3 MOTION OUT OF COMMITTEE

Moved **Clr T H Jacka**

Seconded **Clr I V McMichael**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### OPEN MEETING TO PUBLIC

The Meeting opened to the public at 10.05am

### 6.0 IN ATTENDANCE

Mr Geoff Cockerill (Acting General Manager), Mrs Casey Bryant (Minute Secretary), Mrs Kathy Hean (NRM).

### 6.1 PUBLIC QUESTION TIME

**No Questions**



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### 8.0 NRM REPORT

Moved **Clr L M Triffitt**

Seconded **Clr R G Bowden**

**THAT the NRM Report be received.**

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Kathy Hean left the meeting at 10.37 am

Sue Colgrave (Finance Manager) attended the meeting at 10.37 am

### 7.0 FINANCE REPORT

Moved **Clr I V McMichael**

Seconded **Clr A W Bailey**

**THAT the Finance Report be received.**

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Sue Colgrave (Finance Manager) left the meeting at 10.50am

Philip Ridyard (Community & Economic Development Officer) attended the meeting at 10.42am

### 14.0 COMMUNITY & ECONOMIC DEVELOPMENT REPORT

Moved **Clr T H Jacka**

Seconded **Clr L M Triffitt**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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### 14.1 HIGH DEFINITION DIGITAL MOVIE CAMERA

Moved **Clr G L Herbert**

Seconded **Clr L M Triffitt**

**THAT** a GoPro High Definition digital camera be purchased up to the value of \$700.00.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 14.2 CENTRAL HIGHLANDS NEWS – INCREASED FREQUENCY

Moved **Clr G L Herbert**

Seconded **Clr L M Triffitt**

**THAT** Council publish the Central Highlands News every 2 months for a 6 month trial, and the Community and Economic Development Officer to investigate the cheapest option for postage.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 14.3 CENTRAL HIGHLANDS TASMANIA TOURISM ASSOCIATION / DESTINATION SOUTHERN TASMANIA

Moved **Clr G L Herbert**

Seconded **Clr T H Jacka**

**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**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 14.4 CRUISE DOWN UNDER CONFERENCE

Moved **Clr A J Downie**

Seconded **Clr I V McMichael**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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### 14.5 HAMILTONS OF THE WORLD BOOK LAUNCH

Moved **Clr I V McMichael**

Seconded **Clr R G Bowden**

**THAT** Council purchase 10 books for resale at \$28.00

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 14.6 BRAND TASMANIA MEMBERSHIP

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

**THAT** Council approves an application for membership and payment of the membership fee of \$250 to Brand Tasmania

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 14.7 DIER – EMERGENCY HELIPAD SIGNAGE, BINNEYS LAKE

**RESOLVED that** this item be deferred until the September Council Meeting to enable the Community & Economic Development Officer to investigate Councils previous decision and to consult with DIER on lighting costs and signage.

### 14.8 COMMUNITY GRANTS – TROUT GUIDES & LODGES TASMANIA

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Clr G L Herbert & Casey Bryant left the meeting at 11.32am



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### 14.9 COMMUNITY GRANTS – BOTHWELL SPEED SHEAR

Moved **Clr T H Jacka**

Seconded **Clr A J Downie**

**THAT** Council approve the grant application of \$1000 to the Bothwell Speed Shear on the condition that it is held at the Bothwell Recreation Ground.

**Motion lost 4/4**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr T H Jacka, Clr I V McMichael

**Against:** Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr L M Triffitt

Moved **Clr R G Bowden**

Seconded **Clr L M Triffitt**

**THAT** Council approve the grant application of \$2000 to the Bothwell Speed Shear on the condition that it is held at the Bothwell Recreation Ground.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Clr G L Herbert & Casey Bryant returned to the meeting at 11.41am

Mr Jason Branch (Works & Services Manager) attended the meeting at 11.41am.

### 14.10 STEPPES HALL RETROSPECTIVE FINANCIAL ASSISTANCE

Moved **Clr G L Herbert**

Seconded **Clr A W Bailey**

**THAT** Irene Glover be reimbursed \$3228.29 for cost of fencing at the Steppes Hall

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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### 16.0 WORKS & SERVICES

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

**THAT** the **Works & Services Report** be received.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 16.1 DISCUSSION

Works & Services Manager to prepare a list of Black Spots

### 16.2 NATURE STRIPS

It was resolved that the Acting General Manager to acknowledge the letters received from Mr Cassidy & Ms Hoskinson regarding the nature strips.

### 16.3 HAULAGE HILL INFORMATION BAY

Moved **Clr A J Downie**

Seconded **Clr L M Triffitt**

**THAT** Council meet with Inland Fisheries for discussion and liaise for the repair of the Haulage Hill Information Bay Structure.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 16.5 REPLACEMENT OF BRIDGE LOWER MARSHES

**Noted**

### 16.6 NEW OUSE FOOTPATH

**Noted**

### 16.7 TREE REMOVAL OLD MANS HEAD

**Noted**



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### SEALING OF ARTHURS LAKE ROAD

**RESOLVED** that a decision on whether the works would proceed, in light of possible damage by heavy plant movements, be deferred until the Works Manager has consulted with the contractor and obtained full details of expected traffic movements etc.

