

Central Highlands Council

Agenda – ORDINARY MEETING – 19TH MAY 2020

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held via a virtual meeting room, on Tuesday 19th May 2020, 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 ACKNOWLEDGEMENT OF COUNTRY

3.0 PRESENT

4.0 APOLOGIES

5.0 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.

6.0 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 an 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 Minutes of the Closed Session of the Ordinary Meeting of Council held on 21 April 2020	Regulation 15 (2)(g) – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential

2	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
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6.1 MOTION OUT OF CLOSED SESSION

Moved:

Seconded:

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

OPEN MEETING TO PUBLIC

Due to COVID-19 the virtual meeting is not open to the public.

7.0 DEPUTATIONS

7.1 PUBLIC QUESTION TIME

Any public questions should be emailed to the General Manager at: leyles@centralhighlands.tas.gov.au

8.0 MAYORAL COMMITMENTS

16 April 2020	Business of Council
16 April 2020	Tas Health Service Meeting
17 April 2020	Business of Council
20 April 2020	Business of Council
20 April 2020	Councillors Telephone Calls
21 April 2020	Council Meeting VMR
22 April 2020	Teleconference Minister Mark Shelton
23 April 2020	Business of Council
24 April 2020	Premiers Office discussions
24 April 2020	Memorial Visits Wreath Laying – Municipal area location
26 April 2020	Councillor conversation
27 April 2020	Business of Council
28 April 2020	Business of Council
28 April 2020	Tas Health Service
29 April 2020	Business of Council
4 May 2020	Business of Council
5 May 2020	Business of Council, Meeting GM & DGM
7 May 2020	Teleconference Goldwind
8 May 2020	Business of Council
11 May 2020	Business of Council
12 May 2020	Council Budget Workshop via Telstra VMR
13 May 2020	Business of Council
14 May 2020	Business of Council

8.1 COUNCILLOR COMMITMENTS

Clr J Honner

21 April 2020 Council Meeting VMR

Clr J Poore

21 April 2020 Council Meeting VMR

12 May 2020 Council Budget Workshop via Telstra VMR

STATUS REPORT COUNCILLORS

Item No.	Meeting Date	Agenda Item	Task	Councillor Responsible	Current Status	Completed Date
1	18-Feb-20	12.1	Derwent Catchment Project - Strategic Plan for the development of Agriculture and Tourism	Deputy Mayor Allwright	On going to provide Council with updates each Council meeting	
2	18-Feb-20	16.3	AFLT Statewide Facilities Plan	Deputy Mayor Allwright	On going to provide Council with updates each Council meeting	
3	18-Feb-20	16.5	Cattle Hill Wind Farm Community Fund Committee	Mayor Triffitt, Cllr Campbell & Cllr Honner	On going to provide Council with updates each Council meeting	

8.2 GENERAL MANAGER'S COMMITMENTS

21 April 2020 Council Meeting
 22 April 2020 Teleconference Mark Shelton
 23 April 2020 Southern GM Covid catch up via Microsoft Teams
 28 April 2020 Staff Budget meeting via Zoom
 7 May 2020 Teleconference Mayor & Goldwind
 8 May 2020 Toolbox Meeting Hamilton Office Staff
 12 May 2020 Council Budget Workshop via Telstra VMR

8.2 ACTING / DEPUTY GENERAL MANAGER'S COMMITMENTS

21 April 2020 Ordinary Council Meeting
 21 April 2020 Southern Region Social Recovery Committee Extraordinary Meeting
 28 April 2020 Managers Budget Meeting
 30 April 2020 Local Government Social Recovery Coordinators Meeting
 4 May 2020 Local Government Social Recovery Coordinators Planning Meeting
 5 May 2020 Southern Region Social Recovery Committee Meeting
 5 May 2020 LGAT Community Health and Wellbeing Meeting
 7 May 2020 WHS Meeting to review SWMS due to COVID-19
 7 May 2020 TCF - Workforce Engagement - Stage 2 Meeting
 8 May 2020 Tool Box Meeting with Hamilton Office Staff to discuss COVID-19 SWMS
 8 May 2020 Local Government Social Recovery Coordinators Meeting
 12 May 2020 Budget Workshop
 12 May 2020 Southern Region Social Recovery Committee Meeting

9.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

12 May 2020 Budget Workshop

9.1 FUTURE WORKSHOPS

Nil

10.0 MAYORAL ANNOUNCEMENTS

11.0 MINUTES

11.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved:

Seconded:

THAT the Draft Minutes of the Open Council Meeting of Council held on Tuesday 21st April 2020 be received.

11.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved:

Seconded:

THAT the Minutes of the Open Council Meeting of Council held on Tuesday 21st April 2020 be confirmed.

12.0 BUSINESS ARISING

- 15.1 Correspondence sent by Development & Environmental Services Manager
 - 15.2 Correspondence sent by Development & Environmental Services Manager
 - 15.4 Development & Environmental Services Manager organising works
 - 15.5 Correspondence sent by Development & Environmental Services Manager
 - 16.1 Correspondence sent by Works and Service Manager
 - 16.2 Correspondence sent by Works and Service Manager
 - 17.2 Draft Community and Wellbeing Plan updated and advertised
 - 17.3 Correspondence sent by General Manager
 - 17.4 Policy on Council website.
 - 17.7 Correspondence sent by Deputy General Manager
 - 17.9 Correspondence sent by General Manager
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13.0 DERWENT CATCHMENT PROJECT REPORT

Moved:

Seconded:

THAT the Derwent Catchment Project report be received.



