



Central Highlands Council

MINUTES – ORDINARY MEETING – 21st FEBRUARY 2012

Minutes of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 21st February 2012, commencing at 9.00am.

1.0 OPENING

Mayor D E Flint opened the meeting opened at 9am

2.0 PRESENT

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

3.0 APOLOGIES

There were no 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.

There was no Pecuniary Interest declared for this meeting

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

MATTERS DISCUSSED IN COMMITTEE

Staff Matters
Ombudsman Request

5.2 MOTION OUT OF COMMITTEE

Moved **Clr L M Triffitt**

Seconded **Clr T H Jacka**

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

6.0 OPEN MEETING TO PUBLIC

The Meeting opened to the public at 10.00am.

7.0 IN ATTENDANCE

Mrs Lyn Eyles (General Manager), Mrs Casey Bryant (Minute Secretary), Mr Graham Rogers (DES Manager), Mr Terry Smithurst & Mrs Phyl Smithurst

8.0 PUBLIC QUESTION TIME

Rivers Run & Tourism Tasmania presented to Council at 10.00am.

Paul Smith, Project Manager & Hugh Skerritt from Hydro Tasmania attended the Council Meeting at 10.35am to discuss the Meadowbank Crest Gates Refurbishment and seek comments and feedback from Councillors. Nigel Tomlin, Platypus Power Station Ellendale spoke also about the arrangements for the refurbishment.

Clr L M Triffitt left the meeting at 10.50am to attend a funeral

James Dryburgh (Contract Planner) attended the meeting at 10.55am



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Moved **Clr T H Jacka**

Seconded **Clr G L Herbert**

THAT Council move to agenda item 14.0 – Development & Environmental Services

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 Herbert, Clr T H Jacka, Clr I V McMichael

14.0 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 A W Bailey**

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 Herbert, Clr T H Jacka, Clr I V McMichael

14.1 DA 2012/01: PETER BINNY SURVEYS: THOUSAND ACRE LANE, HAMILTON (CT107369/3): SUBDIVISION OF FOUR LOTS IN THE RURAL ZONE

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

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 Four (4) Lots and in the Rural Zone* at Thousand Acre Lane, Hamilton, Certificate of Title Volume 107369 Folio 3, 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 (*Plan of Subdivision prepared by Peter Binny Surveys, version 1 and dated 22 December 2011*) and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

Easements

2. 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

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

Staged development



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4. 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.

Bushfire Management

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.

Agreements

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.

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.

Aboriginal Heritage

8. 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.

Final Plan

9. 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.
10. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
11. 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

12. Where a development exceeds a total of 250 square metres of ground disturbance 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

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Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.

Environmental Health

13. 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

14. 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.

Access

15. A new separate vehicle access must be provided from the road carriageway to Lots 2 and 3. Accesses must be sealed 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.
16. The existing access to Lot 1 and 4 are to be upgraded as required to comply 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.

Engineering drawings

17. 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.
18. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

Construction amenity

19. 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. 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 *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). 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 and the Environment or the Commonwealth Minister for a permit.
- D. **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*.**
- 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

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 Herbert, Cllr T H Jacka, Cllr I V McMichael



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14.2 DA 2011/37 :
WOOLCOTT
SURVEYS : VICTORIA
VALLEY ROAD,
LONDON LAKES
(CT3456/1 &
CT43175/1) :
SUBDIVISION OF
SEVEN LOTS AND
BALANCE IN THE
RURAL ZONE

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

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 Seven (7) Lots and Balance* in the Rural Zone at Victoria Valley Road, London Lakes, Certificate of Title Volume 34561 Folio 1 and Certificate of Title Volume 43175 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 (Project No.2011-33, Edition V.02, Sheet 1 of 1 prepared by Woolcott Surveys) and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

Easements

2. 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

3. 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.

Covenants

4. 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.

Bushfire Management

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 Bushfire Planning Group (2005), *Guidelines for Development in Bushfire Prone Areas: Living with Fire in Tasmania*, 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.

Agreements

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.



