

Central Highlands Council

Agenda – ORDINARY MEETING – 19th February 2019

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 19th February 2019, commencing at 9am.

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

Lyn Eyles
General Manager

1.0 OPENING

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

2.0 PRESENT

3.0 APOLOGIES

4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, 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) or conflict of interest in any Item of the Agenda.

5.0 CLOSED SESSION OF THE MEETING

Regulation 15 (1) of the *Local Government (Meeting Procedures) Regulations 2015* states that at a meeting, a council by absolute majority, or a council committee by simple majority, may close a part of the meeting to the public for a reason specified in sub-regulation (2).

As per *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, this motion requires and absolute majority

Moved: Clr

Seconded: Clr

THAT pursuant to *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, Council, by absolute majority, close the meeting to the public to consider the following matters in Closed Session

Item Number	Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i>
1.	Confirmation of the Closed Session Minutes of the Meeting held on 15 January 2019	15 (2)(g) – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
2.	Lease for 4 ILU Ouse	15 (2)(f) – proposals for council to acquire land or an interest in land for for the disposal of land
3.	Letter from Ratepayer	15 (2)(j) – the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area

4.	Consideration of Matters for Disclosure to the Public	Regulation 15 (8) - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues
----	---	---

5.1 MOTION OUT OF CLOSED SESSION

Moved:

Seconded:

THAT Council move out of Closed Session and resume the Ordinary Meeting.

OPEN MEETING TO PUBLIC

The meeting opens to the public at 10.00am.

6.0 DEPUTATIONS

10.00am Mrs Elaine Herlihy – Street Library

6.1 PUBLIC QUESTION TIME

7.0 MAYORAL COMMITMENTS

11 th January 2019	Business of Council
12 th January 2019	Business of Council
13 th January 2019	Business of Council
14 th January 2019	Business of Council
15 th January 2019	Ordinary Council Meeting – Hamilton
16 th January 2019	Business of Council
17 th January 2019	Business of Council
18 th January 2019	Business of Council
19 th January 2019	Business of Council re Business owners/ratepayers
20 th January 2019	Business of Council
	Meeting with Councillors
	Meeting with Independent Living Unit Tenant
	Meeting with Senator Jonathon Duniam
	Telephone Meeting with Ratepayers
	ABC TV Interview
	ABC Radio Interview
22 nd January 2019	Win TV Interview
	Meeting with Examiner Reporters/ Interview
	ABC Radio Interview
	Tasmanian Fire Service Public Meeting
	Telephone Calls with Ratepayers
	Telephone Call from Ministers
	ABC TV Interview
23 rd January 2019	ABC Early Morning Radio Interview
	ABC 11am Radio Interview
	ABC 4pm Radio Interview
	Win TV Interview
24 th January 2019	ABC Radio 7.45am
	ABC Radio 9.00am
	Tasmania Police Meeting
	Meeting with the Tasmanian Fire Service Chief
	Phone Meeting with Minister Michael Fergusson

25 th January 2019	Meeting with Rebecca White MP Meeting with Jen Bulter MP for Labour – Bothwell ABC TV Interview Mercury interview ABC Radio Morning and Evening Interviews
26 th January 2019	Australia Day Awards – Hamilton Visit Miena – Bush Fire Effected Area
26 th January 2019	Meeting with Emergency Services – Great Lake Meeting with Great Lake Community Centre Members Central Highlands Lodge Visit Visit General Store Miena Meeting with Great Lake Hotel Proprietor On-Site Southern Cross TV Interview at Great Lake Visit Resident in Miena Bothwell Evacuation Centre Visit
27 th January 2019	ABC Radio at 8am Update meeting with Tasmania Police Update meeting with Tasmanian Fire Service Chief Public Meeting Bothwell Tas Fire Telephone Meeting with Premier Will Hodgeman
28 th January 2019	8.50am ABC Radio Interview Meeting with Bronte Park Resident
29 th January 2019	ABC Interview Meeting with a Councillor
30 th January 2019	Meeting with Tasmanian Fire Service re Update on Bushfires Business of Council – Planner Business of Council – Meeting with the General Manager
31 st January 2019	Great Lake Community Centre Committee meeting via telephone Tasmanian Fire Service Public Meeting – Bothwell Meeting with Goldwind Representative
1 st February 2019	Business of Council – Great Lake Community Centre Business of Council- Ratepayer Concern Business of Council- meeting with GM Ratepayer meeting
2 nd February 2019	ABC Interview
3 rd February 2019	Government House Mayoral Function ABC Radio Interview 4pm
4 th February 2019	ABC Radio Interview 9am Planning workshop- Bothwell Visit Bothwell Evacuation Centre with Minister Guy Barnett Visit Bothwell Fire Station with Minister Guy Barnett Business of Council with Councillors
5 th February 2019	Business of Council Telephone meeting with Peter Gutwein
6 th February 2019	Meeting the Premier Will Hodgeman, the Bushfire Recovery Coordinator Michael Stevens, Guy Barnett MP, General Manager and Deputy General Manager Visit to Bushfire Effected Areas with Premier Will Hodgeman, Mark Shelton MP, Guy Barnett MP and Michael Ferguson MP
7 th February 2019	Business of Council Conversation with Premier Will Hodgeman ABC Radio Morning Interview Telephone conversations with Councillor and Rate Payer
8 th February 2019	Tasmanian Fire Service Update Miena

7.1 COUNCILLORS COMMITMENTS

Clr Anita Campbell

15 th January 2019	Regular Council Meeting, Hamilton
22 nd January 2019	Apsley Cross Memorial Service, Wreath laying. Tas Fire Community Meeting, Bothwell
27 th January 2019	Tasmanian Fire Community Meeting, Bothwell
31 st January 2019	Tasmanian Fire Community Meeting, Bothwell

4 th February 2019	Planning Workshop, Bothwell
14 th February 2019	Central Highlands Health and Wellbeing Meeting, Hamilton 10am.

7.2 GENERAL MANAGER'S COMMITMENTS

31 st January 2019	TFS Community Information Session
4 th February 2019	Council Workshop
6 th February 2019	Meeting with Mayor, Premier, Guy Barnett & Michael Stevens
12 th February 2019	TasWater Briefing Planning Committee Meeting
14 th February 2019	Meeting Carol Owen Social recovery Director Bushfires Community Health & Wellbeing Working Group Meeting

7.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

16 th January 2019	Planning information meeting with the Mayor and Planner Bushfire Emergency Warning for Lake Fergus and Great Pine Tier issued Community Centre at Miena setup as a nearby safer place
17 th January 2019	Meeting with TasWater – 8 Tarleton Street Hamilton proposed boundary adjustment TFS Community Meeting regarding Lake Fergus, Great Pine Tier and Little Pine Lagoon Bushfire
21 st January 2019	Setup Evacuation Centre at Bothwell
21 st January 2019	Meeting with Senator Deniam and Mayor to discuss public transport in the Central Highlands
22 nd January 2019	Waste Management Run Miena Apsley Cross Service TFS Community Meeting regarding Lake Fergus, Great Pine Tier and Little Pine Lagoon Bushfire
24 th January 2019	Setup Hamilton Evacuation Centre Waste Management Run Miena
25 th January 2019	Meeting with Mr Patterson, Regional Australia General Manager – Tasmania Telstra about free payphones in bushfire affected areas and WiFi units for Evacuation Centres
26 th January 2019	Waste Management Run Miena Meeting with Mayor at Miena Community Centre
27 th January 2019	TFS Community Meeting regarding Great Pine Tier Bushfire
4 th February 2019	Council Workshop Local Government Shared Services Meeting
6 th February 2019	Community Recovery Meeting
8 th February 2019	Emergency Assistance meetings at Bronte Park and Miena TFS Community Meeting regarding Great Pine Tier Bushfire, Miena
12 th February 2019	TasWater Stakeholder Engagement Meeting Mayor, General Manager, Mrs Turale (THS) and Ms Owen - Social Director for Bushfire Recovery (DPAC)
13 th February 2019	Tool Box Meeting with Mr McPherson Suicide Awareness
14 th February 2019	Community Health & Wellbeing Plan - working group meeting Central Highlands Visitor Centre Management Committee Meeting
15 th February 2019	Local Government Legislative Review - engagement session
19 th February 2019	Ordinary Council Meeting

8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

4 February 2019 10.00am Bothwell

The Role of the Planning Authority

8.1 FUTURE WORKSHOPS

NIL

9.0 MAYORAL ANNOUNCEMENTS

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved:

Seconded:

THAT the Draft Minutes of the Open Council Meeting of Council held on Tuesday 15th January 2019 be received.

10.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved:

Seconded:

THAT the Minutes of the Open Council Meeting of Council held on Tuesday 15th January 2019 be confirmed.

10.3 RECIEVAL DRAFT MINUTES PLANNING COMMITTEE MEETING

Moved:

Seconded:

THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 12th February 2019 be received.

11.0 BUSINESS ARISING

- 12.0 Actioned by Derwent Catchment Facilitator
- 14.1 Actioned by D&ES Manager
- 14.2 Actioned by D&ES Manager
- 14.3 Actioned by D&ES Manager
- 14.6 Actioned by D&ES Manager
- 15.1 Actioned by Works Manager
- 16.1 Actioned by Acting General Manager, email sent to Director of Local Government
- 16.2 No feedback received, Mayor and Acting General Manager to attend the 2019 State Grants Commission hearing
- 16.3 LGAT advised of Council's decision
- 16.6 Hamilton Show Committee advised of Council's decision
- 16.7 Mayor discussed matter with Premier of Tasmania
- 16.8 Funding provided to Bothwell District High School
- 16.11 Actioned by Acting General Manager
- 16.13 Matter referred to Central Highlands Visitors Centre Management Committee
- 16.14 Acknowledgement email sent
- 16.16 Training organised
- 16.18 Actioned by Acting General Manager
- 16.19 Actioned by Acting General Manager
- 16.20 Actioned by Acting General Manager
- 17.1 Actioned by Acting General Manager
- 17.2 Actioned by Acting General Manager

12.0 DERWENT CATCHMENT PROJECT REPORT

Eve Lazarus and Josie Kelman will be in attendance to answer any questions regarding the Derwent Catchment Project report and to provide an update.

Moved:

Seconded:

THAT the Derwent Catchment Project report be received.



Derwent Catchment Project Report for Central Highlands Council

13 December – 13th February 2019

General business

What does your allocation of NRM funding support - \$40,000 of facilitation

Current NRM investment from the Central Highlands Council is \$40,000. This pays for facilitation of community projects, landholder liaison, support to Council for revegetation and weed management projects (e.g. weeds training workshops for Council works crew), development of materials for Council such as the weeds plan and rehabilitation works and development of funding grants and applications to attract additional monies into the region. A portion is also allocated to assist Derwent Catchment Committee's administration and activities that support agri-best practice (e.g. Dairy Cares for the Derwent, pasture hub and the workshop series on key land management issues). In the 2018 – 19 financial year these works and investment were co-matched by Derwent Valley Council who contributed \$40,000 plus \$40,000 for weed management and river restoration projects. This financial year we have also had investment from Hydro into weed management, strategic planning and conservation projects. This investment is focused on the Central Highlands Municipality. Similarly, we have attracted grant funding through the National Landcare program Smart Farms grants. We also have support from Inland Fisheries for the Tyenna River project. We also through coordination of the weeds program attract significant investment into the region for weed control works. The

investment in weed control across tenure is more than \$150,000 each year. Including the Poatina fire ragwort control program which covers the 11,000 hectares which we undertake for Hydro, Parks and Tasnetworks as a partnership project which represents \$50,000 worth of investment each year. Your investment in facilitation allows us to leverage significant investment into the region which in the last financial year was close to a million dollars. We also work to support the agricultural producers of the region and have over 100 members with regular meetings to discuss practical land management issues.

Australian Government NRM Funding

Despite NRM South's failure to attract funding from the Australian Government into the region we are hopeful that this can be re-established and are continuing to work with NRM South to attract funding into the Catchment. We are however working on a user pays system and are sub-contracting to NRM South in their tender development to attract funding to the region i.e. NRM South are paying for our time not Council but the benefit will hopefully be to attract significant funds to support the producers of the Central Highlands. We have written a proposal for a dryland grazing management program that would provide approximately a million dollars of investment into the region. This will of course depend on NRM South being successful in their overall bid for Australian Government funding.

Agricultural best practice program

Open Gates

We have kicked off the Open Gates project with an initial plan for restoration at Clearview (Gretna). We are working on the four Compass farms to look at improving on-farm sustainability and running a series of field days on sustainability issues. On the 7th March we will hold a workshop at Ivanhoe on Glenora Road on energy use efficiency. See attached flyer. This day is all about how to reduce energy expenditure on farm. We already have about 20 attendees and hope to double that by the 7th of March. See attached flyer.

Meat and Livestock Australia producer demonstration site trial

We were invited to submit a full bid by MLA to their producer demonstration trials. The project proposed to investigate the financial viability of investing in forage shrubs to improve productivity and increase ground cover on north facing slopes. The project was supported by the selection panel but deemed unsuitable due to the timelines for adequate assessment. We have been told they would like to fund the project but are trying to find another funding stream with longer time-frames.

Smart farms grant

We have prepared two applications under the latest round of Smart Farms grants. We have worked with local producers to prepare these applications.

Pollination gone wild

This project will provide practical, locally tested and costed recommendations for the Derwent Valley's cherry growers on simple on-farm management practices to increase the diversity and abundance of wild pollinators, predators and parasitoids (natural enemies of crop insect pests). To achieve boosts in wild pollinators and other beneficial insects, we need to know more about the biology and habitat requirements of these insects. This increase in knowledge will be achieved by: 1. baseline surveys of beneficial insects, 2. input from a core grower group and 3. establishing demonstration sites to trial on-farm management practices, which promote of beneficial insect populations in the Derwent Catchment. The findings of these core activities will be collated into a resource package for fruit growers relative to local conditions, production systems and insect fauna. This package will be applicable to fruit growers with other pollination. A core group of seven commercial cherry growers from the Derwent Valley will host baseline insect surveys and demonstration sites.

This core group includes some of Australia's largest cherry and soft fruit producers along with smaller commercial operators, for who cherries supplement other on-farm enterprises. A broader group of commercial and backyard growers will be engaged through the membership and networks of the Derwent Catchment Project and the industry group Fruit Growers of Tasmania.

Derwent Climate Ready program

This is an on-ground, peer-learning program working with farmers on practice change that supports adaption to more resilient farming practices and covers 3 key components:

1. Managing ground cover and nutrient inputs
2. Managing the interactions of soils and modern irrigation practice
3. Creating a more resilient landscape through improved management of on-farm biodiversity

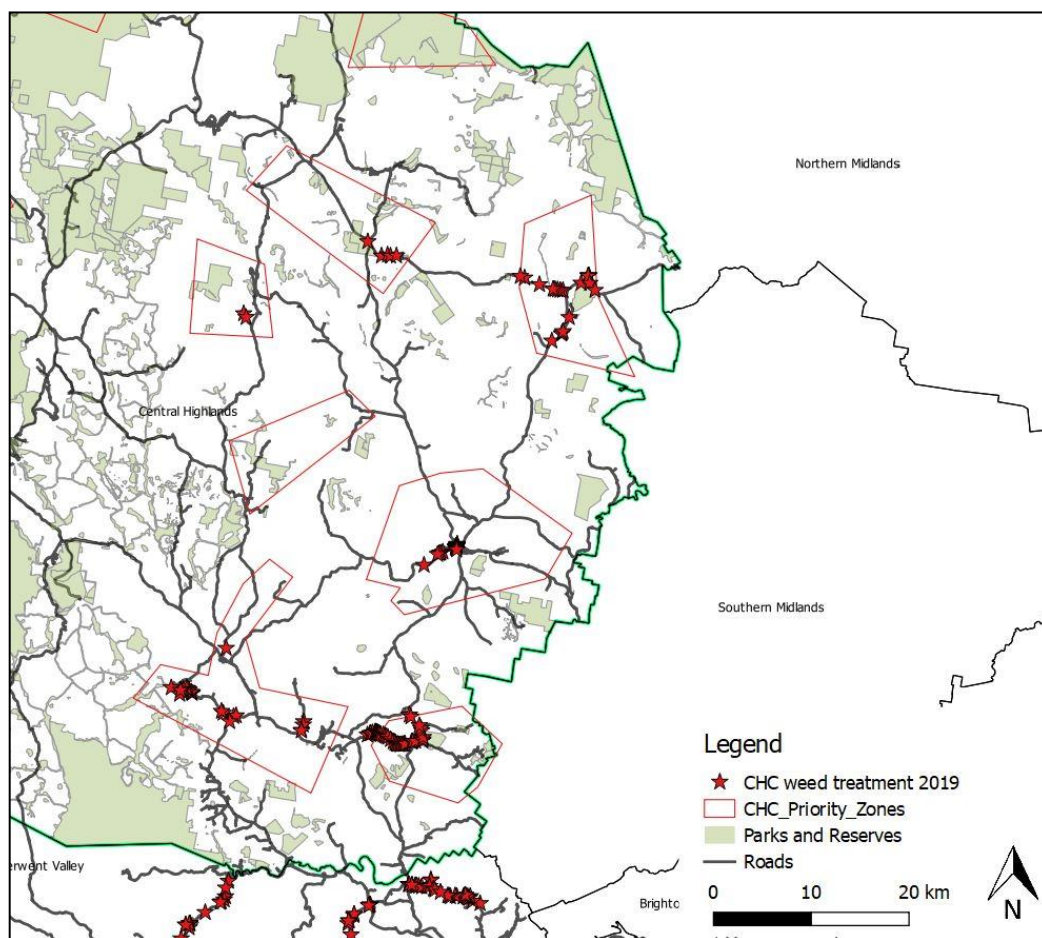
This program directly targets pathways of climate change adaption by working on farm resilience across livestock and cropping operations. The project will work with leading commercial producers to undertake farm audits as the first step of a series of on-farm activities, that will prioritise the establishment of demonstration site to test and cost adaptive practice for local conditions to facilitate on-ground practice change. The findings of these demonstration sites and producers experience will be collated in a climate ready guide for the Derwent Catchment which will be shared with the broader producer group.

Weed Management Program

We have undertaken control works in all of the eradication zones within the Central Highlands Weed Management Plan as planned. There were substantially more weeds found in the target areas than at the survey time three seasons ago. It was great to be able to action the weed plan this year for Council.

Blackberries on the Clyde

As discussed the optimum time for control is after fruiting so we are just moving into the best time for control of



blackberries. However due to increasing concern about the blackberries at Croakers land control on council land has been completed by cut and paste. Also follow up control of pampus through the town. A list of private landholders with blackberries has been compiled and enforcement visits are planned for the next few week to meet optimum control timing.

River Recovery

Ouse River Recovery



rogers, ouse 4
55G 476667 5295938

We have started follow up weed control and in-fill plantings on the Ouse River Recovery Project. We have scheduled the remaining two weeks of February to continue to follow up willow and blackberry control. The success rate of planting has been mixed with high levels of success where stock have been excluded.

Additional funding

Josie continues to pursue the potential for additional funding for future works with State Government and have a meeting this Friday where we should learn about the fate of the funding bid to State Government. Much to our frustration we have been waiting on this for more than 12 months and have been told several times that the project will be funded and is just awaiting sign off. But there is still potential that the funding may be directed elsewhere.

Tyenna River Recovery

The Tyenna River is one of Australia's premier fishing rivers however it is under threat from willow encroachment. This project is a collaboration between the Inland Fisheries Service, Anglers Access Tasmania (and the Willow Warriors, a group of volunteer anglers who enjoy fishing the Tyenna); the Clark's of Lanoma Estate, the Tasmanian Parks and Wildlife Service, Wildcare volunteers and Norske Skog. We have just submitted a grant to the fisheries habitat improvement fund to support further works on the Tyenna. We will be holding a working bee in early March with Inland Fisheries and concerned Anglers

Other Projects

Dunrobin campground

We grew some native plants for the Dunrobin campsite that we planted in late last year and have been watering the plants. The aim was to provide shelter to campers and increase the amenity of the campground.



Bothwell Project

It has been difficult to stimulate funding for a Bothwell project but are keen to meet Council's need. We propose to grow a native garden with interpretation about the plants to increase the amenity of the park at Croakers. The interpretation will include what species are there, their potential and past use by Tasmanian Aboriginals and how they are best used in your garden. We will prepare a garden plan to present to Council with your permission and will aim to undertake the planting in Autumn.

Native Plant Nursery

The nursery is full to overflowing!! But luckily we have almost completed the extension for the Nursery. Thanks to Council for the support and allowing the extension.

nursery extension
55G 486576 5288650



Grants roundup

1. Filling the feed gap in the Derwent: forage shrubs on North-facing slopes – Meat & Livestock Australia - \$70,000 – partially successful. They have indicated their support and willingness to fund the program but are attempting to find funding another program as the timelines are better suited to a longer project.
2. Pollination gone wild – Smart Farms - \$200,000 pending
3. Climate ready – Smart Farms - \$200,000 pending
4. Tyenna River Recover - Fisheries Habitat Improvement Fund - \$60,000 pending
5. Agri-best practice in the Derwent – Regional Land Partnerships - \$1 million in-draft
6. Planning for sustainable growth in the tourism and agricultural sectors in the Derwent. Building better regions \$20,000

Please don't hesitate to contact us if you have any queries about our programs.

Yours Sincerely,

Josie Kelman, Facilitator, The Derwent Catchment Project 0427 044 700

Eve Lazarus, Project Officer, The Derwent Catchment Project 0429 170 048



You are invited to the Southern region **All About Energy Day!**

Energy efficiency, renewables, power bills for farming...

In collaboration with Dairy Tas we are running an energy field day, featuring advice and information from some of Tasmania's leading energy experts:

- James Curran, Macquarie Franklin, irrigation energy efficiency
- Darren Cooper, Tas Energy and Heating, renewable energy, batteries and electric farm vehicles
- Duncan Livingston, ROI Energy, independent energy adviser
- Energy pricing and advice from Tasmania's two energy retailers, Aurora Energy and ERM Power, plus Tasmania's network manager at TasNetworks.

Why attend?

- Our speakers will be providing **INDEPENDENT** expertise and advice on all aspects of energy efficiency & renewable energy use. All energy providers in Tasmania are attending and will be able to assist with one-on-one queries.
- Power prices have increased and will likely continue to increase so now is the time to optimise your operational set up for maximum cost savings and efficiencies.
- There will be discussion around pros and cons of different renewable energy options including solar panels, batteries, Fronius smart meters, electric vehicles, wind and hydro generation.
- Receive **FREE** copy of updated "Saving Energy on Dairy Farms" booklet, plus other handouts.

Format of the day

10 am - 12.30 pm (on farm) - Farm tour and discussion on infrastructure and irrigation energy efficiency and renewable options, led by Darren Cooper and James Curran, with Duncan Livingston and energy providers available for tariff questions

12.30 pm - 1.30 pm (Berkley Farm, CompasAgri) - Lunch and discussion, demonstration of electric ATV

1.30 pm - 4.30 pm (Berkley Farm, CompasAgri) - Opportunity for one-on-one afternoon advice

6.30 pm - 9 pm (Hamilton Resource Centre) - Dinner presentation and discussion of power bills, energy pricing and tariffs with Duncan Livingston and representatives from Aurora Energy and ERM Power (Tasmania's energy retailers) and TasNetworks.

Please bring your power bills for 12 months (for all sites) for individual advice and discussion

Phone Josie Kelman 0427 044 700 to book times with Darren (renewables), James (irrigation) and Duncan (power bills), plus TasNetworks, Aurora Energy and ERM Power.



13.0 FINANCE REPORT

Moved:Seconded:

THAT the Finance Report be received.