Derwent Catchment Project Report for Central Highlands Council

15th April – 11th May 2020

General business

It has been a tricky year for us this year with a slow start to the weed control season due to weather (lots of wind and showery days making it hard to spray) and the COVID19 hampering the engagement works. But it has also been a successful year. I wanted to reflect on the Council return on investment for NRM services. This year we have leveraged significant income to the region – for the Derwent Catchment Project this has meant for the \$80,000 from both Councils facilitation funds we have attracted \$600,000 in project funds. The weed control budget also supports collaboration in a larger program of well over \$150,000 in weed control effort in the Central Highlands. The support through project funding of the Strategic Plan for Agricultural and Tourism for the Catchment has allowed us to expand the reach of the plan and is also allowing us to work on further grant opportunities for projects that support biosecurity and COVID recovery strategies for these industries.

COVID19 – policy approach

We are continuing to monitor policy changes and adopting recommendations. This has seen a bit of a shift in strategy for some of the projects with more one-on-one phone interviews and changes in format for the extension materials we produce. Lots more videos and podcasts are part of the evolution. Some of this will have some long-lasting effects on how we operate, and I am excited by the opportunities to communicate more widely on best practice land management. We are hoping however that further restrictions will enable us to have some more field-based information session before too long.

COVID Stimulus and recovery

We have also developed a COVID19 stimulus plan for which we are trying to attract funds (see attached). The project is designed to offer local employment opportunities by creating on-ground works crew opportunities to remove willows for rivers and undertaking restoration works. The plan is based on the willow warriors program which relies largely on un-skilled labour. The plan proposes works on the Tyenna, Ouse and Clyde Rivers in the Central Highlands and the Lachlan River, Glen Dhu Rivulet and Sorrel Creek in the Derwent Valley.

COVID-19 recovery strategies have also become a priority for the Strategic Plan for sustainable growth for tourism and agriculture in the Derwent Catchment. We are currently interviewing people as part of the plan development process.

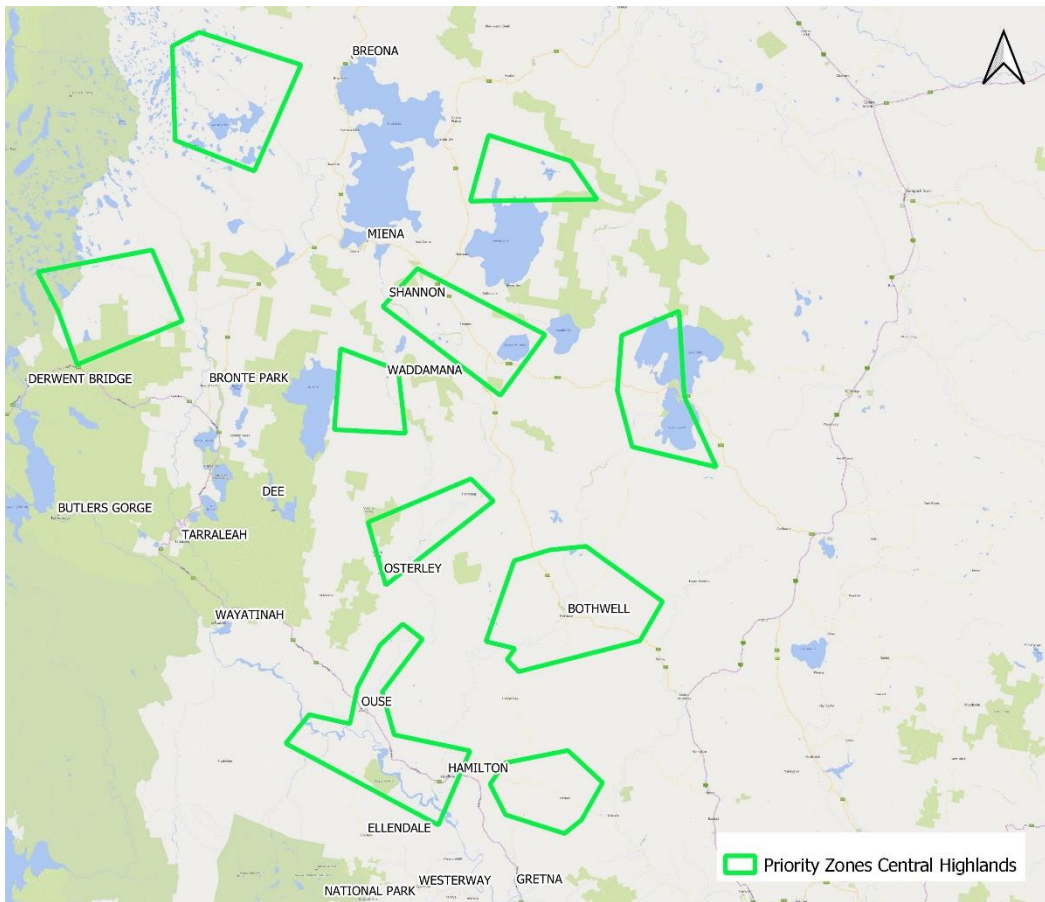
Weed Management Program

Community partnership with TasNetworks

As part of our ongoing liaison with TasNetworks on weed management we have established a small project with them under their community partnerships program. The project will develop 5 videos on weed control. This is currently under way and videos will be produced by Late May-early June. These videos provide clear instructions on control of common weed species that are specific to the target weed.