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Weed management

7. 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.

Aboriginal Heritage

8. 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.

Final Plan

9. 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.
10. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
11. 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

12. 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

13. 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

14. If 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.

Access

15. The shared vehicular access must be upgraded, as required, in accordance with Section 107 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993* 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;

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- 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.

Engineering drawings

16. Engineering design drawings, as required, 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.
17. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

Construction amenity

18. 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. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). 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 and the Environment or the Commonwealth Minister for a permit.



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- D. Please be advised that the creation of conservation covenants requires the landowner to demonstrate that the land has viable long-term conservation values. There are costs associated with the on-ground assessment of the areas proposed for covenanting and preparation of maps for the Nature Conservation Plan. The Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water and the Environment should be contacted prior to the assessment in order to discuss the requirements and information to be collected, quality standards and application forms for completion, preparation of the Central Plan Register map. Please call 1300 368 550 for more information or visit the Protected Areas on private Land Program website at www.papl.tas.gov.au.
- E. **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*.**
- F. **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, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G Herbert, Clr T H Jacka, Clr I V McMichael

14.3 DA 2011/50 :
SWANSTON RURAL :
CERTIFICATE OF
TITLE 243744 FOLIO
1 1-3 DALRYMPLE
STREET, BOTHWELL
: CHANGE OF USE
TO BULK STORE
INCLUDING NEW
SHED AND SIGNAGE
IN THE RURAL ZONE
& VILLAGE ZONE &
HERITAGE
CONSERVATION
AREA

Moved **Clr G L Herbert**

Seconded **Clr T H Jacka**

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 *Change of Use to Bulk Store & Including New Shed and Signage* in the Village Zone and Rural Zone and Heritage Conservation Area at 1-3 Dalrymple Street, Bothwell, Certificate of Title Volume 243744 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 proposed development must not be used for any habitable purposes.
3. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning And Approvals Act 1993*.

Signage

4. The proposed sign must not exceed 1.2 metres in length and 0.6 metres in height.

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. Before any work commences a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council's General Manager. The schedule must provide for muted and subdued finished colours (blue or bright greens should be avoided) that minimise visual intrusion. The schedule shall form part of this permit when approved.
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 officer from Council is likely to create a health risk or is unsightly.

Heritage values

8. A minimum 2 metre separation must be provided between the existing building and the warehouse. Amended drawings showing compliance with this condition must be submitted to and approved by Council's General Manager prior to lodgement of a Building Permit.
9. The proposal must be amended to provide a gabled roof with a 30 degree pitch. Amended drawings showing compliance with this condition must be submitted to and approved by Council's General Manager prior to lodgement of a Building Application.

Landscaping

10. The existing plantings located in the nature strip extending the length of the property frontage must be retained.
11. A hedge must be planted along the frontage with Dalrymple Street extending for a minimum length of 6 metres on either side of the driveway.
12. The western and southern perimeter of the warehouse must be landscape by trees, shrubs, screens or other means approved by Council's General Manager in order to provide adequate screening from Patrick Street. Plantings must bear a suitable relationship to the proposed height of the building and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics. Landscaping should be concentrated near the siting of the warehouse.
13. Before any work commences, a landscape plan must be submitted to and approved by Council's General Manager showing compliance with Conditions 10, 11 and 12. The landscape plan must show the areas to be landscaped, the form of landscaping, the plants species and estimates of the cost of the works. The landscaping plan shall form part of the permit when approved.

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14. The landscaping works must be completed in accordance with the revised landscape plan and to the satisfaction of Council's General Manager within six (6) months of the first use of the development.

Hours of operation

15. The use or development must only operate between the following hours unless otherwise approved by 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.