RATES RECONCILIATION AS AT 31 JANUARY 2019

	<u>2018</u>	<u>2019</u>
Balance 30th June	\$43,156.50	\$41,105.55
Rates Raised	\$3,494,263.12	\$3,632,817.95
Penalties Raised	\$18,980.98	\$19,842.64
Supplementaries/Debit Adjustments	\$33,304.72	\$20,904.18
Total Raised	\$3,589,705.32	\$3,714,670.32
Less:		
Receipts to Date	\$2,726,104.93	\$2,537,610.90
Pensioner Rate Remissions	\$96,289.34	\$98,805.54
Remissions/Supplementary Credits	\$42,420.93	\$23,247.49
Balance	\$724,890.12	\$1,055,006.39

Bank Reconciliation as at 31 January 2019

	2018	2019
Balance Brought Forward	\$9,271,889.93	\$10,023,785.77
Receipts for month	\$143,820.27	\$205,333.41
Expenditure for month	\$407,844.53	\$384,485.82
Balance	\$9,007,865.67	\$9,844,633.36
Represented By:		
Balance Commonwealth Bank	\$287,854.32	\$679,720.88
Balance Westpac Bank	\$146,509.69	\$178,696.12
Investments	\$8,576,570.80	\$9,008,231.17
	\$9,010,934.81	\$9,866,648.17
Plus Unbanked Money & Floats	\$5,825.55	\$3,117.90
	\$9,016,760.36	\$9,869,766.07
Less Unpresented Cheques	\$1,332.22	\$1,890.71
Unreceipted amounts on bank statements	\$7,562.47	\$23,242.00
	\$9,007,865.67	\$9,844,633.36

Comprehensive Income Statement**31/01/2019**

Recurrent Income	Budget 2017-2018	Actual to date prior year	Actual to Date	Reviewed Budget 2018-2019
Rates Charges	\$3,470,202	\$3,468,843	\$3,617,576	\$3,606,569
User Fees	\$271,600	\$183,002	\$258,823	\$238,500
Grants - Operating	\$2,391,549	\$555,466	\$610,445	\$2,318,505
Other Revenue	\$502,251	\$353,948	\$288,536	\$492,034
Financial Assistance Grant in advance				
Total Revenues	\$6,635,602	\$4,561,259	\$4,775,380	\$6,655,608
Expenditure				
Employee Benefits	\$1,833,717	\$1,042,258	\$1,082,245	\$1,788,651
Materials and Services	\$1,463,794	\$946,205	\$889,553	\$1,385,766
Other Expenses	\$1,215,391	\$826,441	\$826,772	\$1,374,973
Depreciation and Amortisation	\$2,094,000	\$1,205,795	\$1,254,468	\$2,116,000
Total Expenditure	6,606,902	4,020,700	4,053,037	6,665,390
Operating Surplus(Deficit)	28,700	540,559	722,344	(9,782)
Capital Grants & Other	\$604,378	\$82,476	\$147,578	\$209,198
Surplus(Deficit)	633,078	623,035	869,922	199,416
Capital Expenditure	\$3,187,310	\$1,381,052	\$1,010,663	\$2,680,712

	REVIEWED BUDGET 2018/2019	ACTUAL TO 31-Jan-18	ACTUAL TO 31-Jan-19	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
Admin Staff Costs	\$531,150	\$238,795	\$316,540	59.60%	\$214,610
Admin Building Costs	\$33,474	\$17,878	\$20,005	59.76%	\$13,468
Office Expenses	\$135,000	\$139,484	\$86,472	64.05%	\$48,528
Members Expenses	\$206,379	\$105,676	\$104,040	50.41%	\$102,339
Other Admin Expenditure	\$198,000	\$192,355	\$179,758	90.79%	\$18,242
Rates Remissions	\$103,000	\$98,426	\$100,865	97.93%	\$2,135
Medical Centre	\$87,857	\$61,852	\$50,212	57.15%	\$37,645
Street Lighting	\$39,600	\$20,165	\$16,573	41.85%	\$23,027
On-costs	\$430,313	\$215,600	\$211,424	49.13%	\$218,889
On-costs Recovered	(\$420,000)	(\$191,852)	(\$255,450)	60.82%	(\$164,550)
Community & Economic Development & Relations	\$201,350	\$152,138	\$113,469	56.35%	\$87,881
Government Levies	\$246,208	\$130,601	\$130,732	53.10%	\$115,477
TOTAL CORPORATE & FINANCIAL SERVICES	\$1,792,330	\$1,181,117	\$1,074,640	59.96%	\$717,690
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
Admin Staff Costs DES	\$161,763	\$81,554	\$88,423	54.66%	\$73,340
Admin Building DES	\$14,560	\$9,056	\$8,772	60.25%	\$5,788
Office Expenses DES	\$55,300	\$39,837	\$38,832	70.22%	\$16,468
Environmental Health Services	\$31,318	\$12,490	\$13,757	43.93%	\$17,561
Animal Control	\$16,500	\$1,850	\$8,262	50.07%	\$8,238
Plumbing/Building Control	\$119,259	\$61,660	\$60,834	51.01%	\$58,425
Swimming Pools	\$38,937	\$19,257	\$19,867	51.02%	\$19,070
Development Control	\$75,000	\$26,281	\$32,998	44.00%	\$42,002
D-D Garbage & Recycling	\$144,300	\$72,399	\$74,211	51.43%	\$70,089
Roadside Bin Collection	\$110,000	\$70,265	\$50,351	45.77%	\$59,649
Waste Transfer Stations	\$185,844	\$106,282	\$95,590	51.44%	\$90,254
Recycling	\$76,158	\$17,049	\$17,018	22.35%	\$59,140
Environment Protection	\$2,500	\$2,105	\$1,538	61.50%	\$962
Tip Maintenance	\$37,500	\$26,511	\$30,074	80.20%	\$7,426
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,068,940	\$546,597	\$540,527	50.57%	\$528,412
WORKS AND SERVICES					
Public Conveniences	\$94,500	\$63,711	\$70,531	74.64%	\$23,969
Cemeteries	\$20,734	\$17,568	\$14,356	69.24%	\$6,378
Halls	\$45,100	\$32,396	\$36,892	81.80%	\$8,208
Parks & Gardens	\$72,214	\$53,151	\$48,225	66.78%	\$23,989
Rec & Reserves	\$69,466	\$47,972	\$42,821	61.64%	\$26,645
Town Mowing	\$120,000	\$89,491	\$113,403	94.50%	\$6,597
Fire Protection	\$1,000	\$0	\$0	0.00%	\$1,000
Housing	\$47,242	\$26,974	\$33,639	71.21%	\$13,603
Camping Grounds	\$7,300	\$4,770	\$5,703	78.12%	\$1,597
Library	\$500	\$407	\$627	125.40%	(\$127)
Road Maintenance	\$797,000	\$499,404	\$504,503	63.30%	\$292,497
Footpaths/Kerbs/Gutters	\$5,500	\$3,002	\$1,579	28.70%	\$3,921
Bridge Maintenance	\$22,716	\$8,881	\$9,320	41.03%	\$13,396

Private Works	\$85,000	\$176,134	\$116,677	137.27%	(\$31,677)
Supervision & Indirect Overheads	\$307,806	\$231,836	\$197,026	64.01%	\$110,780
Quarry/Gravel	(\$48,000)	(\$87,440)	\$598	-1.25%	(\$48,598)
Natural Resource Management	\$128,546	\$61,052	\$108,789	84.63%	\$19,758
S.E.S.	\$2,000	\$553	\$1,534	76.72%	\$466
Plant M'tce & Operating Costs	\$459,000	\$265,985	\$309,574	67.45%	\$149,426
Plant Hire Income Internal	(\$662,000)	(\$334,911)	(\$367,491)	55.51%	(\$294,509)
Drainage	\$23,000	\$11,036	\$5,640	24.52%	\$17,360
Other Community Amenities	\$22,445	\$12,698	\$17,310	77.12%	\$5,135
Waste Collection & Assoc. Services	\$24,500	\$21,929	\$20,902	85.32%	\$3,598
TOTAL WORKS & SERVICES	\$1,645,570	\$1,206,600	\$1,292,158	78.52%	\$353,413
DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$1,792,330	\$1,181,117	\$1,074,640	59.96%	\$717,690
Dev. & Environmental Services	\$1,068,940	\$546,597	\$540,527	50.57%	\$528,412
Works & Services	\$1,645,570	\$1,206,600	\$1,292,158	78.52%	\$353,413
Total All Operating	\$4,506,840	\$2,934,314	\$2,907,325	64.51%	\$1,599,515
CAPITAL EXPENDITURE					
Computer Purchases	\$16,500	\$0	\$9,030	54.73%	\$7,470
Equipment	\$34,280	\$16,812	\$32,265	94.12%	\$2,015
Buildings	\$0	\$0	\$0	0.00%	\$0
	\$50,780	\$16,812	\$41,294	81.32%	\$9,486
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$32,000	\$42,177	\$5,000	15.62%	\$27,000
Buildings	\$5,000	\$0	\$0	0.00%	\$5,000
	\$37,000	\$42,177	\$5,000	13.51%	(\$5,177)
WORKS & SERVICES					
Plant Purchases	\$208,510	\$381,608	\$197,382	94.66%	\$11,128
Camping Grounds	\$50,000			0.00%	\$50,000
Public Conveniences	\$95,000	\$159,151	\$4,900	5.16%	\$90,100
Bridges	\$45,000	-\$1,221	\$20,267	45.04%	\$24,733
Road Construction & Reseals	\$1,756,000	\$504,733	\$685,245	39.02%	\$1,070,755
Parks & Gardens Capital	\$27,272	\$47,943	\$26,816	98.33%	\$456
Infrastructure Capital	\$238,000	\$125,817	\$0	0.00%	\$238,000
Footpaths, Kerbs & Gutters	\$70,000	\$7,813	\$7,130	10.19%	\$62,870
Rec Grounds	\$35,000	\$45,231	\$14,353	41.01%	\$20,647
Halls	\$16,150	\$43,770	\$8,275	51.24%	\$7,875
Buildings	\$52,000	\$7,218	\$0	0.00%	\$52,000
	\$2,592,932	\$1,322,063	\$964,369	37.19%	\$1,628,563
TOTAL CAPITAL WORKS					
Corporate Services	\$50,780	\$16,812	\$41,294	81.32%	\$33,968
Dev. & Environmental Services	\$37,000	\$42,177	\$5,000	13.51%	(\$5,177)
Works & Services	\$2,592,932	\$1,322,063	\$964,369	37.19%	\$1,270,869
	\$2,680,712	\$1,381,052	\$1,010,663	37.70%	\$1,299,660

BANK ACCOUNT BALANCES AS AT 31 JANUARY 2019

No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	<u>BALANCE</u>	
					2018	2019
0011100	Cash at Bank and on Hand					
0011105	Bank 01 - Commonwealth - General Trading Account				286,860.27	655,564.62
0011106	Bank 02 - Westpac - Direct Deposit Account				143,884.60	180,287.57
0011110	Petty Cash				350.00	350.00
0011115	Floats				200.00	200.00
0011199	TOTAL CASH AT BANK AND ON HAND				431,294.87	836,402.19
0011200	Investments					
0011205	Bank 03 On-Call	On Call				
0011206	Bank 04	30 Days	1.85%	3/02/2019	1,067,673.92	1,188,970.38
0011207	Bank 05	90 Days	2.34%	12/02/2019	1,064,019.01	1,592,428.33
0011212	Bank 12	30 Days	1.85%	21/02/2019	1,212,789.40	807,731.35
0011214	Tascorp	91 Days	2.29%	18/03/2019	-	76,246.05
0011215	Bank 15	120 Days	2.43%	18/02/2019	3,232,088.47	3,308,529.16
0011216	Bank 16	120 Days	2.37%	25/02/2019	2,000,000.00	2,034,325.90
0011299	TOTAL INVESTMENTS				8,576,570.80	9,008,231.17
TOTAL BANK ACCOUNTS AND CASH ON HAND					9,007,865.67	9,844,633.36

No.	Plant	Total Expense	Sal and Wage	Oncost	Internal Plant Hire	Materials	Plant & Equipment Maintenance	Insurance	Fuel	Tyres	Registration	Depreciation	Cost of capital	Recovered	Hours	Recovery per Hour	Expenditure per Hour	Recovery/(Loss) per Hour
PM0149	Loadrite Weighing System	\$ 680.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55.88	\$ -	\$ -	\$ -	\$ 520.92	\$ 104.18	-	-			
PM0196	Transmig Welder	\$ 188.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.21	\$ -	\$ -	\$ -	\$ 141.75	\$ 31.50	-	-			
PM0238	Auger	\$ 862.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70.65	\$ -	\$ -	\$ -	\$ 658.52	\$ 133.04	-	-			
PM0254	Test and Tag Equipment	\$ 171.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.03	\$ -	\$ -	\$ -	\$ 130.83	\$ 26.43	-	-			
PM0255	Floor Jack 15 Tonne	\$ 227.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.64	\$ -	\$ -	\$ -	\$ 173.74	\$ 35.10	-	-			
PM613	Komatsu Loader Hamilton B08817	\$ 3,442.99	\$ 244.99	\$ 80.08	\$ 140.00	\$ -	\$ 849.45	\$ 125.16	\$ 247.94	\$ -	\$ 122.04	\$ 1,166.67	\$ 466.67	\$ 1,680.00	42.0	\$ 40.00	\$ 81.98	(\$41.98)
PM620	Herc Superdog - Kelvin (IT2581)	\$ 3,305.97	\$ 126.79	\$ 76.08	\$ -	\$ -	\$ -	\$ 104.60	\$ -	\$ 544.25	\$ 1,089.19	\$ 975.04	\$ 390.02	\$ 8,525.00	341.0	\$ 25.00	\$ 9.69	\$15.31
PM621	Pig Trailer Hamilton OT0770	\$ 1,557.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.55	\$ -	\$ -	\$ 1,030.27	\$ 350.00	\$ 140.00	-	-			
PM622	Fuel Tanker Bothwell PT4204	\$ 46.67	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ 46.67	-	\$ -	-	-			
PM627	Small Mowers	\$ 3,674.80	\$ 184.16	\$ 105.43	\$ 9.00	\$ 706.56	\$ 1,908.56	-	\$ 761.09	\$ -	\$ -	-	\$ -	\$ 2,322.00	774.0	\$ 3.00	\$ 4.75	(\$1.75)
PM628	Chainsaws	\$ 659.79	\$ 66.73	\$ 40.04	\$ -	\$ 293.18	\$ 167.73	-	\$ 92.11	\$ -	\$ -	-	\$ -	\$ 128.35	25.7	\$ 5.00	\$ 25.70	(\$20.70)
PM629	Spray Units	\$ 1,910.42	\$ 86.89	\$ 52.14	\$ -	\$ 349.54	\$ 200.36	\$ 92.01	\$ 14.53	\$ -	\$ -	\$ 857.66	\$ 257.30	720.00	144.0	5.0	13.3	(\$8.27)
PM630	Compressors	\$ 150.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.33	\$ -	\$ -	\$ -	\$ 114.92	\$ 22.98	-	-			
PM636	Small Trailers	\$ 2,390.72	\$ -	\$ -	\$ -	\$ 103.45	\$ 1,702.64	-	\$ -	\$ 309.09	\$ 275.54	-	\$ -	\$ 405.00	81.0	\$ 5.00	\$ 29.52	(\$24.52)
PM652	Road Broom UT7744	\$ 257.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.77	\$ -	\$ -	\$ 79.01	\$ 119.00	\$ 46.67	-	-			
PM654	New Holland Tractor Bothwell B08NO	\$ 3,056.31	\$ 213.53	\$ 128.12	\$ -	\$ -	\$ 419.77	\$ 134.54	\$ 210.14	\$ -	\$ 194.37	\$ 1,254.17	\$ 501.67	\$ 1,618.75	46.3	\$ 35.00	\$ 66.08	(\$31.08)
PM662	King Tandem Trailer Hamilton YT0630	\$ 103.94	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ 103.94	-	\$ -	-	-			
PM664	Pressure Cleaner 2003	\$ 261.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19.96	\$ -	\$ -	\$ -	\$ 186.04	\$ 55.81	\$ -	-			
PM665	Dog Trailer - Neville (YT5100)	\$ 4,719.67	\$ 233.56	\$ 140.12	\$ 225.00	\$ -	\$ 670.55	\$ 114.44	\$ -	\$ 433.33	\$ 1,089.19	\$ 1,066.76	\$ 746.73	\$ 7,437.50	297.5	\$ 25.00	\$ 15.86	\$9.14
PM666	Cat. Loader 950F Hamilton ES1483	\$ 11,365.94	\$ 297.90	\$ 178.74	\$ 133.00	\$ -	\$ 2,555.90	\$ 464.99	\$ 1,545.20	\$ -	\$ 122.04	\$ 4,334.41	\$ 1,733.76	\$ 476.00	8.5	\$ 56.00	\$ 1,337.17	(\$1,281.17)
PM667	Work Station Hamilton 2003	\$ 202.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ -	\$ -	\$ -	\$ 143.54	\$ 43.06	-	-			
PM668	Work Station Bothwell 2003	\$ 202.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ -	\$ -	\$ -	\$ 143.54	\$ 43.06	\$ -	-			
PM671	Water Tanker	\$ 1,973.39	\$ 427.07	\$ 256.24	\$ 75.00	\$ 321.75	\$ 193.56	\$ 46.93	\$ 40.34	\$ -	\$ -	\$ 437.50	\$ 175.00	\$ 1,547.50	154.8	\$ 10.00	\$ 12.75	(\$2.75)
PM676	Kobelco Excavator FA6566	\$ 14,131.25	\$ 320.31	\$ 192.18	\$ 650.00	\$ 280.21	\$ 3,717.33	\$ 518.85	\$ 1,075.56	\$ -	\$ 122.04	\$ 4,836.51	\$ 2,418.26	\$ 9,035.00	139.0	\$ 65.00	\$ 101.66	(\$36.66)
PM677	Compressor/Post Driver	\$ 263.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.10	\$ -	\$ -	\$ -	\$ 187.37	\$ 56.21	\$ -	-			
PM682	Float IT0169	\$ 1,771.01	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ 681.82	\$ 1,089.19	-	\$ -	\$ 612.50	24.5	\$ 25.00	\$ 72.29	(\$47.29)
PM684	Komatsu Grader FC7003	\$ 28,839.70	\$ 641.73	\$ 385.05	\$ 758.00	\$ 62.18	\$ 10,433.99	\$ 737.20	\$ 5,391.77	\$ -	\$ 122.04	\$ 6,871.83	\$ 3,435.92	\$ 15,762.50	242.5	\$ 65.00	\$ 118.93	(\$53.93)
PM687	Western Sta - H. Chivers FB5754	\$ 30,292.33	\$ 1,555.13	\$ 738.17	\$ 1,535.81	\$ 52.20	\$ 3,934.10	\$ 559.51	\$ 11,332.99	\$ 1,745.00	\$ 1,016.18	\$ 5,215.49	\$ 2,607.74	\$ 27,200.00	544.0	\$ 50.00	\$ 55.68	(\$5.68)
PM695	Quick Cut Saw	\$ 99.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.16	\$ -	\$ -	\$ -	\$ 76.07	\$ 15.37	35.00	3.5	10.0	28.5	(\$18.46)
PM705	Mack Truck FP4026 - Andrew Jones	\$ 36,386.72	\$ 963.28	\$ 525.92	\$ 374.50	\$ 502.29	\$ 8,790.40	\$ 504.51	\$ 11,767.00	\$ -	\$ 5,904.52	\$ 4,702.86	\$ 2,351.43	\$ 24,700.00	494.0	\$ 50.00	\$ 73.66	(\$23.66)
PM709	CAT 950 Wheel Loader Bothwell (FR3357)	\$ 15,275.32	\$ 229.48	\$ 130.25	\$ 75.50	\$ 1,212.13	\$ 1,523.57	\$ 763.46	\$ 543.89	\$ -	\$ 122.04	\$ 7,116.67	\$ 3,558.33	\$ 56.00	1.0	\$ 56.00	\$ 15,275.32	(\$15,219.32)
PM717	2008 Dog Trailer (Harold) Z54AB	\$ 3,776.68	\$ 362.26	\$ 180.17	\$ 312.50	\$ -	\$ 240.25	\$ 100.05	\$ -	\$ -	\$ 1,089.19	\$ 932.66	\$ 559.60	\$ 10,768.75	430.8	\$ 25.00	\$ 8.77	\$16.23
PM720	S/Hand Tri Axle Dog Trailer Z24BO	\$ 3,750.59	\$ 170.17	\$ 102.10	\$ -	\$ -	\$ -	\$ 97.96	\$ -	\$ 544.24	\$ 1,192.44	\$ 913.16	\$ 730.52	\$ 10,062.50	402.5	\$ 25.00	\$ 9.32	\$15.68
PM723	CAT 943 Traxcavator	\$ 2,079.06	\$ 153.48	\$ 92.09	\$ 75.00	\$ -	\$ -	\$ 125.16	\$ -	\$ -	\$ -	\$ 1,166.67	\$ 466.67	\$ 240.00	8.0	\$ 30.00	\$ 259.88	(\$229.88)
PM724	Toyota Corolla Ascent - Doctor A48YD	\$ 4,740.12	\$ -	\$ -	\$ -	\$ -	\$ 889.96	\$ 253.28	\$ -	\$ 690.91	\$ 308.92	\$ 2,360.96	\$ 236.10	-	-			
PM726	John Deere Tractor & Slasher B47EG	\$ 20,999.65	\$ 2,195.22	#####	\$ 753.00	\$ 4,000.24	\$ 1,420.86	\$ 422.41	\$ 5,349.82	\$ -	\$ 194.37	\$ 3,937.50	\$ 1,575.00	17,775.00	395.0	45.0	53.2	(\$8.16)
PM729	King Box Trailer Hamilton Z92HG	\$ 427.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26.47	\$ -	\$ -	\$ 103.94	\$ 246.75	\$ 49.85	-	1.25	0.3	1,708.0	(\$1,703.03)
PM731	Pig Trailer Bothwell VT9746 HC	\$ 1,555.30	\$ 53.38	\$ 32.03	\$ -	\$ -	\$ -	\$ 31.29	\$ -	\$ -	\$ 1,030.27	\$ 291.67	\$ 116.67	1,330.00	66.5	20.0	23.4	(\$3.39)
PM733	2010 Komatsu Grader Hamilton-B73TJ	\$ 34,806.39	\$ 1,301.24	\$ 765.88	\$ 292.00	\$ 180.64	\$ 1,453.70	\$ 1,099.83	\$ 7,208.78	\$ 8,027.27	\$ 124.14	\$ 10,252.08	\$ 4,100.83	\$ 20,760.00	346.0	\$ 60.00	\$ 100.60	(\$40.60)
PM739	SES Vehicle Ex Huon Valley	\$ 860.75	\$ -	\$ -	\$ -	\$ -	\$ 167.50	\$ 56.89	\$ -	\$ -	\$ -	\$ 530.30	\$ 106.06	\$ -	-			
PM740	Hino Tipper C95BL Hamilton 11/11	\$ 11,433.22	\$ 285.03	\$ 171.02	\$ 100.00	\$ 360.52	\$ 1,615.42	\$ 488.27	\$ 2,270.44	\$ -	\$ 680.77	\$ 4,551.46	\$ 910.29	\$ 8,600.00	344.0	\$ 25.00	\$ 33.24	(\$8.24)
PM741	Mack Truck 2010 (C90JY)	\$ 35,390.88	\$ 1,482.72	\$ 882.53	\$ 1,085.50	\$ 33.67	\$ 3,009.71	\$ 719.49	\$ 12,883.25	\$ -	\$ 5,904.52	\$ 6,706.78	\$ 2,682.71	\$ 25,650.00	513.0	\$ 50.00	\$ 68.99	(\$18.99)
PM743	Mulcher Head	\$ 1,965.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161.08	\$ -	\$ -	\$ -	\$ 1,501.50	\$ 303.33	\$ -	-			
PM744	Honda Tiller	\$ 260.16	\$ 64.16	\$ 38.50	\$ 14.00	\$ 4.50	\$ 3.59	\$ 11.10	\$ -	\$ -	\$ -	\$ 103.43	\$ 20.89	\$ 465.00	46.5	\$ 10.00	\$ 5.59	\$4.41
PM745	Welder	\$ 126.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.39	\$ -	\$ -	\$ -	\$ 96.85	\$ 19.57	-	-			
PM746	John Deere X304 Ride on Mower (Bothwell)	\$ 844.85	\$ 24.24	\$ 14.54	\$ -	\$ 85.17	\$ 209.45	\$ 35.90	\$ 73.24	\$ -	\$ -	\$ 334.69	\$ 67.61	2,520.00	56.0	45.0	15.1	\$29.91
PM748	Hino Tipper C43LG (Bothwell)	\$ 13,778.14	\$ 171.82	\$ 103.09	\$ 25.00	\$ -	\$ 490.91	\$ 599.55	\$ 2,713.05	\$ 2,287.50	\$ 680.77	\$ 5,588.71	\$ 1,117.74	\$ 13,556.25	542.3	\$ 25.00	\$ 25.41	(\$0.41)
PM751	Toro Groundmaster Mower (Bothwell)	\$ 5,542.09	\$ 323.03	\$ 193.82	\$ -	\$ 316.36	\$ 644.54	\$ 204.56	\$ 1,337.27	\$ 160.00	\$ 70.53	\$ 1,906.77	\$ 385.21	\$ 6,730.00	336.5	\$ 20.00	\$ 16.47	\$3.53
PM752	Ford Ranger (Bothwell) C77VJ	\$ 4,315.94	\$ 228.89	\$ 101.88	\$ 31.50	\$ -	\$ 221.36	\$ 240.15	\$ 676.02	\$ -	\$ 308.92	\$ 2,238.59	\$ 268.63	\$ 1,540.00	220.0	\$ 7.00	\$ 19.62	(\$12.62)
PM753	Bomag Landfill Compactor	\$ 8,414.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584.41	\$ 1,159.50	\$ -	\$ 122.04	\$ 5,447.62	\$ 1,100.53	1,110.00	37.0	30.0	227.4	(\$197.41)
PM756	Kenworth - Bothwell (Whelan)	\$ 28,725.38	\$ 1,071.55	\$ 642.92	\$ 223.31	\$ 30.00	\$ 1,616.52	\$ 636.11	\$ 11,474.43	\$ 3,120.00	\$ 1,016.18	\$ 5,929.57	\$ 2,964.78	\$ 29,887.50	597.8	\$ 50.00	\$ 48.06	\$1.94
PM757	JBC Backhoe (Hamilton 2013)	\$ 12,918.91	\$ 961.85	\$ 577.11	\$ 517.50	\$ 43.59	\$ 806.47	\$ 559.88	\$ 1,767.42	\$ 256.50	\$ 122.04	\$ 5,218.97	\$ 2,087.59	\$ 10,706.80	267.7	\$ 40.00	\$ 48.26	(\$8.26)
PM762	Toro Out Front Mower Hamilton	\$ 4,536.12	\$ 187.12	\$ 102.50	\$ 80.00	\$ -	\$ 812.27	\$ 190.87	\$ 923.08	\$ 89.09	\$ 194.37	\$ 1,779.17	\$ 355.83	4,760.00	238.0	20.0	19.1	\$0.94
PM763	Toro Mower GM7200 Hamilton	\$ 4,125.39	\$ 213.54	\$ 128.12	\$ 100.00	\$ 346.36	\$ 858.55	\$ 139.55	\$ 583.90	\$ -	\$ 194.37	\$ 1,300.83	\$ 260.17	\$ 6,790	339.5	\$ 20	\$ 12	\$7.85
PM765	Rover Shredder Vac Hamilton	\$ 254.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.91	\$ -	\$ -	\$ -	\$ 194.89	\$ 38.98	-	-			
PM768	Trailer - TMD Box 10x6	\$ 412.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.42	\$ -	\$ -	\$ 103.12	\$ 236.93	\$ 47.39	\$ -	-			
PM769	Mitsubishi Triton 4x4 E76VG	\$ 7,271.56	\$ -	\$ -	\$ -	\$ -	\$ 336.59	\$ 383.15	\$ 1,660.94	\$ 581.82	\$ 308.92	\$ 3,571.55	\$ 428.59	\$ 1,592.50	227.5	\$ 7.00	\$ 31.96	(\$24.96)
PM770	Nissan Tip Tray Ute	\$ 7,776.04	\$ 109.08	\$ 65.45	\$ 21.00	\$ -	\$ 1,731.83	\$ 352.80	\$ 1,503.63	\$ -	\$ 308.92	\$ 3,288.69	\$ 394.64	\$ 2,376.43	339.5	\$ 7.00	\$ 22.91	(\$15.91)
PM771	Polivac Suction Polisher	\$ 172.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.19	\$ -	\$ -	\$ -	\$ 132.31	\$ 26.46	\$ 374.50	53.5	\$ 7.00	\$ 3.23	\$3.77
PM772	Hino Tipper - E96VP	\$ 10,589.00	\$ 162.06	\$ 97.24	\$ -	\$ -	\$ 1,949.24	\$ 247.06	\$ 4,243.35	\$ -	\$ 665.81	\$ 2,303.02	\$ 921.21	\$ 11,450.00	458.0	\$ 25.00	\$ 23.12	\$1.88
PM773	Variable Mesaging Board	\$ 1,696.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.71	\$ -	\$ -	\$ 103.94	\$ 1,218.47	\$ 243.69	\$ -	-			
PM774	140M AWD William Adams CAT Grader Bothwell	\$ 46,190.34	\$ 416.39	\$ 249.83	\$ 13,572.00	\$ 1,984.46	\$ 4,609.84	\$ 1,131.43	\$ 6,784.35	\$ 1,500.00	\$ 122.04	\$ 10,546.67	\$ 5,273.33	\$ 42,150.00	702.5	\$ 60.00	\$ 65.75	(\$5.75)
PM777	Mitsubishi ASX AWD	\$ 5,230.87	\$ -	\$ -	\$ -	\$ -	\$ 403.64	\$ 313.64	\$ 930.22	\$ -	\$ 308.92	\$ 2,923.62	\$ 350.83	\$ 808.50	115.5	\$ 7.00	\$ 45.29	(\$38.29)
PM778	2017 Ranger 2.2l Diesel	\$ 5,061.13	\$ 161.92	\$ 97.16	\$ 7.00	\$ -	\$ 262.73	\$ 297.96	\$ 1,123.62	\$ -	\$ -	\$ 2,777.44	\$ 333.29	\$ 1,869.00	267.0	\$ 7.00	\$ 18.96	(\$11.96)

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

Moved: Clr

Seconded: Clr

THAT the Development & Environmental Services Report be received.