Control works under the Central Highlands Weed Management Plan

We have completed all priority control within the Central Highlands Plan for the season. See below map of zones covered by this year's control works.



We have also completed all we can for this season on Broom at Tarraleah. We have focused works on Tarraleah village and the neighboring parks land. We will continue to support control efforts next year in this area. We also work to attract funding for the Central Highlands Broom control plan through the weed action fund round 2 when it becomes available.

Building Better Regions Fund: Strategic planning for sustainable growth for tourism and agriculture in the Derwent Catchment

The aim of the project is to develop a community plan for sustainable growth in agriculture and tourism in the Derwent Catchment. Content for this plan has been developed through a series of workshops and one-on-one interviews with representatives of these industries across the Derwent Valley and Central Highlands. In the first workshop the vision for the plan was developed and four topics were selected for regional action planning.

The vision: A vibrant Valley with working partnerships between agricultural and tourism businesses supporting growth while ensuring liveability, and a resilient economy, environment and community.

Action Planning topics:

Collaborative tourism experiences,

Infrastructure,

Biosecurity, and

Emergency response and communication during extreme events.

The first two action planning workshops were completed prior to COVID-19 social distancing requirements. Participant input into the remaining action planning topics has been revised to adhere to social distancing

requirements. The Biosecurity Action Plan is being developed with input from business that are either vulnerable to poor biosecurity practices or service high visitor volume. The Emergency Response Action Plan will be developed through research of local government and emergency response stakeholder policies and procedures (SES, Tasmania Fire Service etc). and the results of this research will be presented in a regional context to participants input in the draft plan.

The Biosecurity Action planning has indicated a high level of interest in the formation of a regional Biosecurity working group facilitated by the Derwent Catchment Project. We are currently working with a group of producers with vulnerable, high value commodities and agri-tourism businesses with high visitor numbers on a funding application (see attached) to the Climate Change Research Grants to establish this group and undertake research to support biosecurity preparedness with changing pest and disease distribution under predicted warmer and drier climate conditions. The Strategic Plan is currently under development and has been expanded in its scope to include COVID-19 recovery strategies for tourism and agriculture. It will be used to leverage funding for a range of community development projects including the Biosecurity Working Group and climate change research project and COVID-19 stimulus and recovery programs



Agri best Practice

Pasture Network

Demonstration sites for the forage shrub program have been selected including Blackwood (Russ Fowler), Llanberis (Hallett) and Rathlyn (Hume). Site preparation is underway with planting of 17,500 saltbush tubestock scheduled for June. Weed control is currently being undertaken at Rathlyn.

Peter and Eve are currently conducting site visits for a pasture species selection and persistence trial at 3 sites across the Derwent. They have chosen 2 so far at Tor Hill (Rob Paton) and Thorpe Farm (Will Bignell). They are working on the last site which will be in the Derwent Valley. The trial sites will be prepared over winter and sown in Spring.

Progress has been made on development of the Pasture Network website which will be active by the end of June. This will be our repository for all the learnings that come from the wider pasture network program and will include podcasts, videos and how to guides as well as traditional content.

Peter has been busy developing the Dryland Grazing Pasture Course structure and content. We have been consulting with farmers as to topics of interest as well as identifying important key messages around best practice management. We will begin seeking participants shortly.

Due to Covid-19 we will be producing a video and podcast series to replace workshops until the end of the financial year. We are working on a drought lotting video and how to guide with farmers who are having success with this management method. We will also be developing a podcast about our Trees on Farms program and the value of native shelterbelts with Fiona Hume.

MLA forage shrub trial

Three sites have been selected for this trial which will complement the demonstration sites under the Pasture Network program. The sites are located at Glenelg (Charles Downie), Nareen (Chris Downie) and Wetheron (Richard Ellis). This trial involves direct seeding of saltbush seeds and a planting of tubestock. 17,500 tubestock are ready for the June planting schedule. Weed control is currently being undertaken at Wetheron where horehound is a problem.

Open gates

This project involved instigating a wetland to manage nutrient run-off and increase settlement times on farm. Drainage management is complex on farms and run-off can be significant especially where terrain exacerbates the speed with which run-off occurs. The works on the wetland construction have been occurring in the lead up to autumn. We have just completed the wetland planting last week. We are now working on a video about wetland construction and drainage management to support information access for sustainable farm management.

Restoration and conservation

Tyenna River Recovery

The Willow Warrior working bees have been postponed due to social distancing requirements, willow control works have continued with further control on Lanoma Estate in Westerway and upstream works are continuing near Maydena. The final versions of the Tyenna River Overall Recovery Plan and the Tyenna River Recovery Action Plan: 2020-2023 have been completed and are now on the Derwent Catchment Project website.

Miena cider gum

The State has been given funding from the Australian government to support post fire management for threatened species. We are working with them to develop a program for Miena cider gum which has been severely affected by the 2019 fires. We are proposing site assessments to identify the status of the stands post fire and to identify management priorities including tree banding, cages and fencing as well as fire management planning to support land managers.



Bothwell Garden

Interpretative signs are now in the Bothwell garden. The signs have information about a selection of the plants and their cultural/historical use.