Parking and Access

16. At least four (4) 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.
17. 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.
18. The vehicle access from the carriageway of the road onto the subject land must be located and constructed using a sealed/gravel pavement in accordance with the construction and sight distance standards shown on standard drawings SD 1012 and SD 1009 prepared by the IPWE Aust. (Tasmania Division) (attached) and to the satisfaction of Council's General Manager.
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:
- a) pavement details,
 - b) design surface levels and drainage,
 - c) turning paths,
 - d) dimensions
 - e) and shall form part of the permit when approved.
20. All parking and associated turning, loading and unloading areas 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.
22. All areas set-aside for parking and associated turning, loading and unloading areas 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

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23. Stormwater from the roof must not discharge directly to the road but must discharge through a storage tank overflow or to another legal point of discharge 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 9 February 2012 (SWDA2012/00087).

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 |

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 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

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- 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, Clr J R Allwright, Clr A W Bailey, Clr R G Bowden, Clr G Herbert, Clr T H Jacka, Clr I V McMichael

**14.4 DA 2010/35: PH
& LK KAINE :
ARTHURS LAKE
ROAD, ARTHURS
LAKE : REQUEST
FOR APPROVAL OF
CROSSOVERS**

Moved **Clr G L Herbert**

Seconded **Clr T H Jacka**

THAT the requirement for engineering drawings for the crossovers as required by Condition 19 of Development Permit 2010/35 be waived as Council's Works Manager is satisfied that the access meets the standards applied to urban roads.

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 Herbert, Clr T H Jacka, Clr I V McMichael



Central Highlands Council

MINUTES – ORDINARY MEETING – 21st FEBRUARY 2012

14.5 DA2011/38 : MIDLANDS WATER SCHEME : APPEAL

Moved **Clr A J Downie**

Seconded **Clr I V McMichael**

THAT Council delete Condition 15 from Planning Permit DA2011/38 and pursue a consent agreement within the Resource Management and Planning Appeals Tribunal appeal process.

And

THAT Council seek a commitment in writing for further negotiation between the Midlands Water Scheme, Central Highlands Council and other key stakeholders to facilitate future benefit to the Central Highlands area.

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 Herbert, Clr T H Jacka, Clr I V McMichael

14.6 PUBLIC OPEN SPACE

Noted the verbal report from the Planner

14.7 DEVELOPMENT AND BUILDING IN BUSHFIRE PRONE AREAS SHORT COURSE

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

THAT the Manager Development & Environmental Services be authorised to attend the course “Development and Building in Bushfire Prone Areas” at a cost of \$1,650.00.

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 Herbert, Clr T H Jacka, Clr I V McMichael

14.8 TASMANIAN EMERGENCY MANAGEMENT PLAN : COMMENTS

All comments be forwarded to the Manager Development & Environmental Services no later than 29th February 2012.

14.9 DES STATUS REPORT

Noted

Graham Rogers (DES Manager) & James Dryburgh (Contract Planner) left the meeting at 11.50am.

MINUTES – ORDINARY MEETING – 21st FEBRUARY 2012

Moved **Clr G L Herbert**

Seconded **Clr I V McMichael**

THAT Council move to **Agenda Item 9.0 – Mayoral Commitments**

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 Herbert, Clr T H Jacka, Clr I V McMichael

9.0 MAYORAL COMMITMENTS

Tues 17 th Jan	Council Meeting – Hamilton
Wed 18 th Jan	Ellendale Hall Committee Meeting
Mon 23 rd Jan	Local Government Division Meeting
Tues 24 th Jan	Interview ABC Country Hour Southern Tasmanian Councils Authority, GM attended
Thurs 26 th Jan	Australia Day Celebration – Ellendale
Thurs 9 th Feb	Southern Tasmanian Owners Meeting (Water & Sewerage)
Sat 11 th Feb	Official Welcome, CWA Fair
Sun 12 th Feb	Fly Fishing International Competitors BBQ – Miena
Tues 14 th Feb	Planning Meeting
Wed 15 th Feb	Opening Parade Fly Fishing Competitors, Governor
Fri 17 th Feb	Meeting with Mayor Steve Martin - Devonport
Sat 18 th Feb	International Fly Fishing Competitors Presentation
Mon 20 th Feb	Onsite Meeting to discuss footpath and paving Uniting Church, Bothwell. Central Highlands Health Consultative Meeting