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

Moved: Clr

Seconded: Clr

THAT the Development & Environmental Services Report be received.

14.1 DA2019/02 : DWELLING AND OUTBUILDING : 280 TODS CORNER ROAD, TODS CORNER

Report by

Jacqui Tyson (Contract Planner)

Applicant

D Nolder

Owner

D Nolder

Proposal

The proposal is for use and development of a single dwelling and associated outbuilding on a vacant lot as 280 Tods Corner Road, Tods Corner.

The proposed dwelling is single storey with a maximum height of 4.48m above ground level. The dwelling is to include 3 bedrooms, 2 bathrooms, study and living spaces and a verandah along the front (north east) elevation.

The walls of the dwelling are to be finished in 'Weathertex' horizontal cladding and the roof will be Colorbond. The proposed exterior colours are 'Victorian Pewter' (mid grey) the walls and 'Monument' (dark grey) for the roof.

The dwelling will be sited 370m from the frontage to Tods Corner Road, just over 66m from the eastern side boundary and over 100m from the western side boundary of the property.

The proposed outbuilding is to be formed by two shipping containers with a roofed carport area in between. The outbuilding will be approximately 15m long and 8m wide. It will be located to the west of the dwelling.

Access to the site is from Tods Corner Road. A Right of Way crosses the title, providing access right to the neighbouring lot to the east.

The proposal is discretionary as Residential use for a single dwelling has discretionary status in the Rural Resource Zone of the Central Highlands Interim Planning Scheme 2015.

Subject site and Locality.

The subject site is a 24.83ha vacant parcel located on the southern side of Tods Corner Road, around 2km north of Highlands Lakes Road and 600m south west of the Tods Corner settlement.

The title is relatively long and narrow, with frontage to Tods Corner Road opposite Great Lake, extending south and east, with a boundary to the rear of the property adjoining the Tods Corner Power Station canal. The land is flat and rocky and is currently vegetated with low alpine scrub.

The locality characterised by a mix of larger rural titles and higher density settlement areas surrounding Great Lake. Tods Corner Power Station is located between the property and the settlement. Housing in the area is a mix of permanent residents and holiday shacks.

Miena is located nearby to the west and also supports several businesses.

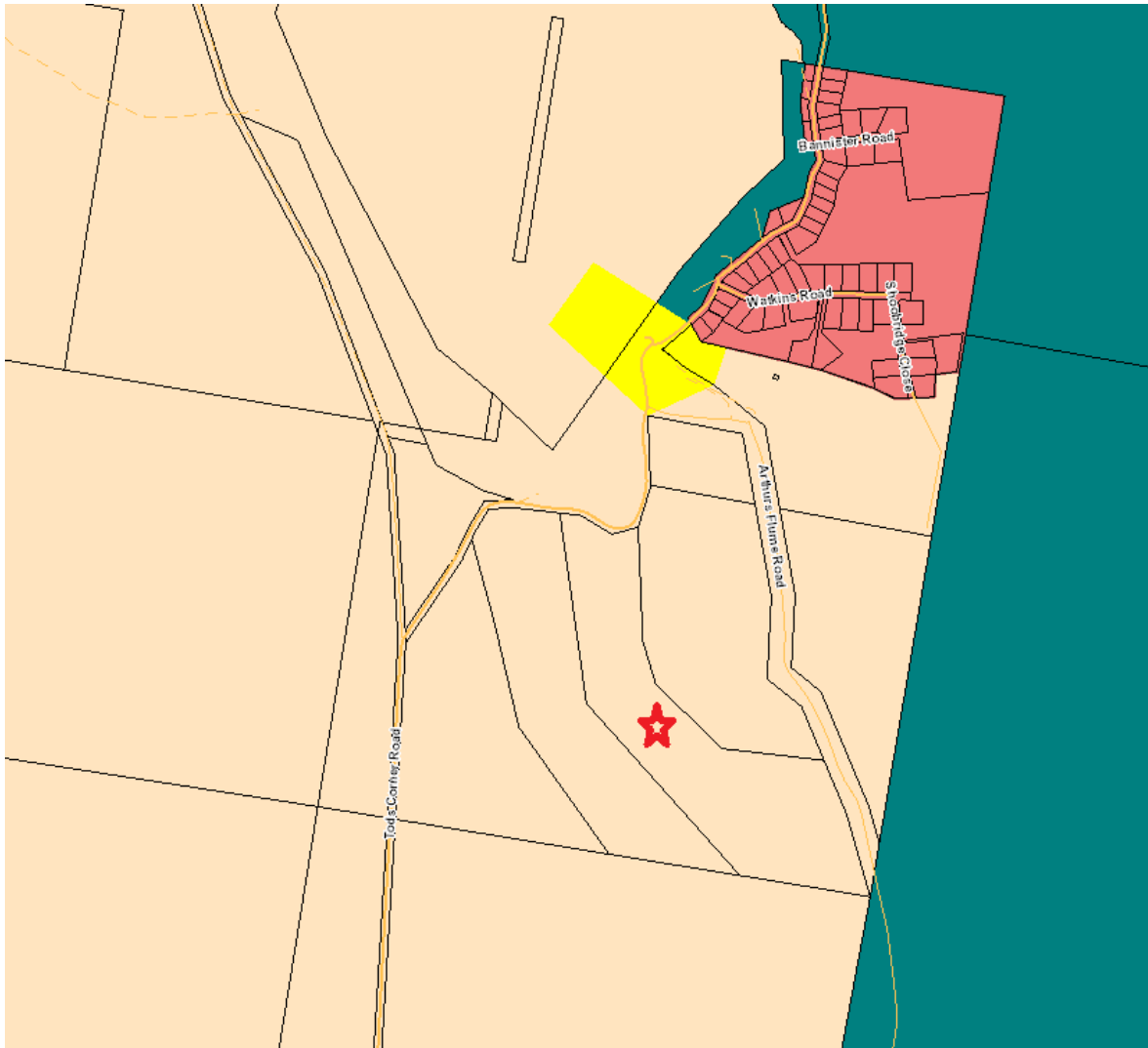


Fig 1. Location and zoning of the subject land (marked by red star) in the Rural Resource zone (Cream). Surrounding land is zoned a mix of Low Density Residential (dark pink), Utilities (yellow) and Environmental Management (green). (Source: LISTmap).

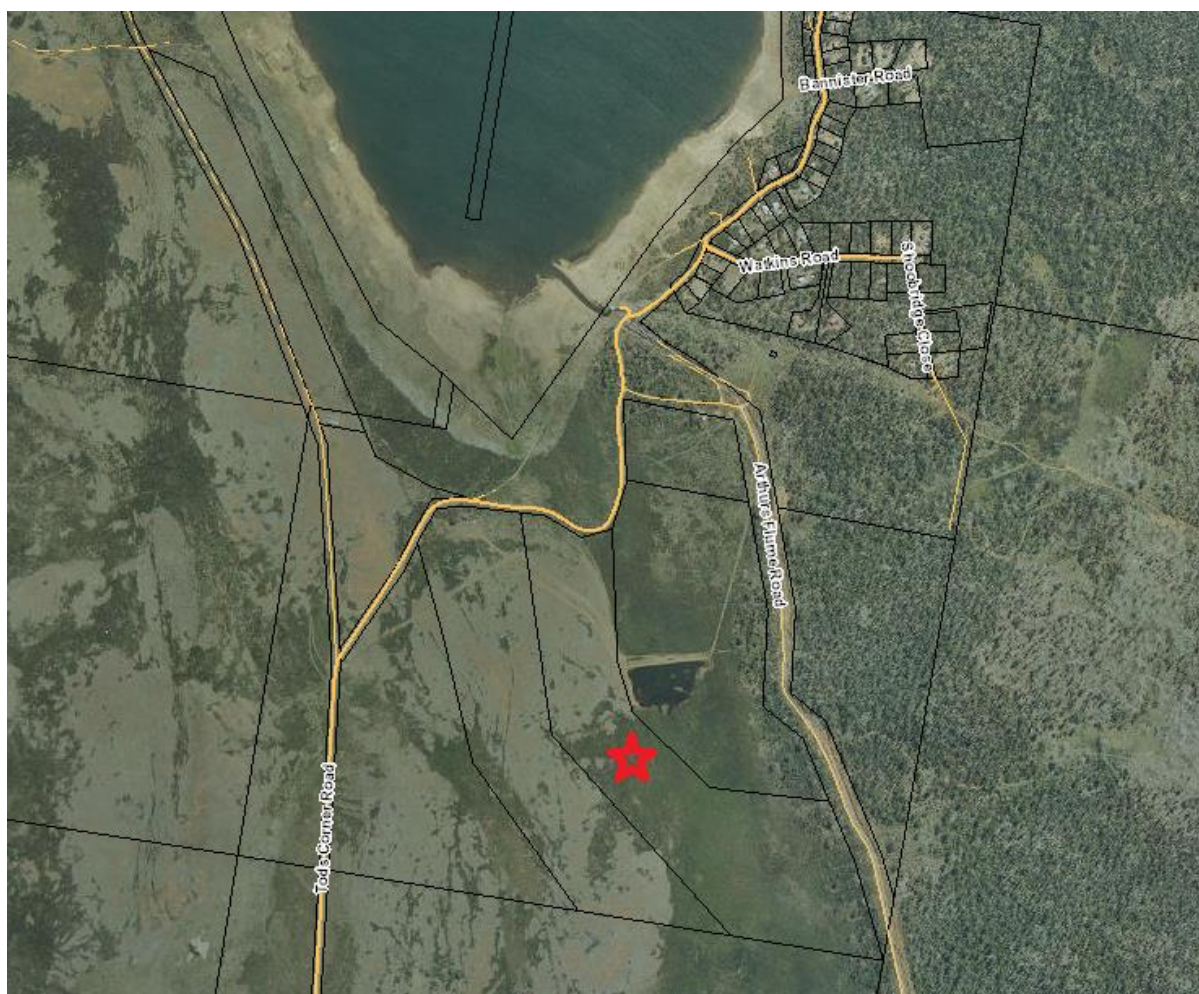


Fig 2. Aerial photo of the subject land and surrounding area, subject land marked with red star (Source: LISTmap).

Exemptions

Nil

Special Provisions

Nil

Rural Resource Zone - Use standards

The proposal must satisfy the requirements of the relevant use standards of the Rural Resource Zone as follows:

26.3.1 Sensitive Use (including residential use)

To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1	P1	

<p>A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001.</p>	<p>A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:</p> <p>(a) the characteristics of the proposed sensitive use;</p> <p>(b) the characteristics of the existing or likely non-sensitive use on adjoining land;</p> <p>(c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.</p>	<p>The subject site is not used for agriculture and given the nature of the surrounding area, it is likely that any agricultural use of surrounding land would be limited to grazing of low numbers of stock.</p> <p>The proposed dwelling is sited to achieve as much setback from adjoining properties as possible.</p> <p>Overall, it is considered that the proposal does not represent conversion of agricultural land and has a low risk of creating any conflict with adjoining land uses, meeting the requirements of Performance Criteria P1.</p>
---	---	--

Rural Resource Zone - Development standards

The proposal must satisfy the requirements of the relevant development standards of the Rural Resource Zone as follows:

Acceptable Solutions		Performance Criteria	OFFICER COMMENT
<p>26.4.1 Building height</p> <p>To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.</p> <p>A1</p> <p>Building height must be no more than:</p> <p>8.5 m if for a residential use.</p>		<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p>	<p>The maximum height of the proposed dwelling will be 4.48m and the proposed outbuilding will be no more than 5m high.</p> <p>The proposal complies with the</p>

10 m otherwise.	<p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;</p> <p>(c) if for a non-residential use, the height is necessary for that use.</p>	Acceptable Solution A1.
-----------------	--	-------------------------

26.4.2 Setback

To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building setback from frontage must be no less than:</p> <p>20 m.</p>	<p>P1 Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the prevailing setbacks of existing buildings on nearby lots;</p> <p>(d) the location of existing buildings on the site;</p> <p>(e) the proposed colours and external materials of the building;</p> <p>(f) the visual impact of the building when viewed from an adjoining road;</p>	<p>The dwelling and outbuilding will be sited over 370m from the frontage to Tods Corner Road, easily complying with the Acceptable Solution A1.</p>

	(g) retention of vegetation.	
A2 Building setback from side and rear boundaries must be no less than: 50 m.	P2 Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation.	The proposed buildings are sited more than 50m from side and rear boundaries, complying with the Acceptable Solution A2.
A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.	P3 Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following: (a) the topography of the site; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the location of existing buildings on the site; (d) retention of vegetation;	A dwelling is considered to be a sensitive use. In this case the land does not adjoin any State Forest, Private Timber Reserve or land zoned Significant Agriculture. Therefore the proposal does not require assessment against this standard.

	<p>(e) the zoning of adjoining and immediately opposite land;</p> <p>(f) the existing use on adjoining and immediately opposite sites;</p> <p>(g) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots;</p> <p>(h) any proposed attenuation measures;</p> <p>(i) any buffers created by natural or other features.</p>	
<p>A4</p> <p>Buildings and works must be setback from land zoned Environmental Management no less than:</p> <p>100 m.</p>	<p>P4</p> <p>Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:</p> <p>(a) the size of the site;</p> <p>(b) the potential for the spread of weeds or soil pathogens;</p> <p>(c) the potential for contamination or sedimentation from water runoff;</p> <p>(d) any alternatives for development.</p>	<p>There is land to the east of the site owned by the Hydro is zoned Environmental Management.</p> <p>The proposed buildings are more than 700m from the boundary with that zone, easily complying with the Acceptable Solution A4.</p>

26.4.3 Design

To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The location of buildings and works must comply with any of</p>	<p>P1</p> <p>The location of buildings and works must satisfy all of the</p>	<p>The proposal complies with the Acceptable Solution A1.</p>

<p>the following:</p> <p>(a) be located within a building area, if provided on the title;</p> <p>(b) be an addition or alteration to an existing building;</p> <p>(c) be located in and area not require the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>following:</p> <p>(a) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>(b) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(c) be located in and area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and</p>	<p>It is not located on a skyline or ridgeline and does not require clearing of vegetation.</p>
---	---	---

	associated bushfire protection measures.	
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	P2 Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape.	A condition is included to require all external surfaces of the dwelling and outbuilding to be finished in colours that have a light reflectance value of less than 40 percent in accordance with Acceptable Solution A2.
A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	P3 The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following: (a) does not have significant impact on the rural landscape of the area; (b) does not unreasonably impact upon the privacy of adjoining properties; (c) does not affect land stability on the lot or adjoining areas.	The site is quite flat. No significant earthworks are required to construct the buildings and access, with any excavation to be considerably less than 2m, in accordance with A3.

Codes

Road and Railway Assets Code

Access to the site is from Tods Corner Road, via an existing crossover. The access location was approved when the lot was subdivided in 2005 and complies with the standards of the Code.

Parking and Access Code

The proposal includes access and parking suitable for a single dwelling in a rural location that complies with the relevant standards of the Code.

Stormwater Management Code

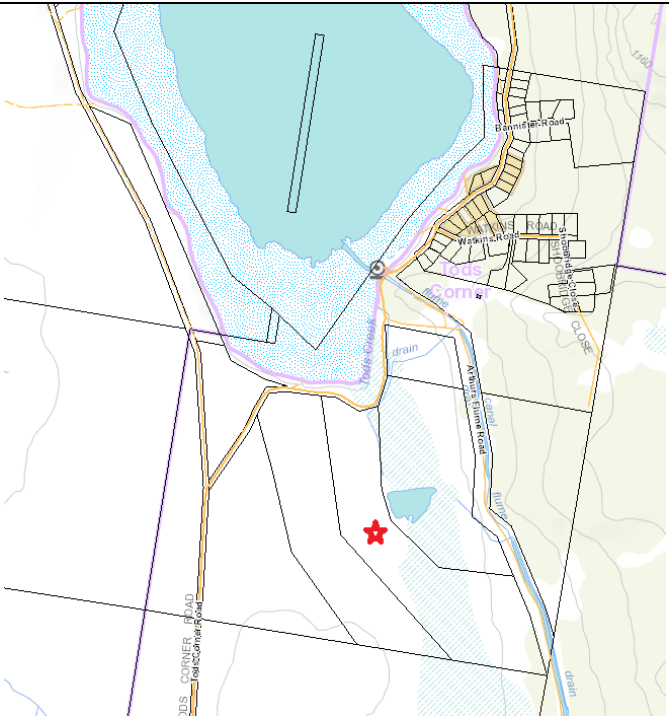
Stormwater will be contained and managed on the site in accordance with the requirements of the Code.

Representations

The proposal was advertised for the statutory 14 days period from 15th January 2019 until 30th January 2019. A total of one (1) representation was received. The issues raised in the representation are presented in the table below.

Representation 1

Issues	Officer comments
<p>The only notification in the public domain has been the notice in The Mercury published on Tuesday, 15 January 2019. There was no notice affixed to the street number signage at 280 Tods Corner Road. The relevant documents have been available at Council's offices for viewing during normal office hours at Hamilton and Bothwell. Given the current fire emergency, that has been ongoing since the start of the Great Pine Tier fire, more time should be given to allow public input.</p>	<p>The proposal was advertised in compliance with the requirements of the Act, including a notice in the Mercury, letters to adjoining owners and a site notice placed on the boundary to Tods Corner Road. The site notice was placed on the boundary of the site on the 15 January 2019, on a tree. A photo of the notice is recorded on Council file.</p>
<p>The location of the proposed development is unsympathetic to the natural surroundings. There are no trees, and there is no shelter whatsoever from the prevailing winds in winter. The buildings will be subject to snowdrifts. The buildings will in no way "fit in".</p>	<p>The buildings will be visible on the site given the flat topography and low highland vegetation.</p> <p>The buildings are to be well setback at 370m, from the road, are single storey and will be finished in dark colours. The design consideration will assist to limit the visual intrusion of the proposed development.</p> <p>The Building approval process considers structural matters such as snow loading.</p>
<p>The extremely poor soil in the area does not retain water. The only plants that survive are the kerosene bush. This in itself poses another risk, particularly in the very dry summer that we are currently experiencing. The kerosene bush burns extremely well and to allow construction involving tools that can create sparks would be potentially hazardous. Any fire originating from the proposed site would soon reach the wooded area alongside Flume Road, and with a strong wind behind it, travel over the hill to Arthur's Lake and up the eastern side of Tods Corner.</p>	<p>A single dwelling is not subject to the Bushfire Code of the planning scheme.</p> <p>However, the development application includes a copy of the Bushfire Management Plan that has been obtained for the proposal (required to be submitted with the Building application). The assessed bushfire safety level for the site is BAL 12.5, which is the lowest level for a bushfire prone area. The proposal has been designed in accordance with the bushfire requirements.</p> <p>Management of fire threats during construction is a matter for the owner and builder to manage with consideration of fire danger conditions and workplace health and safety regulations.</p>
<p>Despite the fact that the buildings will not be on a ridge line, they will be highly visible. They will also be very close to the high water level of Great Lake, though it must be conceded that it is unlikely for Great Lake to ever reach the predicted levels of forty years ago when the height of the rock fill dam at Miena was increased to allow for more water storage.</p>	<p>The proposed buildings are located on private land that appears from the topographic map (below) to be well clear of the high water mark of Great Lake.</p> <p>The approximate dwelling site is marked with a red star.</p>

	 <p>The dwelling location is further from Great Lake than most dwellings in the Tods Corner settlement.</p>
<p>The proposed development is in the flight path of the endangered wedge-tailed eagles that range over this part of the Central Plateau. The current fires are increasing the threat level to these birds, of which there are only 140 breeding pairs left in Tasmania. There are monitored nests at Flintstone, and Barren Tier, both within a 5km radius of the site. A popular feeding stream for the eagles when the trout are running is Grandpa's Creek, below the Bluff. The eagles are also attracted to the increasing numbers of animal carcasses on the road between Bannister and Watkins roads and the junction of Tods Corner Road and the Lake Highway. There has been a considerable increase in the number of vehicles, heavy and light, over the past eighteen months. There is no speed limit on the road from the Lake Highway to the Tods Corner Power Station.</p>	<p>The proposed development site is well clear of known Wedge-Tailed eagle nests, with the closest recorded nest approximately 3.5km away. Mitigation measures are generally required when works occur within 500m-1km of a nesting site. This is not the case for this proposal.</p> <p>Wedge Tailed Eagles are not generally known to be at risk from large, stationary objects such as the buildings proposed.</p> <p>All gravel roads in Tasmania have a speed limit of 80km/h where it is not otherwise sign posted.</p>
<p>No councillor should vote on this proposed development without first visiting the site. Although Council has an obligation - under LUPA - to make a decision whether or not to approve it within 42 days, an extension of time can be sought. Under the current</p>	<p>Extensions of time are sought from the applicant, not the Minister.</p> <p>In this case there is sufficient time for the proposal to be considered by Council within the 42 day timeframe, including visiting the site if Councillors wish to do so.</p>

circumstances with major fires threatening many parts of the Central Highlands, and especially the alpine environment of the Central Plateau, such an extension should be sought from the Minister.	
---	--

Conclusion

The proposal for a dwelling and outbuilding at 280 Tods Corner Road, Tods Corner is assessed to comply with the applicable standards of the Rural Resource Zone and Codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

The proposal was advertised for public comment and one (1) representation was received. The concerns of the representor have been addressed in the report above.

Overall, it is considered that the proposed structure is acceptable and the proposal is recommended for approval.

Recommendation

Moved **Clr**

Seconded **Clr**

The proposal is assessed to substantially comply with the requirements of the Central Highlands Interim Planning Scheme 2015 and so in accordance with section 57 of the Land Use Planning and Approvals Act 1993, the Planning Authority is recommended to approve the application for a dwelling and outbuilding at 280 Tods Corner Road, Tods Corner, Certificate of Title 143828/3.

Recommended Conditions

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) 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, which ever is later, in accordance with section 53 of the land Use Planning And Approvals Act 1993.

Approved Use

- 3) The outbuilding is approved as ancillary to the Residential use only and must not be used for any other purpose unless in accordance with a permit issued by Council or as otherwise permitted by Council's planning scheme.