### 16.8 RECEIVAL OF STATUS REPORT

Moved **Clr L M Triffitt**

Seconded **Clr R G Bowden**

**THAT** the **Status Report** be **received**.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 16.8.1 STATUS REPORT DISCUSSIONS

Council adjourned for lunch at 12.54pm

Council resumed the meeting at 1.34pm

Dave Legius (Tasmania's Game Management Unit) attended the meeting at 1.34pm to answer queries regarding game management relating to subdivision of rural land and rabbit control in Bothwell.

Jason Branch left the meeting at 2.08 pm

Dave Legius left the meeting at 2.19pm.

### 9.0 MAYORAL COMMITMENTS

1 <sup>st</sup> August 2012	Building Appeals Board Hearings Minister David O'Byrne
2 <sup>nd</sup> August 2012	Independent Living Units Meeting Southern Mayor's invited to address the RAAF Association
3 <sup>rd</sup> August 2012	Farewell Function – Assistant GM Robert McCrossin DVC
8 – 9 <sup>th</sup> August 2012	Australia Day Seminar & Workshop
11 <sup>th</sup> August 2012	UTAS Graduation Ceremony





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13 <sup>th</sup> August 2012	Audit Committee Meeting Funeral Mr Ross Johnston, former Warden Hamilton Municipality
14 <sup>th</sup> August 2012	Planning Committee
15 <sup>th</sup> August 2012	Premier's Local Government Council Meeting
16 <sup>th</sup> August 2012	Ellendale Hall Committee Meeting Southern Tasmania Councils Authority Infrastructure Meeting – STCA
18 <sup>th</sup> August 2012	Sports Shear Presentation Night
19 <sup>th</sup> August 2012	Spin-In Committee Meeting
20 <sup>th</sup> August 2012	Plant Committee Meeting Health Sub Committee Meeting Meeting Mayor Martyn Evans, Mr Frank Pearce & Philip Ridyard Information session for establishing a branch for Bendigo Bank

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### 9.1 COUNCILLORS COMMITMENTS

#### Clr A J Downie

25 <sup>th</sup> July 2012	Briefing with General Manager and Acting General Manager
30 <sup>th</sup> July 2012	Forestry debate
7 <sup>th</sup> August 2012	Weeds update
13 <sup>th</sup> August 2012	Audit Committee Meeting
14 <sup>th</sup> August 2012	Planning Committee Meeting
16 <sup>th</sup> August 2012	Go! Highlands AGM

#### Clr G L Herbert

17 <sup>th</sup> July 2012	Council Meeting – Hamilton
14 <sup>th</sup> August 2012	Planning Committee Meeting

#### Clr I V McMichael

17 <sup>th</sup> July 2012	Council Meeting
14 <sup>th</sup> August 2012	Planning Meeting Bothwell

#### Clr L M Triffitt

16 <sup>th</sup> July 2012	CHHSCC Meeting
17 <sup>th</sup> July 2012	Council Meeting – Hamilton
24 <sup>th</sup> July 2012	Meeting with Community & Economic Development Officer

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### 9.2 GENERAL MANAGER'S COMMITMENTS

25 <sup>th</sup> July 2012	Attended briefing with Acting Mayor Downie and General Manager
30 <sup>th</sup> July 2012	Started work as Acting General Manager
2 <sup>nd</sup> August 2012	Attended Independent Living Units Committee Meeting

### 10.0 NOTIFICATION OF COUNCIL WORKSHOPS

Planning Scheme Workshop – 28<sup>th</sup> August 2012

### 10.1 FUTURE WORKSHOPS

Nil

### 11.0 MAYORAL ANNOUNCEMENTS

Nil

### 12.0 MINUTES

### 12.1 RECEIVAL MINUTES ORDINARY MEETING

Moved **Clr A W Bailey**

Seconded **Clr L M Triffitt**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 12.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved **Clr A W Bailey**

Seconded **Clr I V McMichael**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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### 12.3 RECEIVAL OF INDEPENDENT LIVING UNITS COMMITTEE MINUTES

Moved **Clr L M Triffitt**

Seconded **Clr T H Jacka**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Clr G L Herbert left the meeting at 2.25pm

### 12.3.1 TENANCY OF UNITS BOTHWELL

Moved **Clr L M Triffitt**

Seconded **Clr R G Bowden**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Clr G L Herbert returned to the meeting at 2.26pm

### 12.3.2 TENANCY OF ILU OUSE

Moved **Clr T H Jacka**

Seconded **Clr A W Bailey**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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### 12.4 RECEIVAL OF AUDIT COMMITTEE MINUTES

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 12.5 RECEIVAL OF PLANNING COMMITTEE MINUTES

Moved **Clr L M Triffitt**

Seconded **Clr J R Allwright**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 12.6 RECEIVAL OF PLANT COMMITTEE MINUTES

Moved **Clr L M Triffitt**

Seconded **Clr R G Bowden**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 12.6.1 REPLACEMENT OF PLANT

Moved **Clr R G Bowden**

Seconded **Clr A W Bailey**

**THAT** Council approve recommendations 6.1, 6.2, 6.3 & 6.4 of the Plant Committee Meeting of the 20<sup>th</sup> August 2012.