Nursery

The nursery continues to take orders will several thousands plants for shelterbelts recently moving out the door. We also continue to undertake site visits to provide advice on species selection, site preparation and planting. We are running very low on plants and are now focusing on taking orders for the next season.

Grant applications and progress

Ouse River Recovery - This project proposes to continue works on the Ouse River Flood Recovery Project. In 2017-18 work was undertaken on 8km of river to remove willows and flood debris with funds from the Agricultural Landscape Rehabilitation Scheme. The project worked with 14 landholders (8 farmers) to reduce willow infestation, restore the river and increase flood resilience. We propose to continue to work at 5 key locations as a collective and are seeking to attract funds to continue on-ground works removing willows, controlling weeds and undertaking native plantings. **Project total value \$21,800 – applied for \$10,900 Pending approval**

Stopping Ragwort entering the Derwent Valley along the Ouse River - This project aims to establish the extent of a ragwort infestation on the Ouse River that has been spread by the 2016 floods. This weed is of particular concern there are limited records in the Derwent Valley and its presence on the Ouse River represents a threat to agricultural land on a number of large commercial farms in this important region. A group of landholders have got together to control the upper most infestation on Kulan near Waddamana, but can see that the infestation extends along the dry riverbed in to rugged country to the south of their properties. Landholders to the south will survey the river bed using a drone and the Derwent Catchment Project will map its extent, develop a plan for its management and engage other landholders with infestations along the river and support them with ragwort control. **Project total value \$27,500 – applied for \$10,000 – Pending approval**

Revegetating the northern slopes of Mt Spode - This project will revegetate and restrict stock access to 2 ha of the northern slope of Mt Spode. This cleared, north facing slope is highly degraded and prone to soil erosion and low ground cover. It is currently part of the grazing systems of two adjoining farms - Glenelg and Rathlyn. Our farms will remove 1 ha each from our grazing systems for this revegetation project, fence the slope (our contribution to the project) and the Derwent Catchment Project will work with us to plant native trees and shrubs to restore the slope

through improving ground cover and reduce erosion. **Project total value \$18,000 – applied for \$10,000 – Pending approval**

Westerway willow control project - The Westerway Raspberry Farm has been working with Derwent Catchment Project (DCP) and Inland Fisheries Service to control willows and revegetate the banks of the Tyenna River. Willows are now largely controlled on the Raspberry Farm, however the river banks in the township of Westerway contain larger crack willows at the end of their life, within native vegetation. The remaining trees are too large to be tackled by a volunteer workforce and require a specialised contractor.. This funding request is to continue to build on the flood resilience work undertaken by the Westerway Raspberry Farm and their partners to improve riverine health in Westerway and provide upstream producers a visible example of best practice willow management to encourage uptake of the broader river recovery program. **Project total value \$46,480 – applied for \$10,000 – Pending approval**

Mapping and control of Tall Wheat Grass- Tall Wheat Grass has been introduced into productive areas in the Derwent Valley, after escaping previous pasture establishment trials for saline areas. Producers that have inherited these trials are now concerned with the extensive spread of this now invasive grass species, which is now crossing property boundaries. Derwent Catchment Project will undertake a survey for the species, develop an action plan and implement the highest property actions with a focus on preventing its further establishment in productive areas, reduce the fire hazard that it poses to farm infrastructure and stop it reaching wetland areas of Lake Meadowbank and the Clyde and Derwent Rivers. **Project total value \$11,760 – applied for \$9,880 – Pending approval**

Please don't hesitate to call 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



The **Derwent**
Catchment Project
Increasing Productivity. Restoring Landscapes

COVID-19: Willow
Warriors
building
resilience in

our waterways and throughout the region



Background

The Willow Warriors program operating on the Tyenna River is coordinated by the Derwent Catchment Project (DCP) in partnership with the Fisheries Habitat Improvement Fund, Inland Fisheries, Anglers Alliance Tasmania, and landholders with river frontage.

Willow Warriors is a volunteer workforce comprising mostly anglers, supported by local residents. They work to eradicate willows from the Tyenna River and re-plant riverbanks with native plants. Willows are a Weed of National Significance that degrade water quality and fisheries habitat. Willows also present a risk to infrastructure and assets as they are shallow rooted and easily dislodged in flood events. They also use considerably more water than native vegetation.

Willow Warriors is supported by the coordinating efforts and experience of DCP personnel. The program has attracted funding from the Fisheries Habitat Improvement Fund, which has enabled the development of a restoration plan to eradicate willows from the Tyenna. The plan is tailored to support volunteer activity wherever possible and take a staged approach to removal of willows.

The project relies on unskilled volunteer labour to achieve a large proportion of the on-ground works but there are sections of dense infestation where machinery is required. Local contractors are used in these cases, which in turn builds capacity for this kind of activity in the region.

An outcome of the project has been a sense of ownership across the community, who have modified their use of public space along the river around Westerway. It has also improved the visitor experience, with people stopping and staying longer in Westerway.

The program operates at a regional level, with the Derwent Catchment Project working across the Derwent Valley and Central Highlands municipalities to coordinate NRM activities. DCP is run and supported by the local community. All board members are residents with businesses (mostly agricultural) within the region. DCP has 74 active financial members and almost all are local residents and producers.