External finishes

- 4) Before construction commences, a final colour schedule for the dwelling and outbuilding is to be submitted to and approved by Councils Planning Officer. All external colours must have a light reflectance value not exceeding 40%.
- 5) All exposed metal surfaces are to be pre-coloured, or alternatively suitably painted if the item is not available in such a finish.

Services

- 6) 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.

Stormwater and wastewater

- 7) Drainage from the proposed development must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with any requirements of the Building Act 2016.

Construction Amenity

- 8) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
 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.
- 9) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public roadway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 10) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

The following advice applies to this permit:

- This permit does not imply that any other approval required under any other legislation has been granted.
- The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995. Further information is available from the Department of Primary Industries, Parks, Water and Environment.
- The issue of this permit does not ensure compliance with the provisions of the Aboriginal Heritage Act 1975. If any suspected Aboriginal heritage items are located during construction the provisions of the Act must be complied with.
- This permit is in addition to a building permit. Construction and site works must not commence until approval has been issued in accordance with the Building Act 2016.

Carried

Soil Test
By: ?
Date: ?

BAL Assessment
Rate: BAL 12.5
By: ?
Date: ?

Land Survey
By: Lark & Cheese
Date: 113 November 2018

Thermal Assessment
By: ?
Date: ?

Corrosion Environment
Class: Moderate

Alpine Area
Class: ?

Climate Zone - 8

Soil Classification
Class: M

Wind Speed
N3 V_{h,u} = 50m/s

Land Title
Folio No: 3
Volume: 143828

Site Coverage

Land	-	248,300.00m ²
House	-	143.28m ²
Verandah	-	40.98m ²
TOTAL (for site coverage)	-	184.26m ²
Site Coverage	-	0.074%

Abbreviations

Abbreviation	Definition
AAW	Aluminium awning window
AGD	Aluminium & glazed door
ADH	Aluminium double hung window
AFW	Aluminium fixed window
AJ	Anticorrosion Joint
AL	Aluminium
ASD	Aluminium sliding door
ASSD	Aluminium stacking sliding door
ASW	Aluminium sliding window
BCA	Building code of Australia
BV	Brick veneer
C	Centreline
CB	Colonial bars
CFC	Compressed fibre cement
COL	Column
CSD	Cavity sliding door
CT	Ceramic tiles
CPT	Carpet
CTS	Cerates
DG	Double glazed
DS	Double opening sashes
DR(s)	Door(s)
DW	Dishwasher
E	Extractor fan
FC	Fibre cement
FCL	Finished ceiling level
FPL	Finished floor level
FR	Freezer
FW	Fixed window
LW	Louvre window
NGL	Natural Ground Level
OBS	Obscure glass
O/S	Outside face
P	Post
PBD	Particleboard floor
RC	Reinforced concrete
R	Refrigerator
SA	Smoke alarm
SD	Sliding door
SV	Synthetic vinyl
T	Tub - laundry
T&G	Tongue & groove floor
TAW	Timber awning window
TBFD	Timber bifold door
TDH	Timber double hung window
TFW	Timber fixed window
TGD	Timber glazed door
TSD	Timber sliding door
TSW	Timber sliding window
WM	Washing machine



Layout Index

ID	Layout Name	Revision
1	Cover	
2	Floor Plan	
3	Elevations	
4	Roof Plan	
5	Ceiling/Lighting Plan	
6	Door & Window Schedule	

Client
Don Nolder
Job - T18313
New Residential Home
Job address
280 Todd's Corner Road,
Todd's Corner
Drawing
Scale: A3
DWG: 1 of 6
Date: 18 December 2018
Job No: 2018-64

Cover



Drawings prepared by
ABN: 18 220 805 704
Accreditation No: CC 1159 Q

Information On These Plans

These drawings depict the layout of the frame and elements included with the kit. Some items shown on these drawings are not included with the kit and shall be provided and installed by others - refer to Purchase Agreement for Kitome Pty Ltd. All elements of the building shall comply with the latest edition of the Building Code of Australia (BCA) and all subsequent amendments and standards referred to therein, together with any other relevant authorities. Do not scale the drawings. Figured dimensions take preference to scale. (If in doubt - ask). All dimensions and levels are to be verified on site prior to putting work in hand. Ground levels and any site information shown on these drawings is based on limited information as supplied to Kitome Pty Ltd by the client (or where such information is not supplied an assumed surface level is indicated) as such the client is fully responsible for any problems arising from any variations to the actual ground levels. Should any discrepancy be found between these drawings and any other supporting documentation by others they are to be reported immediately in writing to Kitome Pty Ltd to obtain the required action.

These drawings are to be read in conjunction with the following documentation supplied by Kitome Pty Ltd:
-Framing Schedules, plans and framing technical instructions.
-Specifications and technical manuals.
-Purchase Agreement for Kitome Pty Ltd.
-Structure Engineers details (where indicated on the drawings).
-Energy Efficiency reports (if applicable).

Additional Documentation by Others

The Owner shall be responsible to provide additional documentation as may be required by the Local Authorities, this may include but not be limited to:
-Soils Report / Structural Engineers details for footings, slabs, bracing, tie-down if noted on the drawings.
-Site Plan showing contours, all external works, downpipe locations, sewerage and stormwater drainage, fences, driveways, retaining walls etc.
-Details of termite risk management procedures to be undertaken in accordance with BCA Part 3.1.3.
-NABERS certificates or Energy Efficiency scorecards.
-Shadow Diagrams.

Bushfire Classification

This classification is based on advice from the client. If the classification exceeds Bal 12.5 the Owner/Builder shall be responsible to upgrade the materials/components etc & install the necessary protection as required by the latest editions of the BCA & AS3959.

The builder must verify all boundaries, levels, locations of easements and on-site services prior to setout and ensure all works comply with the local authority and any other relevant authorities requirements. Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works.

Use written dimensions only. Do not scale from drawings.

Copyright

These designs remain the property of Kitome Pty Ltd and shall not be reproduced in part or full without the written permission of Kitome Pty Ltd.

All works shall comply with the requirements of AS3959, Bal 12.5
House Design : Clairmont 19 (modified)



101 RUSSELL STREET EMU PLAINS NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750

TEL: (02) 4724 1900
FAX: (02) 4724 8824

Drawing Status

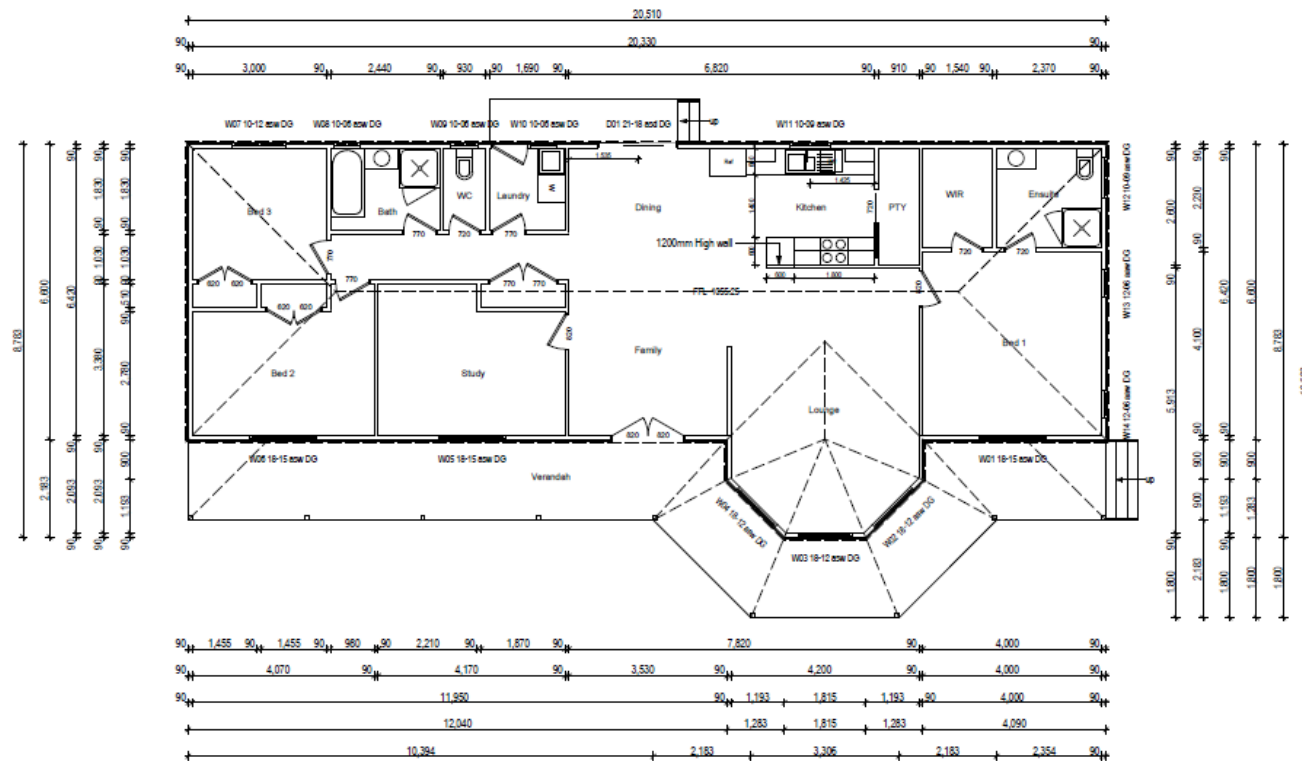
Planning Drawings

Issue No: PA1
First Date: 18 December 2018

Client
Don Nolder
Job - T18313
New Residential Home
Job address
280 Todds Corner Road,
Todds Corner
Drawing
Scale: A3 - 1:100
DWG: 2 of 6
Date: 18 December 2018
Job No: 2018-64
Floor Plan



Drawings prepared by
ABN: 18 220 805 704
Accreditation No: CC 1159 Q



Walls
Existing Walls
New Walls
Walls to be removed

Wall Frame - Timber
Roof Trusses - Timber
Verandah Structure - Timber
Pergola Structure - NA

When making floor finish selections (carpet, tiles, timber etc) the thickness of the floor finish will be limited and the Owner/Builder shall ensure that the minimum ceiling height of 2400mm (clear) is maintained to all habitable rooms.

Downpipes shall be 90mm PVC. Roof gutters shall be Flectra 115 quad colourbond steel (or similar) with a cross sectional area of 6850mm². (Type C gutter). Design rainfall intensity = 130mm/hr. Maximum roof catchment area per downpipe = 55m². Maximum spacing of downpipes = 12.0m. Location of downpipes are approximate only and may vary subject to site conditions and compliance with part 3.3.2 of the BCA.

The builder shall be responsible to supply and install all necessary flashings, capings, membranes etc as may be required to make the works watertight and ensure compliance with BCA and AS 3959.

All steps and landings by others to comply with part 3.9 of the BCA. Dimensions indicated are nominal only and may vary subject to site conditions / final surface levels.

All works shall comply with the requirements of AS3959, Bal 12.5

House Design : Clairmont 19 (modified)



101 RUSSELL STREET EMU PLAINS NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750
TEL: (02) 4734 1900
FAX: (02) 4735 9834

Drawing Title
Planning Drawings

Issue No: PA1
Print Date: 18 December 2018



Client
Don Nolder
Job - T18313
New Residential Home
Job address
280 Todds Corner Road,
Todds Corner
Drawing
Scale: A3 - 1:100
DWG: 3 of 6
Date: 18 December 2018
Job No: 2018-64



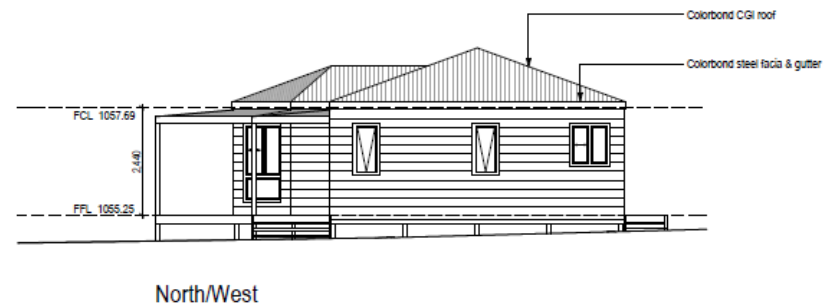
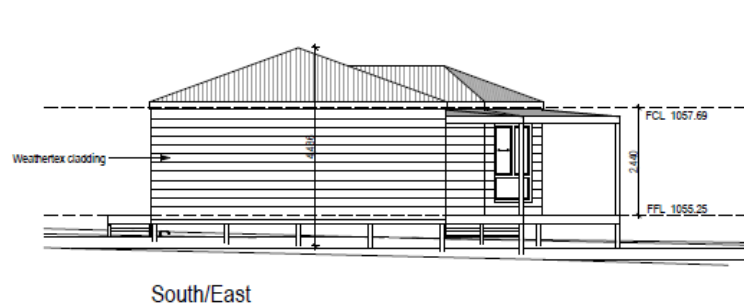
Drawings prepared by
ABN: 18 220 805 704
Accreditation No: CC 1159 Q

Elevations

Material & Colour Schedule

Element	Material	Colour
Cladding	Weatherlex	Taubmans - Alpine snow
	200 smooth classic	
Downpipes	uPVC	Taub - Victorian pewter
Gutter	Colorbond Steel	Monument
Fascia	Colorbond steel	Monument
Roof	Colorbond steel	Monument
Windows	Aluminium	White Pearl Gloss
Decking & stairs	Timber	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand



Surface levels indicated on these elevations and sections are based on information supplied by the client. The Owner/Builder shall verify the accuracy of the levels on the site prior to making application or putting work in hand. Should any discrepancies be found the owner shall advise Kitome immediately in writing.

All works shall comply with the requirements of AS3959, Bal 12.5
House Design : Clairmont 19 (modified)



101 RUSSELL STREET EMU PLAINS NSW 2750
P.O. BOX 260 EMU PLAINS NSW 2750

TEL: (02) 4724 1900
FAX: (02) 4730 8874

Planning Drawings

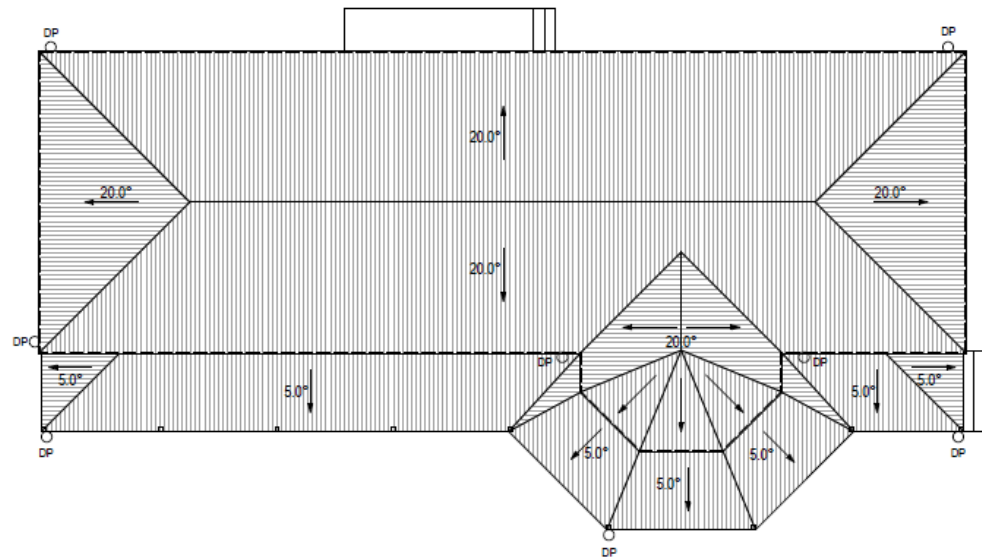
Issue No: PA1
Print Date: 18 December 2018

Client
 Don Nolder
 Job - T18313
 New Residential Home
Job address
 260 Todd's Corner Road,
 Todd's Corner
Drawing
 Scale: A3 - 1:100
 DWG: 4 of 6
 Date: 18 December 2018
 Job No: 2018-64

Roof Plan



Drawings prepared by
 ABN: 18 220 805 704
 Accreditation No: CC 1159 Q



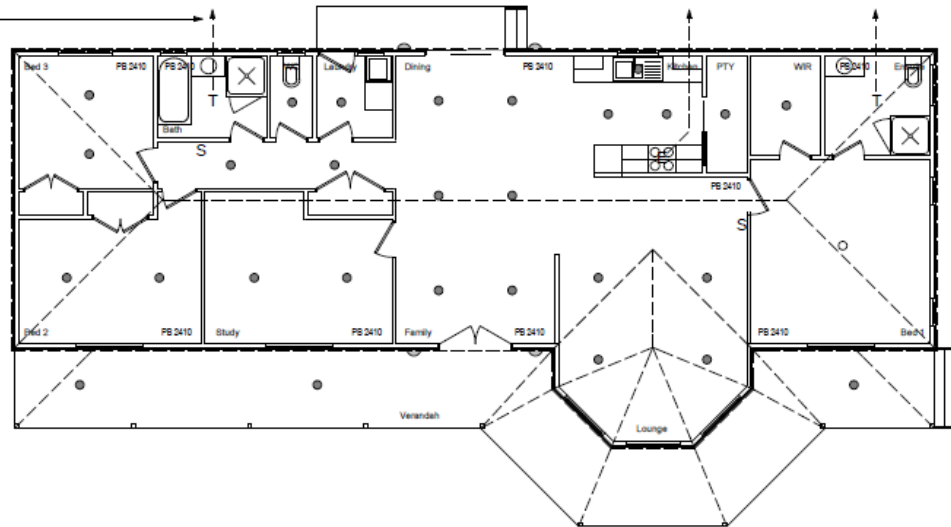
All works shall comply with the requirements of AS3959, Bal 12.5
 House Design : Clairmont 19 (modified)



Planning Drawings

Issue No: PA1
 First Date: 18 December 2018

All exhaust fans to exterior
Sealed dampers when not in use



LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First Issued with NCC 2014)

Building name/description
280 Todd's Corner Road, Todd's Corner - Detached

Classification
Class 1

Number of rows preferred in table below 16 (no currently displayed)

Advisory Note: See note: appropriate allowances are calculated for Class 1, 2 or 4 (Class 1 is recommended for this Class 1 building). The % of Allowance Used' column refers to those appropriate allowances.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Level	Location	Adjustment Factor One			Adjustment Factor Two (a) for Class 1			OVERALL DESIGN PASSES		
						Adjustment Factor One	Design Power Level	Design Factor	Adjustment Factor Two (a) for Class 1	Design Power Level	Design Factor	Option Allowance	System Design	Percent, State of % of Aggregate Allowance Used
1	WIR	Wardrobe	1.7 m ²	15 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
2	Bedroom	Bedroom	4.9 m ²	15 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
3	Laundry	Laundry	3.1 m ²	15 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
4	Hall	Corridor	0.6 m ²	30 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
5	Study	Bedroom	12.0 m ²	30 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
6	Bed 1	Bedroom	15.4 m ²	30 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
7	Bed 2	Bedroom	12.8 m ²	30 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
8	Bed 3	Bedroom	9.7 m ²	30 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
9	Bathroom	Bathroom	5.3 m ²	15 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
10	WIR	Wardrobe	3.4 m ²	15 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
11	Laundry	Laundry	2.6 m ²	15 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
12	Kitchen	Kitchen	7.8 m ²	65 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
13	Dining	Dining room	8.5 m ²	30 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
14	Family	Living room	14.0 m ²	60 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
15	Lounge	Lounge room	25.5 m ²	60 W	Class 1 building	Adjustment			Adjustment			3.0 W/m ²	15% of 40%	
16	Exterior	Verandah or balcony	80.0 m ²	100 W	Verandah or balcony	Adjustment			Adjustment			3.0 W/m ²	100% of 30%	
			213.5 m ²	540 W										

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

This Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

Copyright © 2014 - Australian Government, State and Territory Governments of Australia. All Rights Reserved

If inputs are used



Client
Don Nolder
Job - T18313
New Residential Home
Job address
280 Todd's Corner Road,
Todd's Corner
Drawing
Scale: A3 - 1:100
DWG: S of 6
Date: 18 December 2018
Job No: 2018-64



Drawings prepared by
ABN: 18 220 805 704
Accreditation No: CC 1159 Q

Ceiling/Lighting Plan



Electrical Legend

- Recessed LED downlight (max 15w)
- ▬ Double fluorescent batten (2x36w)
- Ceiling batten & pendant lighting (max 30w)
- Wall mounted LED light (max 15w) external lights controlled by daylight sensor
- ◁ Exterior flood LED light (max 30w)
- T Exhaust heater / fan / light (max 15w fluorescent globe) or UL testic or similar (UL testic heater globes 275w each)
- S Smoke Alarm - Must comply with AS3786 and connected to mains power and interconnected. Locations may vary to ensure compliance with the BCA
- E Exhaust fan
- CF Ceiling fan

PB Plasterboard ceiling living
FC Fibre cement soffits living
MH Manhole

Internal floor area 133.80sqm
Allowable wattage 669.0w
Proposed wattage 435.0w

External living area 80.00sqm
Allowable wattage 320.0w
Proposed wattage 105.0w

The lighting plan is diagrammatic only
The client / electrician shall ensure that:

The illumination power density shall comply with
NCC clause 3.12.5.5 and not exceed the following allowances:
Internal = 5 watts per sqm max
External living = 4 watts per sqm max
Sheds = 3 watts per sqm max

All works shall comply with the requirements of AS3959, Bal 12.5
House Design : Clairmont 19 (modified)



101 RUSSELL STREET EMU PLAINS NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750

TEL (02) 4724 1800
FAX (02) 4735 8874

Planning Drawings

Issue No: PA1
Print Date: 18 December 2018

Window Schedule										
ID	Type	Elevation	Height	Width	Head height	Frame	Glazing	Uw	SHGC	Notes
W01	Sliding		1,800	1,500	2,100	Aluminium	Clear Double			
W02	Sliding		1,800	1,200	2,100	Aluminium	Clear Double			
W03	Sliding		1,800	1,200	2,100	Aluminium	Clear Double			
W04	Sliding		1,800	1,200	2,100	Aluminium	Clear Double			
W05	Sliding		1,800	1,500	2,100	Aluminium	Clear Double			
W06	Sliding		1,800	1,500	2,100	Aluminium	Clear Double			
W07	Sliding		1,000	1,200	2,100	Aluminium	Clear Double			
W08	Sliding		1,000	600	2,100	Aluminium	Obscure Double			
W09	Sliding		1,000	600	2,100	Aluminium	Obscure Double			
W10	Sliding		1,000	600	2,100	Aluminium	Clear Double			
W11	Sliding		1,000	900	2,100	Aluminium	Clear Double			
W12	Sliding		1,000	900	2,100	Aluminium	Obscure Double			
W13	Awning		1,200	600	2,100	Aluminium	Clear Double			
W14	Awning		1,200	600	2,100	Aluminium	Clear Double			

External Door Schedule										
ID	Type	3D Front View	Height	Width	Head height	Frame	Glazing	UW	SHGC	Notes
D01	Sliding		2,100	1,800	2,100	Aluminium	Clear Double			

Client
Don Nolder
Job - T18313
New Residential Home
Job address
280 Tods Corner Road,
Tods Corner
Drawing
Scale: A3
DWG: 6 of 6
Date: 18 December 2018
Job No: 2018-64



Drawings prepared by
ABN: 18 220 805 704
Accreditation No: CC 1159 Q

Door & Window Schedule

Window manufacture - Widelite.

Design wind velocity - N3.

All external windows and doors shall comply with AS2047.

The sizes indicated are nominal only and may vary to suit standard manufacturer sizes.

Alternative options may be presented to the building surveyor in the form of a new Energy Assessment.

This schedule is to be read in conjunction with the floor plans and energy report.

All works shall comply with the requirements of AS3959, Bal 12.5
House Design : Clairmont 19 (modified)

KITOME
101 RUSSELL STREET EMU PLAINS NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750
TEL: (02) 4724 1900
FAX: (02) 4735 8874

Drawing Station
Planning Drawings

Issue No: PA1
Print Date: 18 December 2018

14.2 BOTHWELL CARAVAN PARK – REQUEST FOR LONG TERM STAY

Background

Over the past 12 months Council has considered a number of requests for long term stay at the Bothwell Caravan Park

Current Situation

The following request has been received from Mr Tony Gordon:

To who it may concern

Hi My Name is Tony Gordon I work for hazell bros I am currently staying at the Bothwell caravan park I started my stay on the 13 of January 2019. I am enquiring about extending my stay for 3 months as I have just started working at the cattle hill wind farm & I am hoping that you will consider letting me extend my stay for the time that I will be working at the cattle hill wind farm. If you have any questions that you would like to ask me please feel free to contact me via phone or email.

Your sincerely Tony Gordon.

A copy of Policy No. 2013- 07 Council Camping Ground Facilities Policy is attached.

For Decision

14.3 BOTHWELL CARAVAN PARK – REQUEST FOR LONG TERM STAY

Background

Over the past 12 months Council has considered a number of requests for long term stay at the Bothwell Caravan Park.

Current Situation

The following request has been received from Louise Owens & Samuel Gee:

I Louise owens, samuelgee was wondering if we could please stay at caravan park for awhile as we currently lost our house and our children are going to school in Bothwell and samuel gee is a volunteer fire fighter and we have no where else to stay. And david is working up at the wind farm.

Louise

A copy of Policy No. 2013- 07 Council Camping Ground Facilities Policy is attached.