List of Interviews

Tony Briscoe - ABC

- Wind Farm
- Health Services
- School Closures
- Forestry
- Viability of Council

Charles Waterhouse - The Mercury

- Options Paper



Central Highlands Council

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9.1 COUNCILLORS COMMITMENTS

Clr A J Downie

17 th Jan 2012	Council Meeting, Hamilton
25 th Jan 2012	Australia Day Reception
26 th Jan 2012	Australia Day - Ellendale
6 th Feb 2012	Bothwell drainage issues, planning update - Bothwell
8 th Feb 2012	Hamilton workshop
14 th Feb 2012	Planning Committee - Bothwell
20 th Feb 2012	Meet representatives re Uniting Church footpath and parking

Clr I V McMichael

17 th Jan 2012	Council Meeting, Hamilton
18 th Jan 2012	Ellendale Hall Meeting
19 th Jan 2012	RAW Board Meeting
31 st Jan 2012	Audit Planning - Sue Colgrave Hamilton
14 th Feb 2012	Planning Committee
20 th Feb 2012	Central Highlands Health Consultative Meeting

Clr L M Triffitt

17 th Jan 2012	Council Meeting, Hamilton
26 th Jan 2012	Australia Day Awards - Ellendale
10 th Feb 2012	Meeting with General Manager & Diane Lovell - Men's Shed MOU

9.2 GENERAL MANAGER'S COMMITMENTS

17 th Jan 2012	Council Meeting - Hamilton
23 rd Jan 2012	Shortlist applicants, Healthy Communities Initiative Project Local Government Office
24 th Jan 2012	STCA Meeting
25 th Jan 2012	Meeting Southern Water onsite at Ellendale
27 th Jan 2012	Meeting A Jones & R Mace
30 th Jan 2012	Interviews Leading Hand
1 st Feb 2012	Interviews HCI Co-ordinator & Project Officer
2 nd Feb 2012	Meeting Richard Gerathy
6 th Feb 2012	Meeting Damian Mackey Meeting B Bissett
8 th Feb 2012	Workshop Hamilton



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9 th Feb 2012	Southern Water Owners Meeting
10 th Feb 2012	Meeting CHCMS Inc
14 th Feb 2012	Planning Committee Meeting
15 th Feb 2012	Meeting Peter Rolston

9.3 COMMUNITY & ECONOMIC DEVELOPMENT OFFICER'S COMMITMENTS

18 th Jan 2012	Seniors Church Tour, Bothwell Rivers Run Tourism Association meeting, New Norfolk
19 th Jan 2012	Anne Langman (Dept Ec Dev), Hamilton
20 th Jan 2012	Lana Benson, National Youth Week, Hamilton
23 rd Jan 2012	HCI Selection Committee, Kempton
25 th Jan 2012	Interview HCI, Hamilton Premier's Australia Day Cocktail Party, Hobart
26 th Jan 2012	Australia Day Celebrations, Ellendale
27 th Jan 2012	Geoff Parsons re Gretna Hall Rivers Run Tourism Association, map reprint, New Norfolk
31 st Jan 2012	HCI Interviews, Bothwell
6 th Feb 2012	Meeting re: AGFEST attendance, Hamilton
8 th Feb 2012	Council Workshop, Hamilton
10 th Feb 2012	Craft Fair, Ouse

10.0 NOTIFICATION OF COUNCIL WORKSHOPS

10.1 FUTURE WORKSHOPS

Council invite Emma Riley to give a presentation on the Biodiversity Offsets Guidelines Project at a workshop to be held on Tuesday 13th March at 11am at the Bothwell Council Chambers.

11.0 MAYORAL ANNOUNCEMENTS

The Governor announced at the Fly Fishing Function that he would be happy to receive emails supporting the balance of the Highland Lakes Road being sealed.