Impact of COVID-19 on the project

COVID-19 is impacting the capacity to deliver the Tyenna River project, which requires an equivalent of \$500,000 in volunteer labour over the term of the plan. Much of this work is undertaken through coordinated working bees with groups of between 15 and 20 volunteers. Given the age demographic of our workforce we have elected to cease the working bees until the crisis passes. Also, our core partner Inland Fisheries Service has been significantly impacted due to the cessation in freshwater fishing, with no licences sold for the season and fewer visits. There has been less support from industry due to the general economic uncertainty. This project would help us bridge the gap in funding support to maintain the activities and regional coordination works of the Derwent Catchment Project.

Stimulus concept

This proposal provides an opportunity to fund activities for regional workers without a specialist skillset. The project focuses on local engagement of workers and builds on existing community-driven programs. There are several layers of potential employment opportunities for on-ground field teams, in nursery work, administration, communication and project coordination. The primary focus would be on the employment of unskilled on-ground labour for immediate start, although training will be provided to upskill people interested in re-training. The project also aims to build local ownership of natural assets and infrastructure and improve access to river systems, which is a target identified by the community through the municipal strategic plan 'Our Valley'.

The project would employ 14 people: a river restoration coordinator, five teams of two people, an overall on-ground works supervisor, a nursery/horticultural worker and an administration support role.

Teams of two are the most effective for the work required for this project, making it safe from a COVID-19 perspective. A buddy system of working also allows compliance with WH&S standards.

The majority of work would be to drill and fill or cut and paste willows from spring through to the end of summer. In autumn and winter, the focus would shift to regeneration with site preparation and planting. Landholder liaison and planning will be supported by technical staff experienced in community engagement and river restoration. Recruits would be local people impacted by COVID-19, particularly from the tourism industry e.g. casual workers and contractors at Maydena Bike Park, B&B maintenance/cleaning workers, café workers, and tourism administration and communications staff.

The project is scalable. The current Tyenna River Recovery Project can be fast tracked to support eradication of willows from the Tyenna in a shorter timeframe. There are four other rivers in the Derwent with existing plans for restoration that were developed post flood events in 2016 and 2018: Ouse river, Lachlan river, Glen Dhu Rivulet and Sorell Creek. The Clyde River is also a target with an existing plan and community desire to see condition improve. These plans are designed to improve river health and overall resilience of waterways to flood events and were developed in consultation with local communities. All landholders with waterway frontage have been contacted and are aware of the plans and their aims, with almost all wishing to see action to improve the health of the rivers. Many are still working on recovery post flood. There are still other rivers within the region that require significant work to improve their health.

Estimated budget

An indicative budget estimate is provided for the annual cost of the project, presuming work across six river systems. This can be adapted to suit requirements. We anticipate that the project will run for a minimum of three years, with five being optimal.

Resources	Annual cost
Project coordinator	\$90,000
On-ground team supervisor	\$75,000
5 teams (10 people) on ground	\$600,000
Nursery worker	\$60,000
Administration officer	\$60,000
Project management	\$30,000
Capital expenditure – vehicles, spray units	\$250,000
Worker training and PPE etc.	\$65,000
Local contractors – machinery costs	\$300,000
Staff hosting and training expenses	\$120,000
Total cost	\$1,650,000

Benefits

- Immediate employment benefits and options
- Year-round employment opportunities for people with no prior skills
- Opportunity to develop locally based skills that are transferable to local industries e.g. horticulture, agriculture, forestry and tourism
- Local people retained in the regional workforce
- Long-term improvement in regional social capacity and infrastructure
- Reduced costs of asset damage with future flood events through removing the majority contributor to debris and base destabilisation
- Increased local ownership and stewardship of important natural assets – our rivers
- Improved scenic value of waterways and access for adventure tourism
- Improved water quality and river health
- Improved fisheries to attract local, interstate and international anglers

14.0 FINANCE REPORT

Moved: Clr

Seconded: Clr

THAT the Finance Reports be received.

RATES RECONCILIATION AS AT 30 APRIL 2020			
		2019	2020
Balance 30th June		\$41,105.55	\$43,833.95
Rates Raised		\$3,632,817.95	\$3,757,598.04
Penalties Raised		\$28,135.96	\$28,252.40
Supplementaries/Debit Adjustments		\$24,318.78	\$23,504.95
Total Raised		\$3,726,378.24	\$3,853,189.34
Less:			
Receipts to Date		\$3,406,685.26	\$3,538,302.32
Pensioner Rate Remissions		\$98,805.54	\$103,226.61
Remissions/Supplementary Credits		\$22,308.14	\$29,558.50
Balance		\$198,579.30	\$182,101.91

Bank Reconciliation as at 30 April 2020			
		2019	2020
Balance Brought Forward		\$9,800,079.26	\$10,158,951.89
Receipts for month		\$463,500.35	\$467,485.71
Expenditure for month		\$579,792.12	\$688,277.52
Balance		\$9,683,787.49	\$9,938,160.08
Represented By:			
Balance Commonwealth Bank		\$620,281.93	\$1,970,819.15
Balance Westpac Bank		\$72,471.43	\$218,922.39
Investments		\$9,077,298.01	\$7,817,285.77
		\$9,770,051.37	\$10,007,027.31
Plus Unbanked Money & Floats		\$2,800.40	\$4,712.95
		\$9,772,851.77	\$10,011,740.26
Less Unpresented Cheques		\$11,413.08	\$1,520.13
Unreceipted amounts on bank statements		\$77,651.20	\$72,060.05
		\$9,683,787.49	\$9,938,160.08