For Decision

14.4 BRONTE BOAT RAMP TOILET PROPOSAL IFC

Report By

Environmental Health Officer (Beverley Armstrong)

Background

Council have received a request from Inland Fisheries in relation to building a toilet at the Boat Ramp at Bronte lagoon. They have requested to licence the land from Council and asked about Council helping out with maintenance of the unit. IFS would own the toilet.

Estimate cost to maintain the toilet 4 times per week:

6 hours labour per week for the Bronte Transfer Station caretaker at approx. \$55.00 per hour for 52 weeks a year plus mileage of \$0.96 per km (20km round trip). Approximate Total cost: \$21,153.60 annually.

No planning approval required for the toilets.

Pro's - Toilets would be for the use of the Community and Tourists passing through.

Recommendation

Moved **Clr**

Seconded **Clr**

1. Council approve the licence of the land to Inland Fisheries.
2. Council agrees to work with Inland Fisheries Service to develop a service agreement to maintain the proposed new infrastructure.

Carried

From: Wisniewski, Chris (IFS) [<mailto:Chris.Wisniewski@ifs.tas.gov.au>]

Sent: Wednesday, 16 January 2019 10:38 AM

To: Adam Wilson

Cc: Wright, Anthony (IFS)

Subject: RE: Toilets

Hello Adam,

Happy New Year.

I haven't been able to gather support for pricing you supplied to clean the toilets. The parties involved only want to pay a percentage based on the toilets on their land, which is understandable, but very difficult for us to administer. We are now obtaining quotes from contractors to service the toilets that we are proposing to build, only, as part of the Governments policy commitment.

The locations we would like to build them are:

- Tungatinah Lagoon – main boat ramp – Hydro Tasmania land
- Brady's Lake – main boat ramp – Hydro Tasmania land
- Bronte Lagoon – boat ramp – Central Highlands Council land
- Little Pine Lagoon – main boat ramp – Parks and Wildlife Service land
- Lake Augusta – boat ramp – Hydro Tasmania land – HT have just provided advice that they have environmental concerns at this site.
- Penstock Lagoon – boat ramp and ladies walk (sites to be confirmed) – Hydro Tasmania land
- Woods Lake – main boat ramp – Sustainable Timber Tasmania land
- Lake Sorell – Dago point Camp Ground – Crown Land Services Land – to be owned and maintained by CLS
- Four Springs Lake – Crown Land Services Land – IFS seeking an agreement with Meander Valley Council for servicing

As you will see above the toilet site we are proposing at Bronte Lagoon is on CHC land. Would CHC be prepared to licence this site to IFS? IFS would own the toilet. Also would CHC be prepared to consider assisting with the servicing and maintenance of this site if we can come to agreement on how it will be done?

Regards

Chris
Chris Wisniewski
 Inland Fisheries Service
 17 Back River Rd
 New Norfolk TAS 7140

PO Box 575
 New Norfolk TAS 7140
chris.wisniewski@ifs.tas.gov.au

0418566272 – Mobile
 03 6165 3806 - Phone
 03 6261 8058 – Fax

14.5 BRONTE TOILET PROPOSAL

Report By

Environmental Health Officer (Beverley Armstrong)

Current Situation

Central Highlands Council is proposing to build a toilet block at Bronte Park.

Council do not own any land at Bronte on which to locate the toilets so cost of land, subdivision and legal fees will need to be taken into account. The capital cost of the total land is currently \$170,000.00. Council would probably need to allow \$30,000.00 for the land plus legal costs.

Approximate costing for installation and supply is listed below.

Costing for Complete Job: Costs do not include GST or any land dealings or costs.

Toilet Module Yarra-2 Toilet Building Supply Only	\$35,000.00
Excavations, concrete slab and erection	\$15,000.00
Septic tank	\$ 7000.00
Pipework sewage connection (confirmed with Taswater)	\$19000.00
Electrical	\$ 4,000.00
10% Contingency	\$ 8000.00
TOTAL	\$88,000.00

Pro's - Toilets would be for the use of the Community and Tourists passing through.

Note: There are toilets already in the Caravan Park for use of guests.

Con's AAT are building Public toilets at the Bronte Lagoon, which is only 12 kilometres or 13 mins by car.
Project would be dependent on Council being able to acquire land.
Council would have to provide ongoing maintenance.

For Discussion

14.6 DES BRIEFING REPORT

PLANNING PERMITS ISSUED UNDER DELEGATION

The following planning permits have been issued under delegation during the past month.

NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2019 / 00001	M S Nasiukiewicz	303 Bronte Lagoon Road, Bronte Park	Dwelling Addition
2018 / 00048	P & J Sheds	11 Watkins Road, Tods Corner	Dwelling
2019 / 00003	M P Walls	19 Lochiel Drive, Miena	Outbuilding

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2018 / 00059	Draftone Tasmania	181 Gully Road, Fentonbury	Dwelling
2018 / 00058	Longview Design & Drafting	CT 154104/1 Parsons Road, Gretna	Dwelling and Outbuildings (Containers)
2018 / 00037	Pettit Designs	CT 224036/1 Upper Mill Road, Hamilton	Dwelling & Outbuilding

15.0 WORKS & SERVICES

Moved: Clr

Seconded: Clr

THAT the Works & Services Report be received.

WORKS & SERVICES REPORT

10th January 2019 – 12thth February 2019

Grading & Sheeting

Pelham Road

Maintenance Grading

Potholing / shouldering

Waddamana Road

Spraying

Bothwell Town streets

Hamilton footpaths

Culverts / Drainage:

Clean culverts Waddamana Road after tree removal from fires

Clean culverts Mark Tree and Thousand Acre Lane

Repair culver Mark Tree Road

Occupational Health and Safety

- Monthly Toolbox Meetings
- Day to day JSA and daily pre start check lists completed
- Monthly work place inspections completed
- Playground inspections
- 371 hrs Annual Leave taken
- 76 hrs Sick Leave taken
- 0 hrs Long Service Leave

Bridges:

Refuse / recycling sites:

Cover Hamilton Tip twice weekly

Other:

Deploy graders to Jean Banks and Hunterston for fires

Deploy water cart to fires

Remove rubbish from Miena Community Centre during fire

Footpath maintenance at Ouse

Clean drains and bark from gutters at Wayatinah

1 X drum muster

Guide posts Ellendale Road

Change entrance to Hamilton Show Grounds

Start watering Hamilton Show

Started repair on stairs at Platypus Walk

Installation of new play equipment Ellendale park (replace broken equipment)

Arthur Street Kerb and Gutter Works Hamilton

Pelham construction Road up grade

Fall and remove dangerous trees along Waddamana Road after recent fire

Clean drains Waddamana Road after fire

Slashing:

Gully Road

Dawson Road

Dillions Road

Hamilton Recreation Ground

Municipal Town Maintenance:

- Collection of town rubbish twice weekly
- Maintenance of parks, cemetery, recreation ground and Caravan Park.

- Cleaning of public toilets, gutters, drains and footpaths.
- Collection of rubbish twice weekly
- Cleaning of toilets and public facilities
- General maintenance
- Mowing of towns and parks
- Town Drainage

Buildings:

Plant:

PM666 Cat loader (H) serviced

PM709 cat loader (B) serviced

PM748 Hino Truck (B) new seat covers, antenna investigate over heating problem

Private Works:

4 truck and trailers carting material for Gradco to Waddamana Road

Hazell Bros water delivery

Water delivery Simon Edwards

Tony Bailey spraying and gravel

MS Civil gravel

Richard Ellis concrete premix

Andrew Emrey gravel

John Marshall concrete premix

Jason Branch dry hire truck and trailer and medium truck

Barry Harback dry hire truck and trailer

A.D Mason concrete premix

M Bailey concrete premix

Tas Fire Service water cart and grader hire

Casuals

- Toilets, rubbish and Hobart
- Bothwell general duties
- Hamilton general duties
- Mowing and brush cutting

Program for next 4 weeks

Culvert cleaning Lakes area and Arthurs Lake

Replace new foot bridge Platypus walk and finish stairs

Pelham Road works to continue

Arthur Street kerb Hamilton to continue

Install speed limit signs Ellendale Road (Dunrobbin Bridge)

15.1 BUSHFIRES

During the recent bushfires in the Central Highlands municipality the Council's graders and water carts were deployed by TFS to numerous properties constructing fire breaks for a total of six days. Road closure signs were placed on municipal roads on order of TFS and Tasmanian Police.

Council staff took extra rubbish bins to the Miena Community Centre and emptied them on a regular basis as the garbage contractors were unable to go to Miena because of the road closures.

The vegetation on Waddamana Road was burnt significantly. TFS employed a contractor to remove falling, burnt out and dangerous trees from Penstock to the Ouse River as the conditions were too dangerous to allow for their own TFS equipment. This contractor also cleared both access entrances to the Wadamana Village. Council staff cleared and fell dangerous trees from Jean Banks through to Waddamana with the support of an excavator from Gradco and Goldwind.

Council staff continue to clean tree debris from culverts and drains along Waddamana Road.

Approximately \$2,000.00 of guide posts have been burnt and are being replaced as Council staff work in the area and approximately \$1,000.00 worth of road signs have been burnt.

Bridge number BR495 on Hunterston Road over the Shannon River to access Rockford was destroyed. This bridge was a timber deck with concrete abutments. According to Auspan's Bridge Management System for Council this replacement cost of the asset to renew in concrete is \$339,560.00.









16.0 ADMINISTRATION

16.1 TREE REMOVAL CORNER OF CLYDE AND RIVER STREETS, HAMILTON

Clr Cassidy has given notice that he intends to move a motion to revoke the following motion which was passed at the Council Meeting held on 15 January 2019:

THAT the Works and Services Manager organise the removal of the dangerous Gum Tree on the corner of Clyde and River Streets.

CARRIED 7 / 1

Councillor Cassidy's email is attached:

Attached is a LUPAA s.63 Draft Notice of suspected likely contravention of the Planning Scheme.

When Council voted, to remove the tree, in Hamiton, last Council Meeting, we did not have all the facts and information to make an appropriate decision. Some of my fellow Councillors told me you would not have voted the way you did, if you knew all the facts and were *fully* aware of nuances of the LUPAA. Here is our second chance.

In fact, if we remove the tree we will be in breach of the Land Use Planning and Approvals Act 1993.

I propose a motion for the February 2019 Council meeting to revoke the previous Council decision to remove the tree, based upon the following.

1. There are limited exemptions from the requirement for a permit for vegetation clearing works under cl. 6.3 of the Scheme. However, these exemptions do not apply where a Code "which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken".
2. The tree is in a Heritage Precinct.
3. Clause 13.4.1 of the Historic Heritage Code of the Scheme has a number of exemptions from the requirement for a permit certain developments and works.
4. In the email forwarded to me from Ms Tyson, she indicated that a number of these exemptions apply to the proposed removal of the tree, however I do not agree with her assessment and consider that none of the exemptions she referred to apply in this case.
5. Subclause 13.4.1(k)(ix) provides an exemption for the clearing or modification of vegetation in a Heritage Precinct for the purpose of "safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building". However, the arborists report that was tabled at the 15 January 2019 Council meeting clearly demonstrates that the proposed removal of the tree is not required to remove an unacceptable risk. Rather, the report says that the risk posed by the tree is acceptable and that it is not threatening to cause damage to a substantial structure or building: "Based on this assessment, the greatest risk of harm posed by this tree is 1/300,000 which is considered tolerable. Due to the significant cost to reduce this risk to a broadly acceptable level, QTRA consider this risk to be as low as reasonably practicable and no works are currently recommended."
6. Subclause E13.4 (k)(i)(b) does not apply because the land is not "within a garden, national park, public park or state-reserved land",
7. Subclause and E13.4 (k)(vi) does not apply as there are no buildings, infrastructure, roads within 1 metre of the tree.
8. As none of the exemptions in the Code apply, then the removal of the tree will be a discretionary development, requiring a permit.

Further, I propose an additional Council Policy to review any contentious Council Vote, to have a "Stop Lever" to save us from a mistake, or deficient decision-making, as none exists within the Local Government Act, meaning there is no real oversight.

Please refer to the two pdf attachments, including the Draft Notice and the Arborist Report classifying this as a "Low Risk" tree, not a "Dangerous tree", contrary to expert advice. We can make it safe and save it. Or, if we remove it, then there is a process that must be followed, based on replete factual information and the law.

Sincerely,
Robert Cassidy

Attached is the Draft Notice of Suspected Likely Contravention of the Planning Scheme

4 February 2019

Central Highlands Council
C/- Lyn Eyles, General Manager
PO Box 20
Hamilton TAS 7140

By email: LEyles@centralhighlands.tas.gov.au

Dear Mrs Eyles

Notice of suspected likely contravention of planning scheme at Corner of Clyde St and River St, Hamilton TAS 7140

I am writing with respect to the proposed removal of a Tasmanian Blue Gum tree at corner of Clyde St and River St, Hamilton TAS 7140 (the "property") by the Central Highlands Council ("Council"), as discussed at Council's meeting on 15 January 2019.

I can advise that the proposed action of tree removal of the tree without a development permit would be contrary to the Central Highlands Interim Planning Scheme 2015 (the "Scheme").

As you are aware, I have previously raised this issue with you on 25 January 2019.

In your response to my emails, you forwarded me advice from Jacqueline Tyson, Planning Officer, asserting that no development permit for the tree removal is required. I told you that I disputed Ms Tyson's advice and asked you how I might go about ensuring the Council does not commit a development offence by failing to hold a development permit.

While you advised me of the procedures to hold a special meeting, and to overturn a previous Council decision, I now consider it necessary to formalise my complaint to the Council about this matter by way of this written notice.

For the following reasons, I consider that the proposed tree removal would be undertaken contrary to the Scheme and section 63 of the *Land Use Planning and Approvals Act 1993* ("LUPAA").

1. There are limited exemptions from the requirement for a permit for vegetation clearing works under cl. 6.3 of the Scheme. However, these exemptions do not apply where a Code "which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken".
2. The tree is in a Heritage Precinct.
3. Clause 13.4.1 of the Historic Heritage Code of the Scheme has a number of exemptions from the requirement for a permit certain developments and works.

4. In the email you forwarded to me from Ms Tyson, she indicated that a number of these exemptions apply to the proposed removal of the tree, however I do not agree with her assessment and consider that none of the exemptions she referred to apply in this case.
5. Subclause 13.4.1(k)(ix) provides an exemption for the clearing or modification of vegetation in a Heritage Precinct for the purpose of "safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building". However, the arborists report that was tabled at the 15 January 2019 Council meeting clearly demonstrates that the proposed removal of the tree is not required to remove an unacceptable risk. Rather, the report says that the risk posed by the tree is acceptable and that it is not threatening to cause damage to a substantial structure or building: "Based on this assessment, the greatest risk of harm posed by this tree is 1/300,000 which is considered tolerable. Due to the significant cost to reduce this risk to a broadly acceptable level, QTRA consider this risk to be as low as reasonably practicable and no works are currently recommended."
6. Subclause E13.4 (k)(i)(b) does not apply because the land is not "within a garden, national park, public park or state-reserved land",
7. Subclause and E13.4 (k)(vi) does not apply as there are no buildings, infrastructure, roads within 1 metre of the tree.
8. As none of the exemptions in the Code apply, then the removal of the tree will be a discretionary development, requiring a permit.

Notice of suspected likely contravention of Scheme

I understand that Central Highlands Council is under an obligation to enforce its Scheme, and that it is an offence under section 63A of LUPAA for Council to fail to take reasonable steps to do so.

The most obvious way that the Council can enforce its Scheme, in this case, is to not remove the tree before it has applied for and obtained the requisite development permit. However, pursuant to section 63B of LUPAA, I request that you please advise me by no later than 7 February 2019, 17:00 whether Council intends on undertaking the works to remove the tree without the requisite development permit. If it does intend on doing so, I request you advise me whether any enforcement action will be taken against Council's staff or contractors for this breach of LUPAA.

I further request that Council advise me in writing if it does take enforcement action in relation to the contravention within a reasonable amount of time of this letter (or in any event within 120 days).

If you have any enquiries in relation to this notice, I may be contacted on [0458 737 747 or email].

Yours sincerely,

Robert Cassidy
Councillor, Central Highlands Council



ARBORICULTURAL ASSESSMENT

Corner of Clyde and River Street, Hamilton

For: Jason Branch
Manager Works & Services
Central Highlands Council
6 Tarleton Street, Hamilton, TAS 7140

Alister Hodgman
Diploma (Hort/Arb)
QTRA Register User: 3743

Element Tree Services
23 King Street
Bellerive, TAS
ph.: 0417144192
alister@elementtree.com.au

10th January 2019

1. Terms of Reference

- This report was requested by Jason Branch, Manager Works and Services at the Central Highlands Council, to assess a mature tree growing on the corner of Clyde and River Street, Hamilton
 - An inspection was undertaken from the ground on the 8th of January 2019.
 - Risk was assessed using the Quantified Tree Risk Assessment method
 - The report will present the inspection findings and discuss management options.



Fig. 1 – an aerial image of the site indicating the tree which is subject to this report. Image courtesy of listmap.

2. Site Findings



Tasmanian blue gum
(*Eucalyptus globulus* subsp. *globulus*)

Height: 31m
Diameter at 1.4m: 1.75m

Vitality: Fair/good
Structure: Fair

Fig. 2 – the blue gum as seen looking to the north-west.

Arboricultural Assessment -
Corner of Clyde and River Street, Hamilton

The single stem blue gum is located within the road reserve, overhanging Clyde and River Streets and private property to the east.

It appears that the tree is in excess of 100 years and is most likely remnant vegetation. The trunk currently appears stable in the ground and there was no sign of root plate heave. Decay has colonised the trunk and has created a cavity at 4m to the east. Further cavities were noted throughout the tree and had been colonised by bees at 4m and 9m to the north-east and 8m to the north-west.

Due to the prevailing winds generated from the north-west, the tree is drawn over private property to the south-east (fig. 2). The crown does include some substantial dead wood, particularly to the east over private property.

Although the tree does include a significant volume of decay, it is displaying fair to good vitality which reduces the likelihood of major branch failures. In the current situation, I expect the most probable failure type will be dead wood falling over private property to the east.



Fig. 2 - the tree as seen looking to the south. Note the crown bias towards private property.

3. Risk Assessment

Risk was assessed using the Quantified Tree Risk Assessment method. It is expected that human occupation underneath the trees in strong wind events will be minimal. Due to this outcome, QTRA describe the target as being weather affected.

The assessment will focus on the failure of dead wood and its potential to impact humans and the fence (property).

Target	Target Range	Part Range	Probability of Failure	Risk Index
Humans	4 (1hr - 3/day)	3 (250mm - 110mm)	2 (1/10 - 1/>100)	1/500,000
Property	5 (\$340 - \$34)	Fixed	2 (1/10 - 1/>100)	1/300,000

Arboricultural Assessment -
Corner of Clyde and River Street, Hamilton

Based on this assessment, the greatest risk of harm posed by this tree is 1/300,000 which is considered tolerable. Due to the significant cost to reduce this risk to a broadly acceptable level, QTRA consider this risk to be as low as reasonably practicable and no works are currently recommended.

4. Discussion

The level of risk posed by this tree is as low as reasonably practicable. Although the probability of branch failure is in the upper ranges, it will most likely occur in a strong wind event when human occupation will be extremely low.

If council do not wish to tolerate this level of risk, the dead wood could be removed from the tree, but I expect that this would require the use of an elevated work platform.

Removal is another option for management to consider. It is my opinion that the level of risk does not yet warrant this option. If the level of vitality reduces in the future, it is likely that the risk of harm posed by this tree will increase and removal may be the only practical management option. To retain the amenity of this tree, I recommend that some replacement plantings are introduced into the local area to offset the loss of this tree when the time arises.

5. Conclusion

- In its current situation, the blue gum presents a tolerable risk and QTRA suggest that maintenance or removal costs would be disproportionate to the benefit gained.
- Council must evaluate the level of risk and assess if they are willing to tolerate the tree in its current situation.

Yours sincerely,



Alister Hodgman

Arboricultural Assessment -
Corner of Clyde and River Street, Hamilton

Appendix 1 – QTRA thresholds

Thresholds	Description	Action
1/1 000	Unacceptable Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	<ul style="list-style-type: none"> Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value Review the risk
1/10 000	Tolerable (where imposed on others) Risks are tolerable if ALARP	<ul style="list-style-type: none"> Assess costs and benefits of risk control Control the risk only where a significant benefit might be achieved at reasonable cost Review the risk
1/1 000 000	Broadly Acceptable Risk is already ALARP	<ul style="list-style-type: none"> No action currently required Review the risk



Quantified Tree Risk Assessment PRACTICE NOTE

VERSION 5

Copyright © Quantified Tree Risk Assessment Ltd. 2015

Quantified Tree Risk Assessment Practice Note

"When you can measure what you are speaking about, and express it in numbers, you know something about it; but when you cannot measure it, when you cannot express it in numbers, your knowledge is of a meagre and unsatisfactory kind"

William Thomson, Lord Kelvin, Popular Lectures and Addresses [1891-1894]

1. INTRODUCTION

Every day we encounter risks in all of our activities, and the way we manage those risks is to make choices. We weigh up the costs and benefits of the risk to determine whether it is acceptable, unacceptable, or tolerable. For example, if you want to travel by car you must accept that even with all the extensive risk control measures, such as seat-belts, speed limits, airbags, and crash barriers, there is still a significant risk of death. This is an everyday risk that is taken for granted and tolerated by millions of people in return for the benefits of convenient travel. Managing trees should take a similarly balanced approach.

A risk from falling trees exists only if there is both potential for tree failure and potential for harm to result. The job of the risk assessor is to consider the likelihood and consequences of tree failure. The outcome of this assessment can then inform consideration of the risk by the tree manager, who may also be the owner.

Using a comprehensive range of values¹, Quantified Tree Risk Assessment (QTRA) enables the tree assessor to identify and analyse the risk from tree failure in three key stages. 1) to consider land-use in terms of vulnerability to impact and likelihood of occupation, 2) to consider the consequences of an impact, taking account of the size of the tree or branch concerned, and 3) to estimate the probability that the tree or branch will fail onto the land-use in question. Estimating the values of these components, the assessor can use the QTRA manual calculator or software application to calculate an annual Risk of Harm from a particular tree. To inform management decisions, the risks from different hazards can then be both ranked and compared, and considered against broadly acceptable and tolerable levels of risk.

A Proportionate Approach to Risks from Trees

The risks from falling trees are usually very low and high risks will usually be encountered only in areas

with either high levels of human occupation or with valuable property. Where levels of human occupation and value of property are sufficiently low, the assessment of trees for structural weakness will not usually be necessary. Even when land-use indicates that the assessment of trees is appropriate, it is seldom proportionate to assess and evaluate the risk for each individual tree in a population. Often, all that is required is a brief consideration of the trees to identify gross signs of structural weakness or declining health. Doing all that is reasonably practicable does not mean that all trees have to be individually examined on a regular basis (HSE 2013).

The QTRA method enables a range of approaches from the broad assessment of large collections of trees to, where necessary, the detailed assessment of an individual tree.

Risk of Harm

The QTRA output is termed the Risk of Harm and is a combined measure of the likelihood and consequences of tree failure, considered against the baseline of a lost human life within the coming year.

ALARP (As Low As Reasonably Practicable)

Determining that risks have been reduced to As Low As Reasonably Practicable (HSE 2001) involves an evaluation of both the risk and the sacrifice or cost involved in reducing that risk. If it can be demonstrated that there is gross disproportion between them, the risk being insignificant in relation to the sacrifice or cost, then to reduce the risk further is not 'reasonably practicable'.

Costs and Benefits of Risk Control

Trees confer many benefits to people and the wider environment. When managing any risk, it is essential to maintain a balance between the costs and benefits of risk reduction, which should be considered in the determination of ALARP. It is not only the financial cost of controlling the risk that should be considered, but also the loss of tree-related benefits, and the risk to workers and the public from the risk control measure itself.

¹ See Tables 1, 2 & 3.

When considering risks from falling trees, the cost of risk control will usually be too high when it is clearly 'disproportionate' to the reduction in risk. In the context of QTRA, the issue of 'gross disproportion'², where decisions are heavily biased in favour of safety, is only likely to be considered where there are risks of 1/10 000 or greater.

Acceptable and Tolerable Risks

The Tolerability of Risk framework (ToR) (HSE 2001) is a widely accepted approach to reaching decisions on whether risks are broadly acceptable, unacceptable, or tolerable. Graphically represented in Figure 1, ToR can be summarised as having a Broadly Acceptable Region where the upper limit is an annual risk of death 1/1 000 000, an Unacceptable Region for which the lower limit is 1/1 000, and between these a Tolerable Region within which the tolerability of a risk will be dependent upon the costs and benefits of risk reduction. In the Tolerable Region, we must ask whether the benefits of risk control are sufficient to justify their cost.

In respect of trees, some risks cross the Broadly Acceptable 1/1 000 000 boundary, but remain tolerable. This is because any further reduction would involve a disproportionate cost in terms of the lost environmental, visual, and other benefits, in addition to the financial cost of controlling the risk.