12.0 MINUTES



Central Highlands Council

MINUTES – ORDINARY MEETING – 21st FEBRUARY 2012

12.1 RECEIVAL MINUTES ORDINARY MEETING

Moved **Clr T H Jacka**

Seconded **Clr I V McMichael**

THAT the Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 17th January 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 Herbert, Clr T H Jacka, Clr I V McMichael

12.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved **Clr T H Jacka**

Seconded **Clr A W Bailey**

THAT the Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 17th January 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 Herbert, Clr T H Jacka, Clr I V McMichael

12.3 RECEIVAL MINUTES PLANNING COMMITTEE MEETING

Moved **Clr A J Downie**

Seconded **Clr G L Herbert**

THAT the Minutes of the **Planning Committee Meeting** of **Council** held on **Tuesday 14th February 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 Herbert, Clr T H Jacka, Clr I V McMichael

13.0 BUSINESS ARISING

15.0 COMMUNITY & ECONOMIC DEVELOPMENT REPORT

Moved **Clr R G Bowden**

Seconded **Clr G L Herbert**

THAT the **Community & Economic Development 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 Herbert, Clr T H Jacka, Clr I V McMichael

15.1 BRANDING PROJECT

Noted



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15.2 HEALTHY COMMUNITIES INITIATIVE

Noted

15.3 AGFEST 2012

Moved **Clr T H Jacka**

Seconded **Clr A W Bailey**

THAT Council support the Community & Economic Development Officer to attend AGFEST to assist in setting up on Wednesday & Council to cover accommodation for Wednesday night and the CEDO to return from AGFEST Thursday afternoon by close of business.

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 Herbert, Clr T H Jacka, Clr I V McMichael

Moved **Clr I V McMichael**

Seconded **Clr T H Jacka**

THAT Council will not support payment for accommodation or travel to AGFEST 2012 for volunteers but will supply site and promotional material up to the value of \$1500.

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 Herbert, Clr T H Jacka, Clr I V McMichael

15.4 RIVERS RUN TOURISM ASSOCIATION

Moved **Clr T H Jacka**

Seconded **Clr G L Herbert**

THAT Central Highlands Council become a formal member of the Rivers Run Association at a cost of \$66.00.

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 Herbert, Clr T H Jacka, Clr I V McMichael

15.5 PURCHASE OF PA SYSTEM

THAT Council does not purchase the PA System from Diane Lovell

16.0 WORKS & SERVICES

Moved **Clr R G Bowden**

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 Herbert, Clr T H Jacka, Clr I V McMichael



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Clr L M Triffitt returned to the meeting at 12.10pm.

16.1 DISCUSSION

Stabilisation work has started on Hollow Tree Rd, Ellendale Rd will be started next week.

Bitumen at the Avenue Ellendale needs looked into.

Slashing Clarendon Road is on the agenda to be completed.

Update plant report with current drivers.... (Sue)

16.2.1 RECEIVAL OF STATUS REPORT

Moved **Clr L M Triffitt**

Seconded **Clr G L Herbert**

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

16.2.2 STATUS REPORT DISCUSSIONS

321 - to be removed from the Status Report

325 - Works Manager is waiting on quotes for Spray Arm

324 - Black spot funding is in April and will find out then if successful

Jason Branch, Works & Services Manager left the meeting at 12.22pm

Sue Colgrave, Finance Manager attended the meeting at 12.22pm

16.2.3 NRM REPORT

Moved **Clr L M Triffitt**

Seconded **Clr A W Bailey**

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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17.0 FINANCE REPORT

Moved **Clr R G Bowden**

Seconded **Clr G L Herbert**

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

17.1 DISCUSSION

17.2 REQUEST FOR REMISSION 10-0400-03949 \$409.02

This property is a Crown Lease that was not previously valued. The Lessee has requested that Council consider remitting the rates.

Moved **Clr L M Triffitt**

Seconded

Motion lapsed

17.3 REQUEST FOR REMISSION 01-0862-03108 PENALTIES \$109.73

Moved **Clr L M Triffitt**

Seconded **Clr A J Downie**

THAT Council remit \$109.73 on property 01-0862-03108.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

17.4 REQUEST FOR REMISSION (GARBAGE RATES & PENALTIES) 04-0015-03866 \$207.33

Moved **Clr R G Bowden**

Seconded **Clr A W Bailey**

THAT Council remit \$207.33 for property 04-0015-03866.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

Finance Manager, Sue Colgrave left the meeting at 12.50pm.