	BUDGET 2019/2020	ACTUAL TO 30-Apr-19	ACTUAL TO 30-Apr-20	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN. STAFF COSTS(ASCH)	\$569,056	\$438,454	\$415,217	72.97%	\$153,839
ADMIN BUILDING EXPEND(ABCH)	\$35,966	\$29,759	\$38,282	106.44%	(\$2,316)
OFFICE EXPENSES(AOEH)	\$139,500	\$110,864	\$85,784	61.49%	\$53,716
MEMBERS EXPENSES(AMEH)	\$193,410	\$147,503	\$125,247	64.76%	\$68,163
OTHER ADMIN. EXPENDITURE(ASEH + RATES)	\$318,166	\$233,090	\$283,698	89.17%	\$34,468
MEDICAL CENTRES(MED)	\$128,000	\$61,433	\$95,445	74.57%	\$32,555
STREET LIGHTING(STLIGHT)	\$39,600	\$24,682	\$24,831	62.70%	\$14,769
ONCOSTS (ACTUAL)(ONCOSTS)	\$493,952	\$298,510	\$367,854	74.47%	\$126,098
ONCOSTS RECOVERED	(\$430,000)	(\$367,293)	(\$373,376)	86.83%	(\$56,624)
COMMUNITY & ECONOMIC DEV & RELATIONS(CDR+EDEV)	\$211,150	\$142,433	\$157,698	74.69%	\$53,452
GOVERNMENT LEVIES(GLEVY)	\$253,837	\$184,777	\$190,984	75.24%	\$62,853
PELHAM FIRES			\$17,762		
COVID-19			\$7,319		
TOTAL CORPORATE & FINANCIAL SERVICES	\$1,952,637	\$1,304,212	\$1,436,744	73.58%	\$540,974
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN STAFF COSTS - DES (ASCB)	\$170,263	\$125,433	\$116,855	68.63%	\$53,408
ADMIN BUILDING EXPEND - DES(ABCB)	\$18,737	\$11,765	\$24,957	133.20%	(\$6,220)
OFFICE EXPENSES - DES (AOEB)	\$57,000	\$49,881	\$40,682	71.37%	\$16,318
ENVIRON HEALTH SERVICES (EHS)	\$32,384	\$18,770	\$19,020	58.73%	\$13,364
ANIMAL CONTROL(AC)	\$18,570	\$9,655	\$1,244	6.70%	\$17,326
PLUMBING/BUILDING CONTROL (BPC)	\$125,212	\$83,227	\$73,503	58.70%	\$51,709
SWIMMING POOLS (POOL)	\$40,591	\$41,272	\$36,370	89.60%	\$4,221
DEVELOPMENT CONTROL (DEV)	\$185,000	\$84,136	\$125,463	67.82%	\$59,537
DOOR TO DOOR GARBAGE & RECYCLING (DD)	\$146,118	\$95,331	\$99,420	68.04%	\$46,698
ROADSIDE BINS COLLECTION (DRB)	\$110,000	\$83,960	\$76,982	69.98%	\$33,018
WASTE TRANSFER STATIONS (WTS)	\$192,252	\$154,380	\$157,065	81.70%	\$35,187
TIP MAINTENANCE (TIPS)	\$65,379	\$26,368	\$26,922	41.18%	\$38,457
ENVIRONMENT PROTECTION (EP)	\$2,718	\$1,685	\$844	31.04%	\$1,874
RECYCLING (RECY)	\$40,600	\$51,399	\$48,105	118.48%	(\$7,505)
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,204,824	\$837,263	\$847,431	70.34%	\$357,393
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$123,875	\$113,890	\$132,020	106.58%	(\$8,145)
CEMETERY (CEM)	\$21,180	\$17,423	\$13,896	65.61%	\$7,284
HALLS (HALL)	\$45,069	\$41,098	\$48,278	107.12%	(\$3,209)
PARKS AND GARDENS(PG)	\$75,622	\$76,735	\$75,164	99.39%	\$458
REC. & RESERVES(REC+TENNIS)	\$74,290	\$63,152	\$71,493	96.23%	\$2,797
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$125,000	\$133,042	\$93,670	74.94%	\$31,330
FIRE PROTECTION (FIRE)	\$1,000	\$0	\$0	0.00%	\$1,000
HOUSING (HOU)	\$51,800	\$40,165	\$53,878	104.01%	(\$2,078)
CAMPING GROUNDS (CPARK)	\$12,000	\$9,905	\$10,031	83.60%	\$1,969
LIBRARY (LIB)	\$545	\$727	\$774	141.99%	(\$229)
ROAD MAINTENANCE (ROAD)	\$788,370	\$668,165	\$703,818	89.28%	\$84,552
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,640	\$4,484	\$4,852	86.02%	\$788
BRIDGE MAINTENANCE (BRI)	\$22,891	\$16,912	\$13,586	59.35%	\$9,305
PRIVATE WORKS (PW)	\$85,000	\$192,452	\$67,874	79.85%	\$17,126
SUPER. & I/D OVERHEADS (SUPER)	\$347,608	\$282,369	\$255,649	73.55%	\$91,959
QUARRY/GRAVEL (QUARRY)	(\$48,000)	(\$53,550)	\$35,561	-74.08%	(\$83,561)
NATURAL RESOURCE MANAGEMENT(NRM)	\$129,546	\$135,586	\$77,064	59.49%	\$52,482
SES (SES)	\$2,000	\$2,144	\$1,986	99.28%	\$14
PLANT M'TCE & OPERATING COSTS (PLANT)	\$477,348	\$436,216	\$442,116	92.62%	\$35,232
PLANT INCOME	(\$650,000)	(\$553,092)	(\$552,398)	84.98%	(\$97,602)
DRAINAGE (DRAIN)	\$23,000	\$13,309	\$14,675	63.80%	\$8,325
OTHER COMMUNITY AMENITIES (OCA)	\$23,118	\$26,074	\$25,568	110.60%	(\$2,450)
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$26,200	\$29,482	\$31,317	119.53%	(\$5,117)
TOTAL WORKS & SERVICES	\$1,763,102	\$1,696,687	\$1,620,871	91.93%	\$142,231

DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$1,952,637	\$1,304,212	\$1,436,744	73.58%	\$540,974
Dev. & Environmental Services	\$1,204,824	\$837,263	\$847,431	70.34%	\$357,393
Works & Services	\$1,763,102	\$1,696,687	\$1,620,871	91.93%	\$142,231
Total All Operating	\$4,920,563	\$3,838,162	\$3,905,046	79.36%	\$1,040,598
CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$16,500	\$16,685	\$3,900	23.64%	\$12,600
Equipment	\$15,000	\$46,919	\$16,278	108.52%	(\$1,278)
Miscellaneous	\$23,500	\$0	\$0	0.00%	\$23,500
	\$55,000	\$63,604	\$20,178	36.69%	\$34,822
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$37,000	\$5,000	\$8,564	23.14%	\$28,436
Waste Transfer Station	\$15,000	\$5,000	\$16,686	111.24%	(\$1,686)
	\$52,000	\$10,000	\$25,249	48.56%	\$42,000
WORKS & SERVICES					
Plant Purchases	\$424,000	\$197,382	\$348,012	82.08%	\$75,988
Camping Grounds	\$50,000	\$0	\$0	0.00%	\$50,000
Public Conveniences	\$70,000	\$2,549	\$50,659	72.37%	\$19,341
Bridges	\$532,000	\$20,267	\$156,523	29.42%	\$375,477
Road Construction & Reseals	\$1,280,000	\$1,317,558	\$1,291,379	100.89%	(\$11,379)
Drainage	\$380,000	\$0	\$4,670	1.23%	\$375,331
Parks & Gardens Capital	\$63,000	\$27,360	\$49,513	78.59%	\$13,487
Infrastructure Capital	\$48,000	\$7,360	\$27,109	56.48%	\$20,891
Footpaths, Kerbs & Gutters	\$20,000	\$82,111	\$351	1.76%	\$19,649
Rec Grounds	\$10,000	\$33,066	\$150	1.50%	\$9,850
Halls	\$10,000	\$15,475	\$0	0.00%	\$10,000
Buildings	\$130,000	\$7,009	\$0	0.00%	\$130,000
	\$3,017,000	\$1,710,137	\$1,928,366	63.92%	\$1,088,634
TOTAL CAPITAL WORKS					
Corporate Services	\$55,000	\$63,604	\$20,178	36.69%	(\$8,604)
Dev. & Environmental Services	\$52,000	\$10,000	\$25,249	48.56%	\$42,000
Works & Services	\$3,017,000	\$1,710,137	\$1,928,366	63.92%	\$1,306,863
	\$3,124,000	\$1,783,741	\$1,973,793	63.18%	\$1,340,259

Comprehensive Income Statement						
30/04/2020						
Recurrent Income	Reviewed Budget 2018-2019	Actual to date prior year	Actual to Date	Budget 2019-2020	Variation from YTD Budget %	Comments
Rates Charges	\$3,606,569	\$3,629,488	\$3,743,865	\$3,729,984	0%	
User Fees	\$238,500	\$374,161	\$320,153	\$257,500	41%	\$50K contribution for GP recruitment
Grants - Operating	\$2,318,505	\$2,468,404	\$1,052,460	\$2,428,040	(40)%	FAGs received prior year in advance
Other Revenue	\$492,034	\$779,612	\$384,438	\$512,034	(8)%	
Total Revenues	\$6,655,608	\$7,251,665	\$5,500,916	\$6,927,558	(4)%	
Expenditure						
Employee Benefits	\$1,788,651	\$1,984,659	\$1,543,459	\$1,949,709	(4)%	
Materials and Services	\$1,385,766	\$1,664,716	\$1,249,075	\$1,418,866	5%	
Other Expenses	\$1,374,973	\$1,360,554	\$1,125,580	\$1,551,987	(11)%	
Depreciation and Amortisation	\$2,116,000	\$2,124,957	\$1,772,836	\$2,112,000	1%	
Total Expenditure	6,665,390	7,134,886	5,690,950	7,032,562	(2)%	
Operating Surplus(Deficit)	(9,782)	116,779	(190,034)	(105,004)		
Capital Grants & Other	\$209,198	\$53,881	\$451,600	\$694,000		
Surplus(Deficit)	199,416	170,660	261,566	588,996		
Capital Expenditure	\$2,680,712	\$1,783,741	\$1,973,793	\$3,124,000		