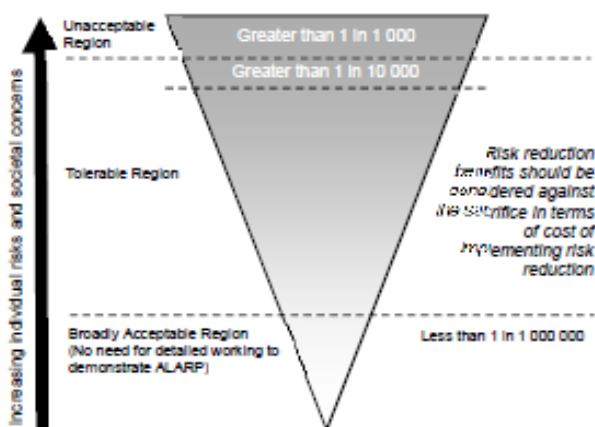


Figure 1. Adapted from the Tolerability of Risk framework (HSE 2001).

Value of Statistical Life

The Value of Statistical Life (VOSL), is a widely applied risk management device, which uses the value of a hypothetical life to guide the proportionate allocation of resources to risk reduction. In the UK, this value is currently in the region of £2 000 000

(\$3 400 000), and this is the value adopted in the QTRA method.

In QTRA, placing a statistical value on a human life has two particular uses. Firstly, QTRA uses VOSL to enable damage to property to be compared with the loss of life, allowing the comparison of risks to people and property. Secondly, the proportionate allocation of financial resources to risk reduction can be informed by VOSL. "A value of statistical life of £1 000 000 is just another way of saying that a reduction in risk of death of 1/100 000 per year has a value of £10 per year" (HSE 1996).

Internationally, there is variation in VOSL, but to provide consistency in QTRA outputs, it is suggested that VOSL of £2 000 000 (\$3 400 000) should be applied internationally. This is ultimately a decision for the tree manager.

2. OWNERSHIP OF RISK

Where many people are exposed to a risk, it is shared between them. Where only one person is exposed, that individual is the recipient of all of the risk and if they have control over it, they are also the owner of the risk. An individual may choose to accept or reject any particular risk to themselves, when that risk is under their control. When risks that are imposed upon others become elevated, societal concern will usually require risk controls, which ultimately are imposed by the courts or government regulators.

Although QTRA outputs might occasionally relate to an individual recipient, this is seldom the case. More often, calculation of the Risk of Harm is based on a cumulative occupation – i.e. the number of people per hour or vehicles per day, without attempting to identify the individuals who share the risk.

Where the risk of harm relates to a specific individual or a known group of people, the risk manager might consider the views of those who are exposed to the risk when making management decisions. Where a risk is imposed on the wider community, the principles set out in the ToR framework can be used as a reasonable approach to determine whether the risk is ALARP.

3. THE QTRA METHOD - VERSION 5

The input values for the three components of the QTRA calculation are set out in broad ranges³ of Target, Size, and Probability of Failure. The assessor

² Discussed further on page 5.

³ See Tables 1, 2 & 3.

estimates values for these three components and inputs them on either the manual calculator or software application to calculate the Risk of Harm.

Assessing Land-use (Targets)

The nature of the land-use beneath or adjacent to a tree will usually inform the level and extent of risk assessment to be carried out. In the assessment of Targets, six ranges of value are available. Table 2 sets out these ranges for vehicular frequency, human occupation and the monetary value of damage to property.

Human Occupation

The probability of pedestrian occupation at a particular location is calculated on the basis that an average pedestrian will spend five seconds walking beneath an average tree. For example, ten pedestrians per day, each occupying the Target for five seconds, is a daily occupation of fifty seconds. The total seconds in a day are divided to give a probability of Target occupation ($50/86\,400 = 1/1\,728$). Where a longer occupation is likely, as with a habitable building, outdoor café, or park bench, the period of occupation can be measured, or estimated as a proportion of a given unit of time, e.g. six hours per day (1/4). The Target is recorded as a range (Table 2).

Weather Affected Targets

Often the nature of a structural weakness in a tree is such that the probability of failure is greatest during windy weather, while the probability of the site being occupied by people during such weather is often low. This applies particularly to outdoor recreational areas. When estimating human Targets, the risk assessor must answer the question 'in the weather conditions that I expect the likelihood of failure of the tree to be initiated, what is my estimate of human occupation?' Taking this approach, rather than using the average occupation, ensures that the assessor considers the relationship between weather, people, and trees, along with the nature of the average person with their ability to recognise and avoid unnecessary risks.

Vehicles on the Highway

In the case of vehicles, likelihood of occupation may relate to either the falling tree or branch striking the vehicle or the vehicle striking the fallen tree. Both types of impact are influenced by vehicle speed; the faster the vehicle travels the less likely it is to be struck by the falling tree, but the more likely it is to strike a fallen tree. The probability of a vehicle

occupying any particular point in the road is the ratio of the time it is occupied - including a safe stopping distance - to the total time. The average vehicle on a UK road is occupied by 1.6 people (DfT 2010). To account for the substantial protection that the average vehicle provides against most tree impacts and in particular, frontal collisions, QTRA values the substantially protected 1.6 occupants in addition to the value of the vehicle as equivalent to one exposed human life.

Property

Property can be anything that could be damaged by a falling tree, from a dwelling, to livestock, parked car, or fence. When evaluating the exposure of property to tree failure, the QTRA assessment considers the cost of repair or replacement that might result from failure of the tree. Ranges of value are presented in Table 2 and the assessor's estimate need only be sufficient to determine which of the six ranges the cost to select.

In Table 2, the ranges of property value are based on a VOSL of \$3 400 000, e.g. where a building with a replacement cost of \$34 000 would be valued at 0.01 (1/100) of a life (Target Range 2).

When assessing risks in relation to buildings, the Target to be considered might be the building, the occupants, or both. Occupants of a building could be protected from harm by the structure or substantially exposed to the impact from a falling tree if the structure is not sufficiently robust, and this will determine how the assessor categorises the Target.

Multiple Targets

A Target might be constantly occupied by more than one person and QTRA can account for this. For example, if it is projected that the average occupation will be constant by 10 people, the Risk of Harm is calculated in relation to one person constantly occupying the Target before going on to identify that the average occupation is 10 people. This is expressed as Target 1(10T)/1, where 10T represents the Multiple Targets. In respect of property, a Risk of Harm 1(10T)/1 would be equivalent to a risk of losing \$34 000 000 as opposed to \$3 400 000.

Tree or Branch Size

A small dead branch of less than 25mm diameter is not likely to cause significant harm even in the case of direct contact with a Target, while a falling branch with a diameter greater than 450mm is likely to cause some harm in the event of contact with all but the most robust Target. The QTRA method categorises

Size by the diameter of tree stems and branches (measured beyond any basal taper). An equation derived from weight measurements of trees of different stem diameters is used to produce a data set of comparative weights of trees and branches ranging from 25mm to 600mm diameter, from which Table 1 is compiled. The size of dead branches might be discounted where they have undergone a significant reduction in weight because of degradation and shedding of subordinate branches. This discounting, referred to as 'Reduced Mass',

reflects an estimated reduction in the mass of a dead branch.

Table 1. Size

Size Range	Size of tree or branch	Range of Probability
1	> 450mm (>18") dia.	1/1 - >1/2
2	260mm (10 1/2") dia. - 450mm (18") dia.	1/2 - >1/8.6
3	110mm (4 1/2") dia. - 250mm (10") dia.	1/8.6 - >1/82
4	25mm (1") dia. - 100mm (4") dia.	1/82 - 1/2 500

* Range 1 is based on a diameter of 600mm.

Table 2. Targets

Target Range	Property (repair or replacement cost)	Human (not in vehicles)	Vehicle Traffic (number per day)	Ranges of Value (probability of occupation or fraction of \$3 400 000)
1	\$3 400 000 - >\$340 000 (£2 000 000 - >£200 000)	Occupation: Constant - 2.5 hours/day Pedestrians & cyclists: 720/hour - 73/hour	26 000 - 2 700 @ 110kph (68mph) 32 000 - 3 300 @ 80kph (50mph) 47 000 - 4 800 @ 50kph (32mph)	1/1 - >1/10
2	\$340 000 - >\$34 000	Occupation: 2.4 hours/day - 15 min/day Pedestrians & cyclists: 72/hour - 8/hour	2 600 - 270 @ 110kph (68mph) 3 200 - 330 @ 80kph (50mph) 4 700 - 480 @ 50kph (32mph)	1/10 - >1/100
3	\$34 000 - >\$3 400	Occupation: 14 min/day - 2 min/day Pedestrians & cyclists: 7/hour - 2/hour	260 - 27 @ 110kph (68mph) 320 - 33 @ 80kph (50mph) 470 - 48 @ 50kph (32mph)	1/100 - >1/1 000
4	\$3 400 - >\$340	Occupation: 1 min/day - 2 min/week Pedestrians & cyclists: 1/hour - 3/day	26 - 4 @ 110kph (68mph) 32 - 4 @ 80kph (50mph) 47 - 6 @ 50kph (32mph)	1/1 000 - >1/10 000
5	\$340 - >\$34	Occupation: 1 min/week - 1 min/month Pedestrians & cyclists: 2/day - 2/week	3 - 1 @ 110kph (68mph) 3 - 1 @ 80kph (50mph) 5 - 1 @ 50kph (32mph)	1/10 000 - >1/100 000
6	\$34 - \$3	Occupation: <1 min/month - 0.5 min/year Pedestrians & cyclists: 1/week - 6/year	None	1/100 000 - 1/1 000 000

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of 1/1 000 and >1/10 000 (column 5). Using the VOSL \$3 400 000, the property repair or replacement value for Target Range 4 is \$3 400 - >\$340.

Probability of Failure

In the QTRA assessment, the probability of tree or branch failure within the coming year is estimated and recorded as a range of value (Ranges 1 - 7, Table 3).

Selecting a Probability of Failure (PoF) Range requires the assessor to compare their assessment of the tree or branch against a benchmark of either a non-compromised tree at Probability of Failure Range 7, or a tree or branch that we expect to fail within the year, which can be described as having a 1/1 probability of failure.

During QTRA training, Registered Users go through a number of field exercises in order to calibrate their estimates of Probability of Failure.

Table 3. Probability of Failure

Probability of Failure Range	Probability
1	1/1 - >1/10
2	1/10 - >1/100
3	1/100 - >1/1 000
4	1/1 000 - >1/10 000
5	1/10 000 - >1/100 000
6	1/100 000 - >1/1 000 000
7	1/1 000 000 - 1/10 000 000

The probability that the tree or branch will fail within the coming year.

The QTRA Calculation

The assessor selects a Range of values for each of the three input components of Target, Size and Probability of Failure. The Ranges are entered on either the manual calculator or software application to calculate a Risk of Harm.

The Risk of Harm is expressed as a probability and is rounded, to one significant figure. Any Risk of Harm that is lower than 1/1 000 000 is represented as <1/1 000 000. As a visual aid, the Risk of Harm is colour coded using the traffic light system illustrated in Table 4 (page 7).

Risk of Harm - Monte Carlo Simulations

The Risk of Harm for all combinations of Target, Size and Probability of Failure Ranges has been calculated using Monte Carlo simulations⁴. The QTRA Risk of Harm is the mean value from each set of Monte Carlo results.

In QTRA Version 5, the Risk of Harm should not be calculated without the manual calculator or software application.

Assessing Groups and Populations of Trees

When assessing populations or groups of trees, the highest risk in the group is quantified and if that risk is tolerable, it follows that risks from the remaining trees will also be tolerable, and further calculations are unnecessary. Where the risk is intolerable, the next highest risk will be quantified, and so on until a tolerable risk is established. This process requires prior knowledge of the tree manager's risk tolerance.

Accuracy of Outputs

The purpose of QTRA is not necessarily to provide high degrees of accuracy, but to provide for the quantification of risks from falling trees in a way that risks are categorised within broad ranges (Table 4).

4. INFORMING MANAGEMENT DECISIONS

Balancing Costs and Benefits of Risk Control

When controlling risks from falling trees, the benefit of reduced risk is obvious, but the costs of risk control are all too often neglected. For every risk reduced there will be costs, and the most obvious of these is the financial cost of implementing the control measure. Frequently overlooked is the transfer of risks to workers and the public who might be directly affected by the removal or pruning of trees. Perhaps

more importantly, most trees confer benefits, the loss of which should be considered as a cost when balancing the costs and benefits of risk control.

When balancing risk management decisions using QTRA, consideration of the benefits from trees will usually be of a very general nature and not require detailed consideration. The tree manager can consider, in simple terms, whether the overall cost of risk control is a proportionate one. Where risks are approaching 1/10 000, this may be a straightforward balancing of cost and benefits. Where risks are 1/10 000 or greater, it will usually be appropriate to implement risk controls unless the costs are grossly disproportionate to the benefits rather than simply disproportionate. In other words, the balance being weighted more on the side of risk control with higher associated costs.

Considering the Value of Trees

It is necessary to consider the benefits provided by trees, but they cannot easily be monetised and it is often difficult to place a value on those attributes such as habitat, shading and visual amenity that might be lost to risk control.

A simple approach to considering the value of a tree asset is suggested here, using the concept of 'average benefits'. When considered against other similar trees, a tree providing 'average benefits' will usually present a range of benefits that are typical for the species, age and situation. Viewed in this way, a tree providing 'average benefits' might appear to be low when compared with particularly important trees – such as in Figure 2, but should nonetheless be sufficient to offset a Risk of Harm of less than 1/10 000. Without having to consider the benefits of risk controls, we might reasonably assume that below 1/10 000, the risk from a tree that provides 'average benefits' is ALARP.

In contrast, if it can be said that the tree provides lower than average benefits because, for example, it is declining and in poor physiological condition, it may be necessary to consider two further elements. Firstly, is the Risk of Harm in the upper part of the Tolerable Region, and secondly, is the Risk of Harm likely to increase before the next review because of an increased Probability of Failure. If both these conditions apply then it might be appropriate to consider the balance of costs and benefits of risk reduction in order to determine whether the risk is ALARP. This balance requires the tree manager to take a view of both the reduction in risk and the costs of that reduction.

⁴ For further information on the Monte Carlo simulation method, refer to http://en.wikipedia.org/wiki/Monte_Carlo_method



Fig. 2

Lower Than Average Benefits from Trees

Usually, the benefits provided by a tree will only be significantly reduced below the 'average benefits' that are typical for the species, age and situation, if the life of the benefits is likely to be shortened, perhaps because the tree is declining or dead. That is not to say that a disbenefit, such as undesirable shading, lifting of a footpath, or restricting the growth of other trees, should not also be considered in the balance of costs and benefits.

The horse chestnut tree in Figure 3 has recently died, and over the next few years, may provide valuable habitats. However, for this tree species and the relatively fast rate at which its wood decays, the lifetime of these benefits is likely to be limited to only a few years. This tree has an already reduced value that will continue to reduce rapidly over the coming five to ten years at the same time as the Risk of Harm is expected to increase. There will be changes in the benefits provided by the tree as it degrades. Visual qualities are likely to reduce while the decaying wood provides habitats for a range of species, for a short while at least. There are no hard and fast measures of these benefits and it is for the tree manager to decide what is locally important and how it might be balanced with the risks.

Where a risk is within the Tolerable Region and the tree confers lower than average benefits, it might be appropriate to consider implementing risk control while taking account of the financial cost. Here, VOSL can be used to inform a decision on whether the cost of risk control is proportionate. Example 3 below puts this evaluation into a tree management context.

There will be occasions when a tree is of such minimal value and the monetary cost of risk reduction so low that it might be reasonable to

further reduce an already relatively low risk. Conversely, a tree might be of such considerable value that an annual risk of death greater than 1/10 000 would be deemed tolerable.

Occasionally, decisions will be made to retain elevated risks because the benefits from the tree are particularly high or important to stakeholders, and in these situations, it might be appropriate to assess and document the benefits in some detail. If detailed assessment of benefits is required, there are several methodologies and sources of information (Forest Research 2010).



Fig. 3

Delegating Risk Management Decisions

Understanding of the costs with which risk reduction is balanced can be informed by the risk assessor's knowledge, experience and on-site observations, but the risk management decisions should be made by the tree manager. That is not to say that the tree manager should review and agree every risk control measure, but when delegating decisions to surveyors and other staff or advisors, tree managers should set out in a policy, statement or contract, the principles and perhaps thresholds to which trees and their associated risks will ordinarily be managed.

Based on the tree manager accepting the principles set out in the QTRA Practice Note and or any other specific instructions, the risk assessor can take account of the cost/benefit balance and for most

situations will be able to determine whether the risk is ALARP when providing management recommendations.

Table 4. QTRA Advisory Risk Thresholds

Thresholds	Description	Action
1/1 000	Unacceptable Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	<ul style="list-style-type: none"> Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value Review the risk
1/10 000	Tolerable (where imposed on others) Risks are tolerable if ALARP	<ul style="list-style-type: none"> Assess costs and benefits of risk control Control the risk only where a significant benefit might be achieved at reasonable cost Review the risk
1/1 000 000	Broadly Acceptable Risk is already ALARP	<ul style="list-style-type: none"> No action currently required Review the risk

QTRA Informative Risk Thresholds

The QTRA advisory thresholds in Table 4 are proposed as a reasonable approach to balancing safety from falling trees with the costs of risk reduction. This approach takes account of the widely applied principles of ALARP and ToR, but does not dictate how these principles should be applied. While the thresholds can be the foundation of a robust policy for tree risk management, tree managers should make decisions based on their own situation, values and resources. Importantly, to enable tree assessors to provide appropriate management guidance, it is helpful for them to have some understanding of the tree owner's management preferences prior to assessing the trees.

A Risk of Harm that is less than 1/1 000 000 is Broadly Acceptable and is already ALARP. A Risk of Harm 1/1 000 or greater is unacceptable and will not ordinarily be tolerated. Between these two values, the Risk of Harm is in the Tolerable Region of ToR and will be tolerable if it is ALARP. In the Tolerable

Region, management decisions are informed by consideration of the costs and benefits of risk control, including the nature and extent of those benefits provided by trees, which would be lost to risk control measures.

For the purpose of managing risks from falling trees, the Tolerable Region can be further broken down into two sections. From 1/1 000 000 to less than 1/10 000, the Risk of Harm will usually be tolerable providing that the tree confers 'average benefits' as discussed above. As the Risk of Harm approaches 1/10 000 it will be necessary for the tree manager to consider in more detail the benefits provided by the tree and the overall cost of mitigating the risk.

A Risk of Harm in the Tolerable Region but 1/10 000 or greater will not usually be tolerable where it is imposed on others, such as the public, and if retained, will require a more detailed consideration of ALARP. In exceptional circumstances a tree owner might choose to retain a Risk of Harm that is 1/10 000 or greater. Such a decision might be based on the agreement of those who are exposed to the risk, or perhaps that the tree is of great importance. In these circumstances, the prudent tree manager will consult with the appropriate stakeholders whenever possible.

5. EXAMPLE QTRA CALCULATIONS AND RISK MANAGEMENT DECISIONS

Below are three examples of QTRA calculations and application of the QTRA Advisory Thresholds.

Example 1.

	Target	Size	Probability of Failure	Risk of Harm
Range	6	x 1	x 3	= <1/1 000 000

Example 1 is the assessment of a large (Size 1), unstable tree with a probability of failure of between 1/100 and >1/1 000 (PoF 3). The Target is a footpath with less than one pedestrian passing the tree each week (Target 6). The Risk of Harm is calculated as less than 1/1 000 000 (green). This is an example of where the Target is so low consideration of the structural condition of even a large tree would not usually be necessary.

Example 2.

	Target	Size	Probability of Failure	Risk of Harm
Range	1	x	4	x
			3	=
				1(2T)/50 000

In Example 2, a recently dead branch (Size 4) overhangs a busy urban high street that is on average occupied constantly by two people, and here Multiple Target occupation is considered.

Having an average occupancy of two people, the Risk of Harm 1(2T)/50 000 (yellow) represents a twofold increase in the magnitude of the consequence and is therefore equivalent to a Risk of Harm 1/20 000 (yellow). This risk does not exceed 1/10 000, but being a dead branch at the upper end of the Tolerable Region it is appropriate to consider the balance of costs and benefits of risk control. Dead branches can be expected to degrade over time with the probability of failure increasing as a result. Because it is dead, some of the usual benefits from the branch have been lost and it will be appropriate to consider whether the financial cost of risk control would be proportionate.

Example 3.

	Target	Size	Probability of Failure	Risk of Harm
Range	3	x	3	x
			3	=
				1/500 000

In Example 3, a 200mm diameter defective branch overhangs a country road along which travel between 470 and 48 vehicles each day at an average speed of 50kph (32mph) (Target Range 3). The branch is split and is assessed as having a probability of failure for the coming year of between 1/100 and 1/1 000 (PoF Range 3). The Risk of Harm is calculated as 1/500 000 (yellow) and it needs to be considered whether the risk is ALARP. The cost of removing the branch and reducing the risk to Broadly Acceptable (1/1 000 000) is estimated at \$600. To establish whether this is a proportionate cost of risk control, the following equation is applied. $\$3\,400\,000 \text{ (VOSL)} \times 1/500\,000 = \6.8 indicating that the projected cost of \$600 would be disproportionate to the benefit. Taking account of the financial cost, risk transfer to arborists and passers-by, the cost could be described as being grossly disproportionate, even if accrued benefits over say ten years were taken into account.

References

- DfT. 2000. Highway Economic Note N. 1. 'Valuation of Benefits of Prevention of Road Accidents and Casualties'. Department for Transport.
- DfT. 2010. Department for Transport. *Vehicles Factsheet*. Department for Transport, London. pp. 4. Available for download at <http://www.dft.gov.uk/statistics>
- Forest Research. 2010. *Benefits of green infrastructure* - Report by Forest Research. Forest Research, Farnham, Surrey. 42 pp.
- HSE. 1996. *Use of Risk Assessment Within Government Departments*. Report prepared by the Interdepartmental Liaison Group on Risk Assessment. Health and Safety Executive. HSE Books, Sudbury, Suffolk. 48 pp.
- HSE. 2001. *Reducing Risks: Protecting People*. Health and Safety Executive, [online]. Available for download at <http://www.hse.gov.uk/risk/theory/r2p2.pdf> (accessed 05/11/2013).
- HSE. 2013. *Sector Information Minute - Management of the risk from falling trees or branches*. Health & Safety Executive, Bootle, [online]. Available for download at http://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm (accessed 05/11/2013).
- ISO. 2009. ISO Guide 73. *Risk Management Vocabulary*. International Organization for Standardization. Geneva. 17 pp.
- Tritton, L. M. and Hornbeck, J. W. 1982. *Biomass Equations for Major Tree Species*. General Technical Report NE69. United States Department of Agriculture.
- Revision 5.1.5. Monetary values for non-uk versions updated at 1st January 2016.

© 2016. Published by
Quantified Tree Risk Assessment Limited.
9 Lowe Street, Macclesfield, Cheshire,
SK11 7NJ, United Kingdom.

The Local Government (Meeting Procedures) Regulations 2015 makes provision for overturning a decision:

18. Motion to overturn decision

- (1) For the purposes of this regulation, a decision may be overturned, wholly or partly, by –
- (a) a motion directly rescinding or otherwise overturning the decision or part of the decision; or
 - (b) a motion that conflicts with, or is contrary to, the decision or part of the decision.
- (2) A council or council committee may only overturn a decision passed at a previous meeting held since the last ordinary election –
- (a) by an absolute majority, in the case of a council; or
 - (b) by a simple majority, in the case of a council committee.
- (3) Any report given by the general manager to a council in respect of a proposed motion to overturn a decision of the council, or that will result in the overturning of a decision of the council, wholly or partly, is to include –
- (a) a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision or part of that previous decision; and
 - (b) the details of that previous decision, or the part of that previous decision, that would be overturned; and
 - (c) advice as to whether or not that previous decision, or that part of that previous decision, directed that certain action be taken; and
 - (d) if that previous decision, or that part of that previous decision, directed that certain action be taken, advice as to whether or not that action has been wholly or substantially carried out.

The General Manager reports that the proposed motion, if resolved in the affirmative, will overturn the decision of Council made at the 15th January 2019 meeting, that decision being:

THAT the Works and Services Manager organise the removal of the dangerous Gum Tree on the corner of Clyde and River Streets.

A quote has been received for a faller to fell the tree, but the work has been suspended until a decision at this meeting.

Council's Works and Services Manager advises that the cost to fall the tree is \$800 plus GST plus there will be an additional cost to clean up with the backhoe, truck and labourers of approximately \$1,400.00.

It is intended to fall the tree on to the private landowner's block of land with the landowner agreeing to cut up the tree for his firewood – (this provides a saving to Council). The Works & Services Manager advises that the beehives will be relocated by a beekeeper when the tree is down.

Regarding the Planning issues raised, Councils Planner has provided the following report:

TREE REMOVAL: CORNER OF CLYDE AND RIVER STREETS, HAMILTON

Report by

Jacqui Tyson (Contract Planner)

Background

At the January OCM a decision was made to remove a large blue gum tree at the corner of Clyde and River Streets, Hamilton. The tree is located in the road reserve.

I provided advice that the removal of this tree will not require a planning permit under the *Central Highlands Planning Scheme 2015*.

Planning Advice

The subject land is located in the Village Zone and is within the Hamilton Heritage Precinct of the *Central Highlands Planning Scheme 2015*.

Tree removal is defined as 'works' under the Land Use Planning and Approvals Act 1993 and therefore constitutes development under the planning scheme.

Therefore, a planning permit is required unless an exemption applies.

Relevantly, the Historic Heritage Code contains a number of exemptions relating to development in the form of planting, clearing or modification of vegetation within a Heritage Precinct under section E13.4.