**Carried 7/2**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr I V McMichael, Clr L M Triffitt

**Against:** Clr G L Herbert, Clr T H Jacka,



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Moved **Clr R G Bowden**

Seconded **Clr A W Bailey**

**THAT** Council approve recommendations 6.5, 6.6 & 6.7 of the Plant Committee Meeting held on the 20<sup>th</sup> August 2012.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 13.0 BUSINESS ARISING

#### 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 G L Herbert**

Seconded **Clr R G Bowden**

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

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Deputy Mayor A J Downie left the meeting at 2.31pm

#### 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

Moved **Clr G L Herbert**

Seconded **Clr A W Bailey**

**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**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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### RIVERSIDE, LAKESIDE AND WETLAND AREA

Deputy Mayor A J Downie returned to the meeting at 2.40 pm

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

Moved **Clr A J Downie**

Seconded **Clr R G Bowden**

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.



# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

- (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

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Cllr J R Allwright, Cllr A W Bailey, Cllr R G Bowden, Cllr G L Herbert, Cllr T H Jacka, Cllr I V McMichael, Cllr L M Triffitt



# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

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

Moved **Clr A W Bailey**

Seconded **Clr R G Bowden**

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 registered Valuer.



# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

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.

### **Final Plan**



# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

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



# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

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

**Carried**



# Central Highlands Council

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**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Cllr J R Allwright, Cllr A W Bailey, Cllr R G Bowden, Cllr G L Herbert, Cllr T H Jacka, Cllr I V McMichael, Cllr L M Triffitt

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### 15.4 DES STATUS REPORT

Mayor Flint to take Council's concerns regarding Kennel Licences to the next Premier's Local Government Council Meeting

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### 17.0 ADMINISTRATION

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### 17.1 MINISTER FOR LOCAL GOVERNMENT – PROPOSED LEGISLATIVE PROGRAM

Moved **Cllr I V McMichael**

Seconded **Cllr A W Bailey**

**THAT** the report be **received** and **noted**.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Cllr J R Allwright, Cllr A W Bailey, Cllr R G Bowden, Cllr G L Herbert, Cllr T H Jacka, Cllr I V McMichael, Cllr L M Triffitt

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### 17.2 ELECTION OF OWNERS REPRESENTATIVES – SOUTHERN WATER

Moved **Cllr A J Downie**

Seconded **Cllr G L Herbert**

**THAT** Council ;

(a) Support the nominees for Owners Representatives on Southern Water in the following preference.

1. D. Chipman
2. T. Foster
3. S. Slade
4. G. Bury
5. J. Freeman

(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 24<sup>th</sup> 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**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Cllr J R Allwright, Cllr A W Bailey, Cllr R G Bowden, Cllr G L Herbert, Cllr T H Jacka, Cllr I V McMichael, Cllr L M Triffitt

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# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

### 17.3 HAMILTON FIRE STATION – LEASE AGREEMENT

Moved **Clr G L Herbert**

Seconded **Clr R G Bowden**

**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, subject to suitable transfer arrangements for the existing fire station.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 17.4 LOCAL GOVERNMENT BOARD – REPORT ON REVIEW OF COUNCILLOR NUMBERS

Moved **Clr G L Herbert**

Seconded **Clr A W Bailey**

**THAT** the report be **received and noted**.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 17.5 FUNDING FOR CHURCHES IN THE MUNICIPAL AREA

Moved **Clr R G Bowden**

Seconded **Clr L M Triffitt**

**THAT** Council contribute \$5,000 to the 10 churches in the Municipal area to go towards maintenance on the churches. The Churches are to apply to Council for funding. With a maximum of \$500 per year for each, and that this be an ongoing budget item.

**Carried**

**For the motion:** Mayor D E Flint, Deputy Mayor A J Downie, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G L Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

### 17.7 LOCAL CONTRACTORS

Acting General Manager to investigate Council's Tender Policy regarding works by Local Contractors, and report back to the September Council Meeting.

### 17.8 CENTRAL HAWKS FOOTBALL CLUB

It was resolved that Council write to the Central Hawks Football Club advising that Council supports the use of the Bothwell Recreation Ground by a football team.

It was resolved that Council write to the ODFA advising that Council supports the use of the Bothwell oval by a local team.

Irrigation system for the Bothwell Recreation Ground to be placed as a future agenda item, and budget consideration.





# Central Highlands Council

## DRAFT MINUTES – ORDINARY MEETING – 21<sup>st</sup> AUGUST 2012

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### 18.0 SUPPLEMENTARY AGENDA ITEMS

There were no supplementary agenda items.

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### 19.0 COMMITTEE REPORTS

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### 20.0 CLOSURE

Mayor D E Flint closed the meeting 4.00pm

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