Mrs Phyl and Mr Terry Smithurst left the meeting at 12.50pm.

Council adjourned for lunch at 12.50pm.



Central Highlands Council

MINUTES – ORDINARY MEETING – 21st FEBRUARY 2012

Council meeting resumed at 1.30pm.

18.0 ADMINISTRATION

18.1 MEMORANDUM OF UNDERSTANDING – CENTRAL HIGHLANDS COMMUNITY MEN'S SHED INC.

Moved **Clr A J Downie**

Seconded **Clr I V McMichael**

THAT the General Manager be authorised to sign the Memorandum of Understanding between the Council and the Central Highlands Community Men's Shed Inc.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

18.2 CENTAL HIGHLANDS SHACKOWNERS ASSOCIATION MEETING

The next meeting of the Association is to be held on Sunday 11th March 2012 at the Miena Community Centre commencing at 9.30am with AGM and followed by the General Meeting. An invitation has been extended to the Mayor, Councillors, Works and Services Manager and the General Manager to attend.

Clr A J Downie & Clr I V McMichael will be apologies for the meeting.

18.3 LGAT ANNUAL GENERAL MEETING AND GENERAL MEETING 11TH JULY 2012

Councils are invited to submit motions for inclusion in the agenda of the General Meeting to be held in July, 2012. Motions will need to be received at LGAT by close of business on Friday 30 March, 2012.

Noted

18.4 LEGISLATIVE & REGULATORY FRAMEWORK FOR THE SALE AND SUPPLY OF ALCOHOL IN TASMANIA

Noted



Central Highlands Council

MINUTES – ORDINARY MEETING – 21st FEBRUARY 2012

18.5 BIODIVERSITY OFFSETS GUIDELINES PROJECT

Moved **Clr G L Herbert**

Seconded **Clr A J Downie**

THAT Council invite Emma Riley to give a presentation on the Biodiversity Offsets Guidelines Project at a workshop to be held on Tuesday 13th March at 11am.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

18.6 SUMMARY OF ISSUES RAISED BY COUNCILS IN RESPONSE TO THE STATEWIDE DIRECTIONS PAPER ON RV SITES

Noted

18.7 REVIEW OF THE LGAT RECREATIONAL VEHICLES GUIDELINES

LGAT is seeking comments on their Draft Policy Guidelines for Recreation Vehicles Development and management of Facilities. Comments to be forwarded to the General Manager by Thursday 15th March 2012.

18.8 STAKEHOLDER CONSULTATION FOR SURVEILLANCE OF FOREST MANAGEMENT PRACTICES TASBERRY HOLDINGS PTY LTD (APRIL 2012)

Comments can be submitted until 26th March, 2012.

Noted

18.9 MEETING OF OWNER COUNCILS OF SOUTHERN WATER

Moved **Clr T H Jacka**

Seconded **Clr I V McMichael**

THAT Council support Option 1 for the appointment of Owners' Representatives of Southern Water for a three year period from 1 July, 2012, and that the Mayor to be nominated as one of the Owners Representatives.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt



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18.10 PROPOSAL TO FORM A SINGLE STATEWIDE WATER CORPORATION

Noted

19.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr G L Herbert**

Seconded **Clr I V McMichael**

THAT Council consider the matters on the Supplementary Agenda.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

19.1 DRAFT MODEL CODE OF CONDUCT

Comments on the Draft Model, Code of Conduct are to be in to the General Manager by the 8th March 2012.

Moved **Clr G L Herbert**

Seconded **Clr I V McMichael**

THAT the Mayor is again nominated on the General Management Committee for the position representing the 8 Southern Rural Councils.

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 Herbert, Clr T H Jacka, Clr I V McMichael, Clr L M Triffitt

20.0 COMMITTEE REPORTS

21.0 CLOSURE

Meeting closed at 1.45pm