An Arboricultural Assessment by a qualified person has been obtained and identifies that the tree is currently in a low risk condition. Therefore, exemption clause E13.4.1 (k) (ix) relating to public safety is not relevant to this case:

(ix)

safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;

In my view the following exemption clause is relevant in this case as the tree is located in a road reserve, close to the road and within the grassed swale:

(vi)

to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;

Given the proximity to a private property the following clause may also have relevance now or in the future:

(x)

within 1m of a title boundary for the purpose of erecting an approved boundary fence or for maintaining an existing boundary fence;

I note that the Village Zone does not contain any standards relating to trees or vegetation and the Hamilton Heritage Precinct does not contain any specific reference to trees in the description or assessment criteria.

Hamilton Heritage Precinct

Description:

Hamilton is an historic Georgian town located on the Clyde River and surrounded by farm land. Hamilton was named by Governor Arthur in 1826 after William Henry Hamilton, a wealthy free settler who had arrived in Van Diemen's Land in April 1824. Hamilton Post Office opened in June 1832.

Notable historic buildings in Hamilton include St Peter's Church, completed in 1837 and the Old Schoolhouse, a huge two storey structure built by convict stonemasons in 1858.

Development must satisfy all of the following:

- (a) *Respect the townscape qualities of the settlement through appropriate building form, design and finishes which are consistent with the historical heritage values of the town setting;*
- (b) *Ensure that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town;*
- (c) *Maintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;*
- (d) *Scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town;*
- (e) *New buildings must not visually dominating neighbouring historic buildings; and*
- (f) *Where feasible, additions and new buildings must be confined to the rear of existing buildings.*

Conclusion

The subject tree can be removed without a planning permit, pursuant to Clause E13.4.1 (k) (vi).

Council's Planner also advises that we can do a DA if most Councillors would prefer that, but in her view it is not necessary.

Motion:

Moved Cllr Cassidy

Seconded

THAT Council revoke the following motion carried at the Council Meeting held on 15 January 2019:

“THAT the Works and Services Manager organise the removal of the dangerous Gum Tree on the corner of Clyde and River Streets. “

16.2 2019 BOTHWELL SPININ

Ms Juliet Smith, President of the BISHIFF Committee is seeking clarification about Council's approval to use Queen's Park for the 2019 SpinIN.

At the February 2018 Council Meeting the following motion was passed:

THAT Council advise the Bothwell SpinIN Committee that for the 2019 Bothwell International Highland SpinIN & Fibre Festival Council agree

- (a) To make the hall available to the committee,
- (b) To allow use of Queens Park; and
- (c) To close Market Place between Alexander Street and Patrick Street from 8.00am until 4.00pm on the 1st and 2nd of March 2019.

The following email seeks clarification of issues raised:

At a recent meeting of the Bothwell SpinIN Committee, January 30th, the following queries were raised. I write requesting clarification of same.

Query One:

Is the SpinIN Committee under any obligation to keep a play area, probably the lower end of the park near the War Memorial, free for public use during the time of the SpinIN Festival?

Query Two:

Are we at liberty to lock all gates except those which allow access to the SpinIN Festival?

Should members of the public want free access to the park for the use of the play equipment at the Alexander Street end, are we able to refuse them entry?

This area will be used for Disability Access and parking bays and the placement of many of the stall holders.

Query Three:

We may need to alter the time of road closure because the program in the park now extends to cover evening dining there.

We have had insufficient bookings to make it viable for a caterer to provide meals in the more formal setting of the Town Hall.

Unfortunately many of those who have stayed for meals in the past are accommodated too far out from Bothwell to commute late in the evening.

Our plan B is to ask the daytime food vendors to stay longer and feed those patrons who wish to gather in the park for an evening community meal. Hence the request to increase the road closure time so make pedestrians safer as they leave the park to walk to accommodation or to return to vehicles.

Should commuters or non SpinIN visitors prefer to come into the park after our official program has finished and patrons are dining, they will be welcome to join in. There will be no gate entry fee after 5PM.

Query Four:

Because the food trader vans are heavy vehicles, we cannot place them on the lawns in the park. We propose facing them towards the park midway down Market Place from Alexander Street, reserving a small walkway between the fence and the van frontage for patrons to queue.

Access to this area will be internal only via a gate, from the park.

We propose to place bunting or a temporary fence at the rear of the vans to enclose them. Committee member Wayne

Doran will discuss the logistics of this and the road closure with Jason Branch, should CH Council regard this request favourably.

Because we have had such a poor response to the more formal meals in the Town Hall, we will not have the need to use it as planned, except for morning tea for the Governor, dignitaries and sponsors following the Opening Ceremony on Friday March 1st around 10.30-10.45 AM.

Yours sincerely,

Juliet Smith.
President BISHIFF Committee.

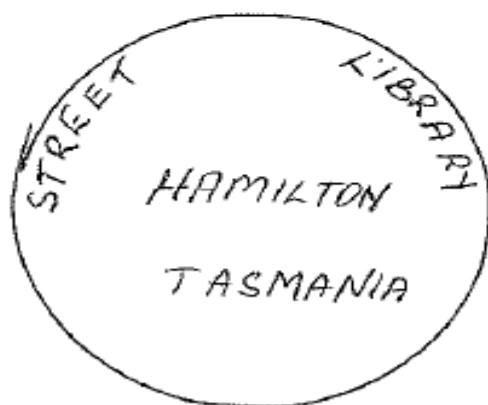
For Decision

16.3 STREET LIBRARY, HAMILTON

Attached is a proposal from Mrs Elaine Herlihy to establish a street library at Hamilton with a suggested site being adjacent to mail boxes near the Hamilton Inn Post Office.

Mrs Herlihy is attending Council's meeting at 10.00am to discuss this proposal.

For Decision





Select Page



Plans and Tips For Handy People

Build your own Street Library

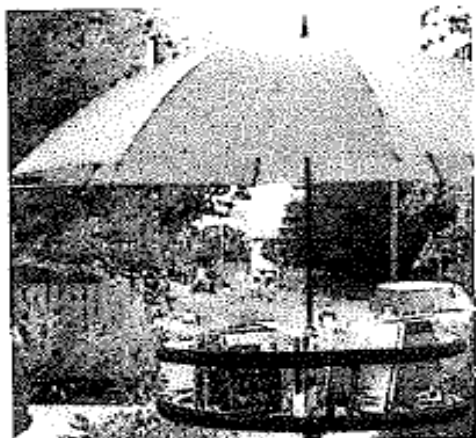
Are there rules about my Library's design?

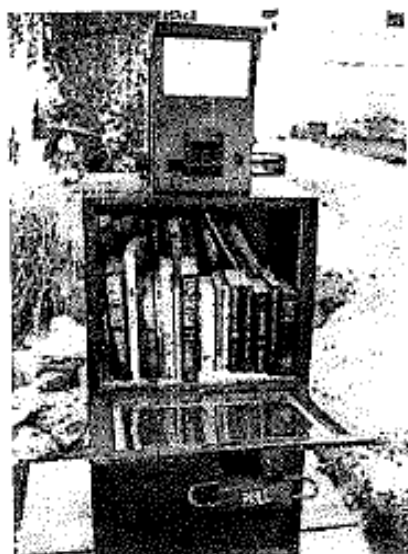
It would be awesome if your library was weatherproof – books are just so much easier to read when the pages aren't all crinkled together :). Using reclaimed materials will make your Street Library green. Think long term – screws will last longer than nails. Several coats of sealer will help your library to last a long time. A picture frame without the picture in it makes an excellent door. Apart from that, this is the perfect opportunity for the latent architect in you to creatively express your ideal library / sharing space. If you come up with a great design, and you'd like to share it, send it to us and we will add it to the website.

Detailed plans and online resources

- [A guide to mounting your street library](#) (metric)
- A full sketchup plan with a 'cut list' so your hardware / timber supplier can pre-cut your plywood.
 - [Sketchup Plan](#) – you'll need to [download Googles free tool Sketchup first to open this file](#)
 - [Cut List](#)
 - [Plywood Sheet Cut Plan](#)
 - [Tips for Builders](#)

Here are some cool ideas to inspire your creation





But could you help me build one?

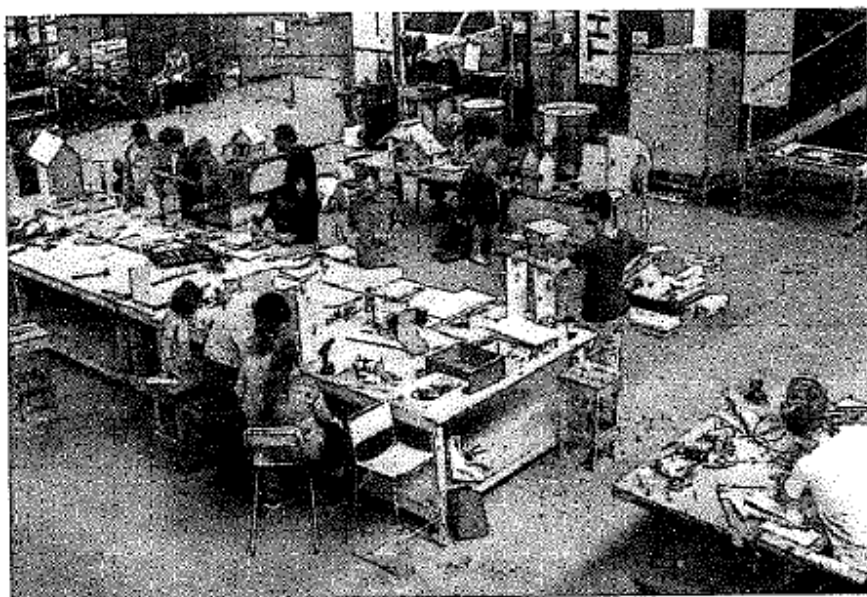
Sure – we run regular classes in Sydney, and are planning to run classes all around Australia.

There are 4 classes in 2017 – you can book them [here](#).

- ~~Sunday Feb 26th 2017 12:00 PM [BOOK HERE](#)~~ – **Sold OUT**
- Sunday April 23rd 2017 12:00 PM [BOOK HERE](#)
- Sunday June 25th 2017 12:00 PM [BOOK HERE](#)
- Sunday August 20th 2017 12:00 PM [BOOK HERE](#)

We're actively looking for venues and assistance to run Melbourne classes – contact us if you'd like to know more.

Some moments from our recent classes





Select Page



Press

This is a project being run by a group of people who know how to get stuff done.

If you'd like to talk about the project, please call:

Nic Lowe

ph: 0416 372 713

We'd love to hear from you!

Follow us on Twitter

Tweets by @streetlibraryau



StreetLibrary
@streetlibraryau

ift.tl/24hiAaw



28 Feb



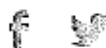
StreetLibrary
@streetlibraryau

ift.tl/24hiAaw



Embed

View on Twitter





Select Page



Questions and Answers

Street Libraries are a beautiful home for books, planted in your front yard. They are accessible from the street, and are an invitation to share the joys of reading with your neighbours.

Street Libraries are a window into the mind of a community; books come and go; no-one needs to check them in or out. People can simply reach in and take what interests them; when they are done, they can return them to the Street Library network, or pass them on to friends.

If anyone has a book or two that they think others would enjoy, they can just pop it into any Street Library they happen to be walking past.

They are a symbol of trust and hope – a tiny vestibule of literary happiness.



STREET LIBRARY

- National organisation (Voluntary)
 - * JOIN
- Public liability - suggested site has this available
- Site suggestion:
 - adjacent to mail boxes near HAMILTON INN
 - Post office
- Suggested library collection / return box.
 - 1 1/2 size glass fronted bridge / not war
 - 2 purchase kit from STREET LIBRARY
 - Will need weather protection roofing } cost
 - Pole & erection of box. } 175
- Storage of spare library supplies
 - 1 - 2 large plastic boxes with wheels cast in
 - ?? trolley + or - to move x
- Communication of Facility to community
 - Highland digest
 - ? contact MERCURY ?? re wider exposure
- Request donation of books from community
 - see some already donated. INCLUDE childrens books
 - coffee mornings
- Get ID stamp made - cost involved, quote require
- Submission to council for small grant to get this service operational.

16.4 REMISSIONS UNDER DELEGATION

The General Manager advises that the following remissions were granted under delegation:

04-0011-00774	\$22.90	Penalty
03-0327-01711	\$19.50	Penalty

For Noting

16.5 BOTHWELL MEDICAL PRACTICE

Formal notification has been received regarding changes to be made to the Bothwell Medical Practice by Huon Regional Care to ensure that the practice becomes financially viable.

Changes are:

- Cessation of practice nurse
- Reduction of GP days from three to two per week
- Introduction of a co-payment for patients
- Charges being implemented for dressings and consumables
- Charge for script renewal without a consultation

The above will be introduced from 1 March 2019. All patients will be advised personally in writing providing them with four weeks' notice prior to the introduction of the new fees.

For Information & Noting



3278 Huon Highway
Franklin TAS 7113

Phone: 03 6264 7100

Email: enquiries@huonregionalcare.org.au

Website: www.huonregionalcare.org.au

15 January 2019

Lyn Eyles
General Manager
Central Highlands Council
PO Box 20
Hamilton TAS 7140

Sent via email to: leyles@centralhighlands.tas.gov.au

BOTHWELL MEDICAL PRACTICE

Dear Lyn

I am writing to advise you of business operations changes to the Bothwell Medical Practice. Huon Regional Care is committed to positive health outcomes for rural communities in Tasmania, however, we must also ensure excellent financial stewardship of our resources to ensure fiscal viability of our services.

Huon Regional Care, in consultation with Council, have reviewed a number of variations for the Bothwell Medical Practice business model with a view to making this service reach at least break-even.

As you would be aware, Medicare rebates do not cover the full cost of providing patients with general practitioner medical care. This, together with the burden of locum rates (due to the difficulty of attracting GPs to rural Tasmanian communities), requires that we change the fee structure such that the practice will no longer be able to bulk bill all patients.

All patients under 17 and over 70 will continue to be bulk-billed. However, from 1 March 2019 the Bothwell Medical Practice will introduce the following fees for all other patients:

Consultation	Patient Contribution Non-Concession	Patient Contribution Concession
Short	\$10.00	\$5.00
Standard	\$20.00	\$8.00
Long	\$50.00	\$12.00
Prolonged	\$60.00	\$20.00
Script renewal (without a consultation)	\$15.00	\$5.00

We will also start charging for dressings and other medical consumables. (Note: We will be introducing exactly the same fees at the Tasman Medical Practice in Nubeena.)



All patients will be advised personally in writing (letter follows) regarding this change, providing them with four weeks' notice prior to introduction of the new fees. Posters advising the change, once these letters have been received, will also be posted in the practice.

Our hope is that this increase will enable us to continue to provide the quality and breadth of general practitioner care the community requires.

We will monitor the results of this fee increase together with the reduced staffing already implemented (cessation of practice nurse and reduction of GP days from three to two per week) month-by-month. We will scrutinise the results carefully and will keep Council apprised of the financial position of the practice and, if more changes are needed, we will meet with you to discuss.

If you have questions or concerns about this increase, please give me a call.

Yours faithfully

Matt Flakemore
Chief Financial Officer

cc – Mayor Loueen Triffitt, Central Highlands Council – ltriffitt@centralhighlands.tas.gov.au



3278 Huon Highway
Franklin TAS 7113

Phone: 03 6264 7100

Email: enquiries@huonregionalcare.org.au

Website: www.huonregionalcare.org.au

18 January 2019

<first name> <last name>
<address1>
<address2>

Bothwell Medical Practice

Dear <first name>

Huon Regional Care is committed to the provision of GP services in Bothwell but, like many rural GP practices, the Bothwell service has been losing a great deal of money, which - if left unresolved - will threaten the financial viability of Huon Regional Care itself.

So we are currently looking at all aspects of the practice to see what changes can be made to bring it towards a break-even situation.

Firstly a co-payment will be introduced for GP visits for people over 17 years and under 70 years.

Secondly, we can no longer provide free prescription repeats over the phone. It takes the doctor time to fill them out, time not spent with other patients, so there will be a small fee attached. We will also need three days' notice and repeats will need to be collected by the patient or their carer.

Thirdly, we will need to start charging for dressings and other consumable items.

We regret having to make these changes, but we will try to make sure that patients who are disadvantaged will be affected as little as possible.

Consultation	Patient Contribution Non-Concession	Patient Contribution Concession
Short	\$10.00	\$5.00
Standard	\$20.00	\$8.00
Long	\$50.00	\$12.00
Prolonged	\$60.00	\$20.00
Script renewal (without a consultation)	\$15.00	\$5.00
Under 17 & over 70	Nil	Nil

All new fees will come into place from Friday 1 March 2019.

We will monitor the financial position of the practice over the coming months and, if more changes are needed, we will keep you informed.

Yours sincerely

Barry Lange
Chief Executive Officer

Bruny Island • Central Highlands • Huon Valley • Kingston & Channel • Tasman Peninsula

16.6 LGAT ANNUAL GENERAL MEETING AND GENERAL MEETING 3 JULY 2019

LGAT has given notice that the General Meeting and Annual General Meeting of the Association will be held at Wrest Point Casino, Hobart commencing at 11.00am on Wednesday 3 July 2019.

Councils are invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the agenda of the General Meeting,

Motions will need to be received at the Association's offices no later than close of business on Monday 15 April 2019. It is intended to distribute the agenda on Wednesday 5 June 2019.

Submissions should be submitted on the standard submission of motion template.

Recommendation:

That any proposed motions should be submitted to the General Manager by 12 March 2019 to enable the proposed motions to be included in Council's March Ordinary Meeting agenda for consideration by Council.

Targa Tasmania 2019 – Road Closure

Targa Tasmania 2019 will be conducted on the Lyell Highway on Friday 3 May 2018 from 9.30am – 2.00pm.

The Lyell Highway will be closed during this period between Bardy's Lake Road and Oldina Drive, Tarraleah (southern end).

As this is a state government road, Targa Australia should seek approval from State Growth.

The General Manager has advised the Clerk of the Course accordingly.

For Information



Our Ref: KS:CA
File No: 0504

6 February 2019

Ms Lyn Eyles
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Dear Lyn

**Annual General Meeting and General Meeting
3 July 2019**

In accordance with the Rules of the Association, I give formal notice of the General Meeting and the Annual General Meeting of the Association to be held at the Wrest Point Casino Hobart, commencing at 11.00am on Wednesday 3 July, 2019.

Councils are invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the agenda of the General Meeting.

It is planned to distribute the agenda on Wednesday 5 June 2019 and motions will need to be received at the Association's offices by no later than close of business, Monday 15 April, 2019. This lead time will ensure relevant matters can be forwarded to the State Government for comment in accordance with the Communication and Consultation Protocol Agreement. The responses from State Government will then be included with the agenda to provide councils with a full briefing of the issues to be considered.

Councils are reminded that opportunities are available at every General Meeting of the Association to submit motions for deliberation and do not have to be restricted to the General Meeting attached to the AGM. Councils are encouraged to consider this matter in terms of ensuring more robust and broader debate across all General Meetings in the year but note that State Government comment is not sought in advance for other meetings. Additionally, for any meeting, Members may submit items for Topical Discussion.

If councils consider a matter is of significant concern but that it may struggle to be supported, it is suggested that conversations ensue with potential like minded councils to ensure procedural issues, such as having a motion seconded, can occur. This assists both the council/community where the issue exists and provides the opportunity for more rigorous debate and points of contention to be canvassed.

A standard submission of motion template is attached but electronic versions are available on our website or will be forwarded by email upon request. Please note that detailed background comments are important in terms of ensuring there is an understanding by the reader of what is being sought. If possible, the motion should make clear either the action being asked of the Association or the policy position that the mover would like the sector to take. Where possible there should be consideration of how the motion aligns with the Association's strategic plan.

Please note, the Rules of the Association do not provide for the preparation of a Supplementary Agenda.

Should you require any assistance or advice on the background to issues of concern to your Council, the procedures to bring them forward or the wording of motions, Association staff would be only too pleased to assist. There are likely many matters that have previously been addressed or others that might be able to be dealt with administratively. Please keep this in mind and take advantage of the opportunity to discuss with the Association.

Yours sincerely



Dr Katrena Stephenson
Chief Executive Officer



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included in the
General Meeting Agenda papers
Wednesday 3 July, 2019*

Motions can:

- address the objectives of the Association
- relate to matters of common concern to Councils
- recommend priorities to be followed by LGAT in pursuit of the State Agenda
- direct LGAT to undertake certain priorities
- refer to public policy generally.

LGAT staff are happy to assist you in developing your motion. Please phone 03 6233 5964 in the first instance.

Name of Council :

Contact person (name, title) :

Phone:..... **Fax:** **Email:**

Motion: (should clearly articulate the action required of LGAT or the policy position for the sector)

.....
.....
.....

Background Comments: (Detailed background comment is required to ensure a complete understanding of what is being sought)

.....
.....
.....
.....
.....
.....
.....
.....
.....

For Information Only:

Has a similar motion been considered by the General Meeting in the last 12 months?

Yes/No

Does the motion align with LGAT's strategic plan? Yes/No

If Yes – which Strategic Priority Area?

LGAT Strategic Plan - <http://www.lgat.tas.gov.au/webdata/resources/files/Strategic%20Plan%202017%20-%202020%20final.pdf>

Must be received by no later than close of business, Monday 15 April, 2019

16.7 “LOOKING OUT FOR EACH OTHER” PROJECT AT BOTHWELL SPININ

Grietje Van Randen a community artist has been invited to run the above project at the Bothwell SpinIN on 1 & 2 March 2019.

Grietje is seeking a contribution from Council towards the cost of running the project and has provided the following information:

My name is Grietje van Randen and I am a community artist. I recently did a community arts project called "Looking Out For Each Other" at the Tasmania Craft Fair at Deloraine. The project aims to raise awareness about mental illness and helps people to make lasting and meaningful connections with others.

Essentially the project involved knitting the clothes and hat for a larger than life 'farmer' out of recycled blue bailing twine. The farmer now stands in a local paddock, with his hand above his eyes "looking out", serving as a reminder for all of us to 'look out for each other'.

I have now been invited to run the same project at the forthcoming SpinIN at Bothwell on the first and second of March 2019. Prior to the SpinIN the children in the district school will spend two days knitting and weaving as part of their health and well being program. The aim is to have visitors to the SpinIN finish the knitting over the following few days. You may be interested to look at the short movie Sarah Abbott made of the project. It was aired on Breakfast News TV and on facebook where it has had over 1.M views. (see: <https://www.facebook.com/abcnorthtas/videos/602398010201192/> or, if you are not on facebook, see: <https://www.abc.net.au/news/2019-01-25/big-blue-farmer-connects-farming-community/10746460>). The project is also supported by RAW (Rural Alive & Well). There is more information about the project in the attachment to this email.

Juliet Smith advised me to contact you to see if the Council would be able to assist with the project. In particular I am looking for assistance with the following:

- *Contribution towards the cost of running the project*
- *Advice about what if any approvals are needed to erect the farmer in a local paddock (I note that the Meander Valley council did not require any approvals, but I guess that may depend on where the farmer is to be located!)*

Juliet mentioned that I would need to address Council at a Council meeting to ask for assistance with funding. However, as I live on Bruny Island it is not practical for me to attend.

Grietje has advised that it costs \$2,000 for her to run the project (travelling costs to the event, organising and coordinating) and that she is aiming to have materials donated. To date \$200 has been received by the SpinIN Committee towards this project.

A (Beyond) Blue Farmer was constructed during the Deloraine Craft Fair and now stands in the grounds of the Ashley Detention centre.

No development application is required for erecting the Farmer.

Attached is further information on this project.

For Decision



COMMUNITY ARTS PROJECT - LOOKING OUT FOR EACH OTHER ©

A programme of Public Art Installations intended to raise awareness for communities to support individuals experiencing depression.

PROJECT

The project aims to empower and support communities across Tasmania to create their own (Beyond) Blue Farmers to be placed in local paddocks where they will stand as reminders to “Look Out For Each Other”.

EFFECTIVESS



The project utilises commonly understood symbols:

- The colour blue – Beyond Blue
- The Akubra hat - farmers
- The hand above the eyes – stands for looking out (for each other)
- Use of recycled twine with knots showing – it is ok to show your vulnerability

It engages people through art/creativity, allowing each person to get involved through the simple process of designing, knitting, weaving, plaiting, sewing and building. Many people enjoy working together towards a common goal within a set perimeter, this project helps fill that need.

OUTCOMES



Whilst engaged in these activities people share their stories such as:

- children or grandchildren who won't come out of their bedrooms,
- a husband who has committed suicide,
- a son, who is about to commit suicide.
- their inability to help,
- what it was like for them when they struggled with depression, when it was not talked about and there was little or no support.

People share their appreciation because:

- the project provides a platform to talk about these issues
- it helps them create new relationships and networks in their community
- it provides an opportunity for them to be able to share, be involved and contribute to sharing the message that we all need to help each other and that it is ok to ask for help when the chips are down and
- being able to contribute to their own (Beyond) Blue Farmer helps people to:
 - start a dialogue that enables exploration of issues
 - remind them of their commitment to others and
 - help loved ones and others who need reminding that they can ask for help.

The use of recycled blue bailing twine and other materials donated by the local community helps connect people to each other and the place and opens up discussion.

The inclusive nature of the project allows for people of all ages and persuasions to participate in the creation, find common ground, make lasting connections and feel a sense of pride/selfworth.

The installation of the farmer in a prominent location serves as an ongoing reminder of the creative process and the message relayed by the farmer.

The installation of individual (Beyond) Blue Farmers in multiple communities helps link those communities and spread the message, with communities able to interact about the project.

The process is fully documented and images as well as interviews, news stories and videos are shared using a variety of (social) media. The project builds connections between communities and regions.

PROJECT REACH TO DATE:

Bruny Island – the (Beyond) Blue Farmer is being knitted by myself and with the help of visitors to our open garden, “Sprokkelwood”. This farmer is being created in memory of members of my partner’s (farming) family who have struggled with mental illness, resulting in suicides, attempted suicides and multiple hospitalisations through 4 generations. The farmer is to be erected on a farm on Bruny Island.

Artentwine Sculpture Trail 2018 – as one of 40 successful submissions to this international sculpture competition, a 90cm maquette of the (Beyond) Blue Farmer was on display for 2 months at the Iron Pot Bay Vineyard.

Deloraine – the (Beyond) Blue Farmer was constructed with the assistance of students from the Ashley school, and more than 250 participants during the Tasmania Craft Fair 2018, as well as a number of local community members who subsequent to the fair have worked hard to get him ready for installation. During the fair the project received exposure to the 15,000 people attending the fair, as well as tv news, radio and facebook coverage. The farmer now stands in the grounds of the Ashley Detention Centre.

MEDIA EXPOSURE:



- Project feature
 - ABC feature by Sarah Abbott screened 3 times on News Breakfast 22 January 2019, a slightly longer version can be viewed at: <https://www.facebook.com/abcnorthtas/videos/602398010201192/> 1.4M views as of 4th February 2019
- Raising of the Deloraine (beyond) Blue Farmer:
 - WIN News 11 January 2019, it can be viewed at:

<https://www.facebook.com/WINNewsTasmania/videos/301220770530967/> 4.9K views as of 20

January 2019

- Tasmanian Craft Fair 2018
 - WIN News during the 2018 Tasmanian Craft Fair
 - 2 ABC radio interviews during the 2018 Tasmanian Craft Fair
 - <https://www.facebook.com/tascraftfair/>
 - 10 January – 532 views as of 20 January 2019, 46 comments and 101 shares
 - 5 November- 92 likes, 5 comments and 11 shares
 - 14 October – 517 likes, 21 comments and 109 shares
 - Various Facebook entries on facebook page: <https://www.facebook.com/Looking/>
- Artentwine Sculpture Trail 2018
 - Catalogue is available at: <https://drive.google.com/file/d/1IEbnuvWgGvhbYweesfvwyC8g5ECXyp-9/view>

COMING UP:

Bothwell – a (Beyond) Blue Farmer will be created as part of the SpinIN, a biennial festival. The project will commence with a knit-a-thon at the local district school where it will be linked to a health and well being program. For more info see: <https://bothwellspinin.com.au/bluefarmer/>

Another 10 people have expressed interest in creating a farmer in their own communities.

Contact details:

Grietje van Randen

Address: “Sprokkelwood” – Art Garden

339 Cloudy Bay Road

Lunawanna

Bruny Island TAS 7150

Ph: 03 62931156

Mob: 0458 680 555

Email: gvanranden@gmail.com

Facebook: <https://www.facebook.com/beyondbluefarmer/>

<https://www.facebook.com/Sprokkelwood/>

Web: <https://www.grietjeandkeith.com>

Grietje van Randen © 2018

16.8 MEETING PROCEDURES SPECIAL COUNCIL MEETING 26 FEBRUARY 2019

A Special Council Meeting will be held on 26 February 2019 to consider the following development application:

Wild Drake Pty Ltd – DA 2018/00050 – Visitor Accommodation (Standing Camp) At Halls Island, Lake Malbena, Walls Of Jerusalem National Park

Council has a policy, Policy No 2017-49 – Public Comment on Planning Agenda Items at Committee Meetings. The purpose of this policy is to establish clear guidelines for public comments and/or questions on agenda items when Council is acting as a Planning Authority.

The policy also applies to planning items that are being considered by the Planning Authority at an Ordinary meeting of Council, without first being considered by the Planning Committee.

It is recommended that the Planning Committee Procedure as outlined in this policy be applied for the Special Meeting of Council to be held on 26 February 2019, subject to the following changes:

- References to planning committee be changed to “Council”
- Reference to Planning Committee Meeting be changed to “the meeting”
- Delete “If the applicant is not present at the meeting, the Planning Committee may provide the applicant with an opportunity to respond” as this is not possible for this meeting as a decision by Council needs to be made.

Council may wish to consider extending the time for the Applicant to speak in reply from the 5 minutes as in the policy.

The Procedures would then read as follows:

Procedures for Public Comments and/or Questions for the Special Meeting of Council to be held on 26th February 2019.

Speakers should follow the procedure detailed below.

Public Comments and/or Questions Procedures for Special Meeting of Council

1. Only those people that have:
 - (a) Initiated the planning decision under the Land Use Planning and Approvals Act 1993 (Act) (“Applicant”); or
 - (b) The owner of the land subject to the planning decision (“Owner”); or
 - (c) made a representation within the statutory notice period in relation to a planning decision (“Representor”)
 will be entitled to speak at the meeting.
2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
 - 2.1 Notify the Council in writing by close of business on the Friday prior to the meeting of the person’s intention to address the Meeting, including the following detail:
 - (a) Identify whether the person is the Applicant or a Representor;
 - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
 - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
 - (d) the question or topic on which the person wishes to speak.
 - 2.2 Notify the Chairperson of his or her arrival prior to the commencement of the meeting.
3. If a person has complied with the procedure in 2, the person will be entitled to speak at the meeting.
4. The Chairperson will determine the order of speakers.

5. All people entitled to speak will be given equal opportunity to speak.
6. Each person will be limited to 5 minutes unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.
8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice. Council may answer such questions at its discretion.
10. Councillors may ask questions of the person speaking or seek clarification at the discretion of the Chairperson.
11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

Weight to be given to verbal representations made at the Meetings in planning decisions

Council is under no obligation to consider or to give any weight to any oral submission or questions made at this Meeting.

Council is under no obligation to give reasons if it chooses not to rely upon or give weight to a verbal representation made.

The hearing of an oral submission at this Meeting by Council does not take any special weight or precedence over the written application and representations made.

Recommendation:

THAT Council adopt the Procedures for Public Comments and/or Questions for the Special Meeting of Council to be held on 26th February 2019.

16.9 RECENT BUSHFIRES CENTRAL HIGHLANDS

Clr Poore has requested that this item be placed on the open meeting agenda and has supplied the following comment: After the recent bushfires it is important for council to review the response from all parties involved and for council to formulate a suitable report that we should adopt and present to the state government.

Clr Poore will address the meeting on this item.

For Discussion

16.10 POLICY 2013-05 USE OF COUNCIL VEHICLES

The previous Use of Council Vehicle Policy was approved by Council on the 16 February 2016. The Deputy General Manager has reviewed the policy and made no changes.

Attached for Councillors information is a copy of the draft Use of Council Vehicle Policy.

Recommendation:

That Council adopt Policy No 2013-05 Use of Council Vehicles.

16.11 BOUNDARY ADJUSTMENT – 8 TARLETON STREET HAMILTON

In late 2008 as a result of significant reform of Tasmania's water industry, assets from Council were transferred to the Regional Corporations (Southern Water), and then to Taswater. In 2013 a piece of Council land CT 30123 at 8 Tarleton Street Hamilton was transferred to Taswater in error, this transfer should have been a subdivision were only a part of the land as per the drawings attached was transferred to Taswater.

Discussions have taken place between Taswater and Council and it is proposed that Brooks, Lark and Carrick will be engaged to undertake the boundary adjustment of 8 Tarleton Street Hamilton as per the terms of contract attached.

The estimated cost of the boundary adjustment is around \$7200, which will be shared 50/50 between Taswater and Council, below is an indication of costs relating to this development:

Surveying Costs (Brooks, Lark and Carrick Surveyors)

- ☐ Prepare and lodge application with Council between \$400 & \$600 + GST
- ☐ Final Survey and preparation of Survey Plan & Notes and related correspondence between \$3500 and \$4500 + GST
- ☐ Total between \$3900 to \$5100 + GST

Current Council Lodgement Fees (if Applicable)

- ☐ Assessment fees Subdivision or Boundary Adjustment Application:
\$55.00 per Lot Minimum Fee \$430.00 + Statutory Advertising \$310.00
- ☐ Sealing Final Plans \$40.00 per Lot Minimum Fee \$205.00

Current Land Titles Office Lodgement Fees

- ☐ \$797.90 + 79.79 Per Lot on Final Plan
- ☐ Transfer Fee \$206.96 (If applicable)

The above fees do not include cost for other consultants/ solicitor fees / engineering / civil construction costs etc which may be required as part of the development.

Recommendation:

That the General Manager be authorised engage Brooks, Lark and Carrick to undertake the boundary adjustment of 8 Tarleton Street Hamilton as per the terms of contract.

Brooks, Lark and Carrick

ABN 65 117 559 029

LAND & ENGINEERING SURVEYORS

DAVID B. MILLER (B. Surv.)
REGISTERED LAND SURVEYOR
(DIRECTOR)

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE TAS 7170
TELEPHONE: (03) 6248 5998

"THE STRIDES BUILDING",
3-5 WILMOT ROAD,
HUONVILLE
TELEPHONE: (03) 6264 1722
(Thursdays)

SORELL
TELEPHONE: (03) 6265 2208

E-mail: admin@blcsurveyors.com.au

CENTR02/ct
30th January 2019

TasWater
GPO Box 1393
Hobart Tas 7001

Central Highlands Council
PO Box 20
Hamilton TAS 7140

Dear Sirs

Re: Proposed Boundary Adjustment – 8 Tarleton Street, Hamilton

Further to instructions received from Roger Sparrow of TasWater, we write to confirm our understanding of such instructions. We understand that we are to:

Prepare a proposal plan on behalf of TasWater and the Central Highlands Council and lodge same with the relevant Council for approval and undertake required surveying works for registration at the Land Titles Office.

At this time, we **enclose** a note which reflects our standard terms of contract. *Could you please sign and date the Terms and return to our office.* We urge you to contact the undersigned with any queries that you may have, if others are responsible or if you feel you cannot attend to our professional fees in accordance with the 14-day terms stipulated.

We look forward to the signed Terms of Contract being returned to our office so that we may schedule and commence your survey.

Please be advised that preliminary work has commenced, and if the above is not in accordance with your understanding of our instructions, please do not hesitate to contact the undersigned.

Yours faithfully



David Miller

Our Ref: CENTR02

Brooks, Lark and Carrick SURVEYORS

TERMS OF CONTRACT

Brooks, Lark and Carrick Surveyors confirm that TasWater and the Central Highlands Council will be sharing the cost of surveying fees relating to the Boundary Adjustment at No. 8 Tarleton Street, Hamilton. Brooks, Lark and Carrick Surveyors will issue separate invoices at equal share to both parties throughout the development.

The following is the basis on which fees will be levied:

1. Surveys not requiring Council approval – time basis plus costs.
2. Engineering surveys – time basis plus costs.
3. Surveys requiring Council approval:
 - a) Search and preparation of proposal – billed on lodgement with Council. Council and Planning fees are subdivider's responsibility.
 - b) Obtaining Council approval – time basis plus costs – progress accounts.
 - c) Final survey after Council approval – estimates given in writing if requested before commencement, strictly in accordance with the Guide¹. Additional time and costs, exclusive of the above, by progress accounts.

DETAILED ACCOUNTS ARE AVAILABLE ON REQUEST.

NOTE: Our invoice is a payment claim under the Building and Construction Industry Security of Payment Act 2009. All legal and collection costs associated with overdue accounts are payable by the customer. Payment Terms are 14 days.

We request that you contact this office if you have any queries relating to Professional Survey Fees.

In agreeing to our terms, please write your name and sign below and return this document to Brooks Lark and Carrick Surveyors, Unit 1, 2 Kennedy Drive, Cambridge Tas 7170.

TasWater

Representatives Full Name: _____

Signature: _____

Date: _____

31 January 2019

Central Highlands Council

Representatives Full Name: _____

Signature: _____

Date: _____

¹ Institution of Surveyors, Aust, Tasmania Division Guide to Survey Fees.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 30123	FOLIO 1
EDITION 3	DATE OF ISSUE 10-Dec-2013

SEARCH DATE : 24-Jan-2018

SEARCH TIME : 02.40 PM

DESCRIPTION OF LAND

Town of HAMILTON

Lot 1 on Diagram 30123

Derivation : Part of 10 Acres, 10 Acres & 32 Perches (Section H.) Gtd. to H. Hopkins.

Prior CT 4425/38

SCHEDULE 1

D103990 TASMANIAN WATER AND SEWERAGE CORPORATION PTY LIMITED
Registered 10-Dec-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

63/2020 CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

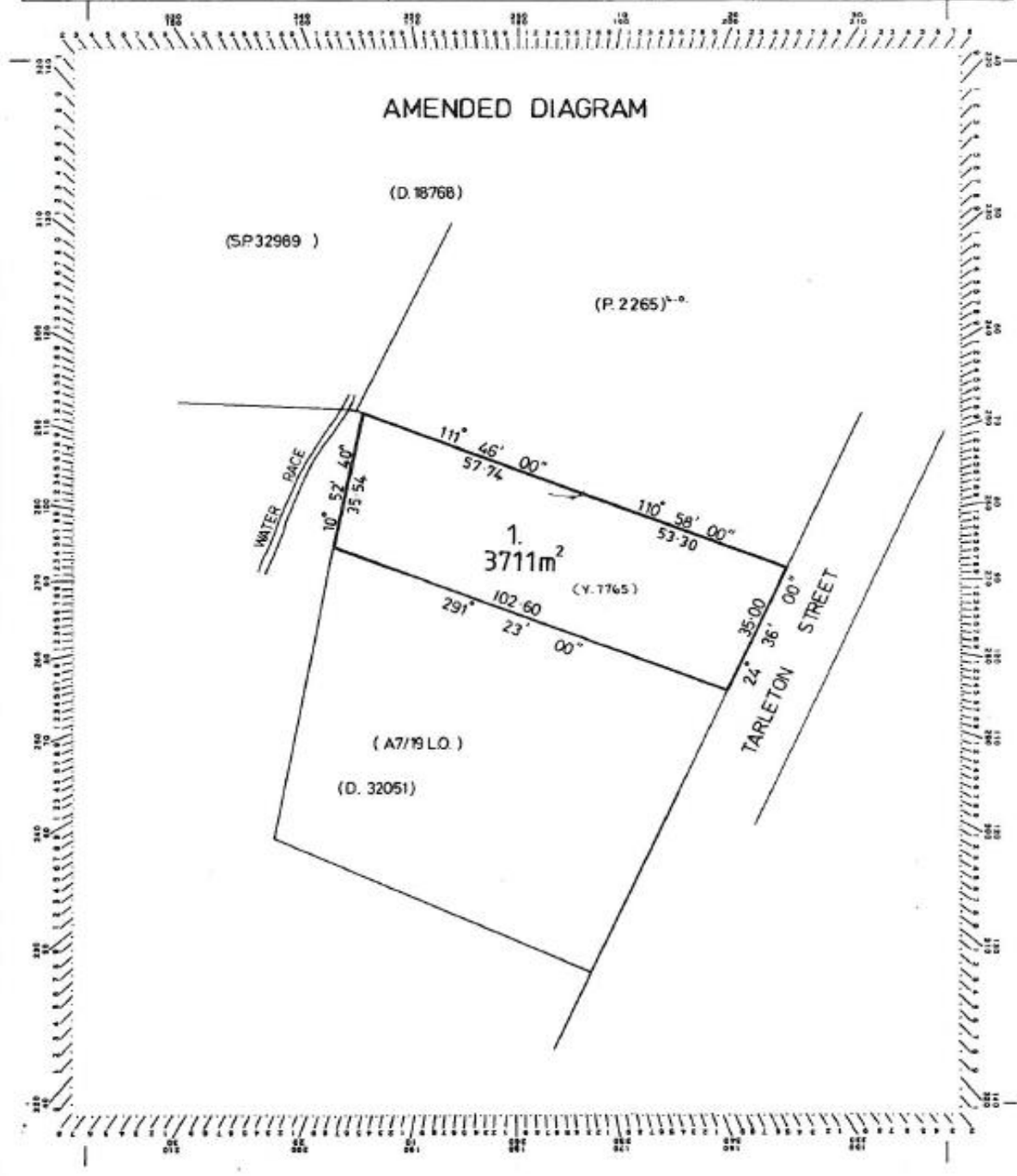
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: THE WARDEN ETC. OF THE MUNICIPALITY OF HAMILTON	PLAN OF SURVEY by Surveyor L.W. HEPPER of land situated in the	Registered Number: D30123
Title Reference: CONW. 63-2020	TOWN OF HAMILTON SEC. H	Approved Effective from: 16 DEC 1987
Grantee: PART OF 10AC GTD TO HENRY HOPKINS & PART OF 0-0-32 GTD. TO HENRY HOPKINS	SCALE 1:1000 MEASUREMENTS IN METRES	<i>Minister</i> Recorder of Titles



Brooks, Lark and Carrick SURVEYORS

175 COLLINS STREET
HOBART TAS 7001
PHONE: (03)6231 1333
FAX: (03)6231 2493
MOBILE: 0400 114 824
EMAIL: blcarrick@bigpond.com

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval

All measurements and areas are subject to the final survey

OWNER CENTRAL HIGHLANDS COUNCIL, DEPT OF PRIMARY INDUSTRIES, PARKS, WATER & ENVIRONMENT & THE WARDEN COUNCILLORS & ELECTORS OF THE MUNICIPALITY OF HAMILTON
TITLE REFERENCE C.T.30123/1, C.T. 32989/1 & P.I.D. 7458815
PROPOSED EASEMENTS AS REQUIRED

LOCATION 6 & 8 TARLETON STREET, HAMILTON

GRANTEE SEE TITLE

SCALE 1:1000

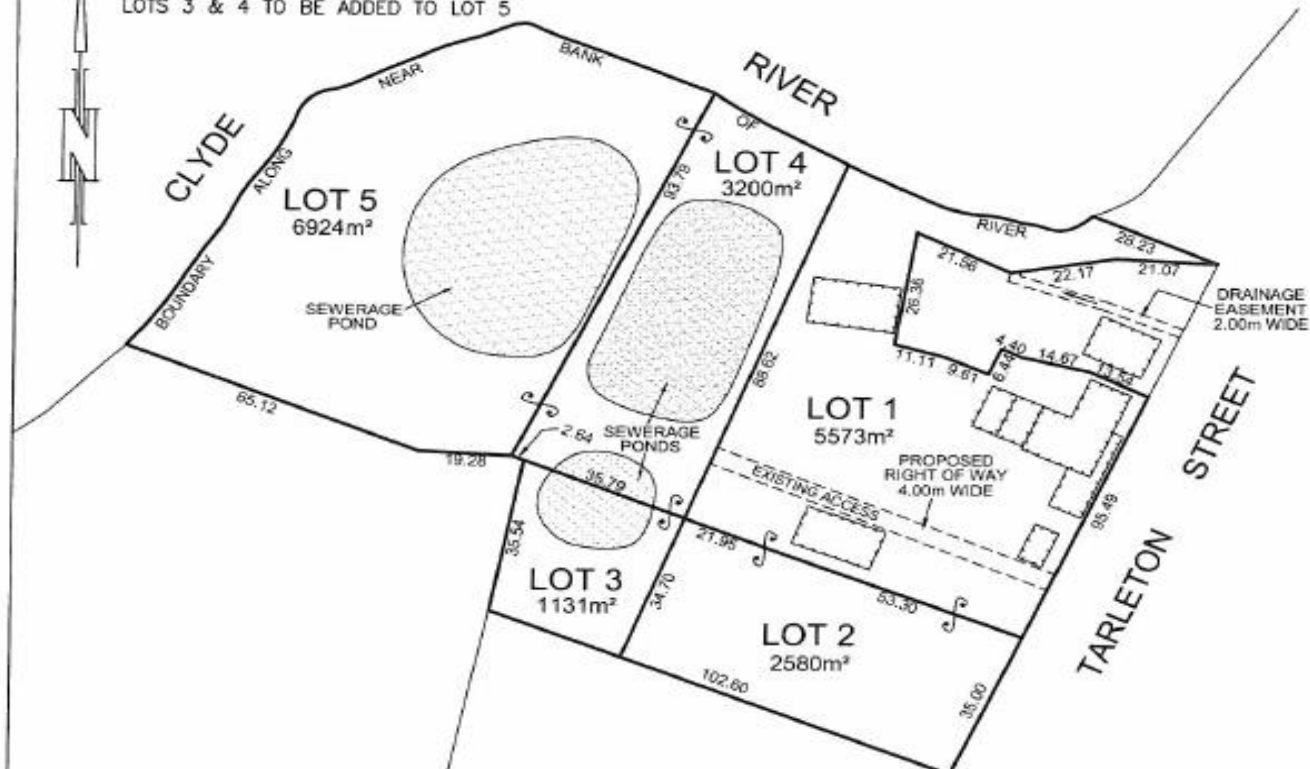
DATE 16-12-2009

MUNICIPALITY CENTRAL HIGHLANDS

REF. NO. CENTRO2 621601

PROPOSED SUBDIVISION

LOT 2 TO BE ADDED TO LOT 1
LOTS 3 & 4 TO BE ADDED TO LOT 5



LOCATION PLAN & CURRENT TITLES



17.0 TABLING OF A PETITION

Under Section 58 of the Local Government Act 1993 the General Manager advises that she has been presented with a petition which she received on Thursday, 14 February 2019. The petition is tabled.

Petition Summary & Background

Lake Malbena is located in the Tasmanian Wilderness World Heritage Area (TWWHA). The TWWHA should be kept free from commercial tourism developments like what is currently proposed at Lake Malbena.

Action Petitioned For

We, the undersigned, are concerned citizens/rate payers who request the Central Highlands Council to act now to hold a public meeting to discuss the proposed Lake Malbena tourism development (including DA 2018/50)

Part 6 Division 1 of the Local Government Act covers petitions

Local Government Act 1993

Version current from 26 December 2018 to date (Accessed 13 February 2019 at 8.47)

Division 1 - Petitions

57. Petitions

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.

(2) A person lodging a petition is to ensure that the petition contains –

(a) a clear and concise statement identifying the subject matter and the action requested; and

(b) in the case of a paper petition, a heading on each page indicating the subject matter; and

(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

electronic petition means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

paper petition means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

petition means a paper petition or electronic petition;

signatory means –

(a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and

(b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

58. Tabling petition

(1) A councillor who has been presented with a petition is to –

(a)

(b) forward it to the general manager within 7 days after receiving it.

(2) A general manager who has been presented with a petition or receives a petition under [subsection \(1\)\(b\)](#) is to table the petition at the next ordinary meeting of the council.

(3) A petition is not to be tabled if –

(a) it does not comply with [section 57](#) ; or

(b) it is defamatory; or

(c) any action it proposes is unlawful.

(4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgment.

59. Petitions seeking public meetings

(1) A petition under [section 57](#) may request that a council hold a public meeting regarding the subject matter of the petition.

(2) A council must hold a public meeting if the petition complies with [section 57](#) and it is signed by whichever is the lesser of the following:

(a) 5% of the electors in the municipal area;

(b) 1 000 of those electors.

(3) A petition that requests a public meeting is not to be made in respect of any matter relating to rates and charges in [Part 9](#) if those rates or charges have been made for the current financial year.

60. Action on petition

(1) The general manager, by notice in writing to the person who lodged the petition, is to –

- (a) advise whether the petition complies with [section 59](#) , if it seeks a public meeting; and
- (b) give reasonable notice of when the council is to consider the petition.
- (2) Within 42 days after the tabling of the petition –
 - (a) the general manager is to advise the council at a council meeting whether the petition complies with [section 59](#) , if applicable; and
 - (b) the council, at that meeting, is to determine any action to be taken in respect of the petition.
- (3) If the petition complies with [section 59](#) , or the council otherwise resolves to hold a public meeting regarding the subject matter of the petition, the council, within 30 days after the meeting referred to in [subsection \(2\)](#) , is to hold a public meeting to discuss the subject matter of the petition.
- (4) The council is to record in the minutes of the meeting referred to in [subsection \(2\)](#) –
 - (a) the subject matter of the petition; and
 - (b) the number of signatories to the petition.

60A. Public meetings and submissions

- (1) Before holding a public meeting under [section 59](#) or [section 60\(3\)](#) , a council, in a notice publicly displayed, must –
 - (a) state the date on which, and the time and place at which, the public meeting is to be held; and
 - (b) state the details of the subject matter; and
 - (c) invite written submissions in relation to the subject matter to be lodged with the general manager.
- (2) A copy of the notice under [subsection \(1\)](#) is to be –
 - (a) published on at least 2 occasions in a daily newspaper circulating in the municipal area; and
 - (b) sent to the person who lodged the petition.
- (3) A submission must be lodged within 21 days after the first publication of the notice.
- (4) Any submission received is to be summarised by the general manager in a document, copies of which are to be made available to those attending the public meeting.
- (5) The minutes of the next ordinary meeting of the council following the public meeting are to record –
 - (a) a summary of any submission received under this section; and
 - (b) any decision made at a public meeting held under this section.

Next Steps:

The General Manager will check that the petition complies with Section 59 and advise the lodger of the petition the outcome.

If the petition complies with Section 59, the General Manager will place it on the Council agenda for the Ordinary Meeting of Council to be held on 19 March 2019 for council to determine any action to be taken in respect of the petition.

18.0 SUPPLEMENTARY AGENDA ITEMS**Moved:****Seconded:**

THAT Council consider the matters on the Supplementary Agenda.

19.0 CLOSURE