BANK ACCOUNT BALANCES AS AT 30 APRIL 2020						
					BALANCE	
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2019	2020
0011100	Cash at Bank and on Hand					
0011105	Bank 01 - Commonwealth - General Trading Account				548,578.58	1,915,014.62
0011106	Bank 02 - Westpac - Direct Deposit Account				57,360.90	205,309.69
0011110	Petty Cash				350.00	350.00
0011115	Floats				200.00	200.00
0011199	TOTAL CASH AT BANK AND ON HAND				606,489.48	2,120,874.31
0011200	Investments					
0011206	Bank 04	30 Days	0.52%	14/05/2020		607,411.48
0011207	Bank 05	60 Days	0.63%	15/06/2020	1,194,523.18	1,633,700.37
0011207	Bank 06	30 Days			1,608,350.76	-
0011212	Bank 12	30 Days			811,503.66	-
0011214	Tascorp	91 Days	0.75%	14/09/2020	76,681.36	77,650.16
0011215	Bank 15	90 Days			3,335,401.67	-
0011216	Bank 16	90 Days	0.64%	21/07/2020	2,050,837.38	5,498,523.76
0011299	TOTAL INVESTMENTS				9,077,298.01	7,817,285.77
	TOTAL BANK ACCOUNTS AND CASH ON HAND				9,683,787.49	9,938,160.08

DONATIONS AND GRANTS 2019-2020											
Date	Details	Budget	Australia Day, ANZAC Day, Hamilton Show	Childrens Services	Community Grants \ Donations	Event Development and Sponsorship	Further Education Bursaries and School Support	General Items	Church Grants	Tourism	TOTAL
	Community & Economic Development Support	\$5,150									
	Support/Donations	\$6,030									
	Further Education Bursaries	\$1,500									
	Central Highlands School Support	\$3,000									
	Anzac Day	\$6,000									
	Hamilton show	\$5,000									
	Australia Day	\$676									
	Church Grants	(\$500)									
	Suicide Prevention Program	\$1,650									
	Anglers Alliance Sponsorship	\$3,000									
	Ellendale Buskers Bash	\$1,000									
	Bothwell Spin-out	\$2,000									
	Royal Flying Doctor Service	\$0									
	Bothwell Speed Shear	\$0									
	Ouse & Highlands Regional Community Craft Group	\$1,000									
	Youth Activities	\$0									
	Australasian Golf Museum contribution to power	\$5,000									
	South Central Region Projects	\$5,000									
	Local Govt Shared Services Project	\$5,000									
	Visitors Centre	\$4,101									
	World Fly Fishing Championships	\$600									
	Health & Wellbeing Plan	\$0									
17/07/2019	Royal Flying Doctor Service	\$1,000						1,000.00			
23/07/2019	Blue Farmer Sign	\$350						350.00			
28/07/2019	Bothwell Childcare Grant	\$5,000		5,000.00							
14/08/2019	2019 World Fly Fishing Championship 19.03.19	\$6,200						6,200.00			
19/09/2019	Bothwell Speed Shear - Community Grant 2019	\$2,000				2,000.00					
19/09/2019	Community Garden Interest Group	\$435			435.00						
19/09/2019	Comm Grant 2019 - Christmas Party	\$1,000			1,000.00						
19/09/2019	Westerway Primary School 100yr anniversary	\$1,000					1,000.00				
19/09/2019	Community Christmas Party - Comm Grant	\$785			785.00						
19/09/2019	Anglican Parish Hamilton Church grant 2018/19	\$2,500							2,500.00		
1/10/2019	Electrical repairs - CWA approved by Council	\$507						507.00			
1/10/2019	Fascia Repair - CWA building	\$452						452.36			
9/10/2019	Purchase fly fishing download - Visitor Centre	\$15						14.80			
25/10/2019	Anglican Parish Hamilton Church Heating Grant	\$3,000							3,000.00		
25/10/2019	3 defibs Bronte, Brady's & Derwent Bridge	\$780						780.00			
4/11/2019	Test and tagging of electrical equipment - GLCC	\$671						671.00			
14/11/2019	Sponsorship for Woodchopping Bushfest	\$2,000						2,000.00			
20/11/2019	25 ratchet Straps (38mm x 6m) - Show Marquee	\$375						375.00			
28/11/2019	Primary Value Award 2019	\$50						50.00			
6/12/2019	Citizenship Award 2019	\$50						50.00			
6/12/2019	Citizenship 2019 Westerway	\$50						50.00			
9/12/2019	2019 Primary Value Award	\$50						50.00			
11/12/2020	Lollies - Australia Day	\$24	23.90								
16/12/2019	Comm Grant - Bailey Mayne Cricket	\$150			150.00						
17/12/2019	Clothing Purchase for Tourism Centre	\$899						899.20			
18/12/2019	Smith awards, engraving trophies - Aust Day	\$280	280.00								
6/01/2020	Bursary Glenora - Georgia Edmonds	\$300					300.00				
17/01/2020	Central Highlands Health & Wellbeing Plan	\$7,500						7,500.00			
23/01/2020	Spring rolls, juice, s/drink, sausages etc - Aust Day	\$145	145.43								
23/01/2020	Sauce bottles, lollies - Aust Day	\$8	8.00								
23/01/2020	Platters, inflatable thong - Aust Day	\$57	57.10								
23/01/2020	Carrot cake - Aust Day	\$37	36.95								
31/01/2020	Pollie Pedal Donation 2020	\$250			250.00						
31/01/2020	Royal Flying Doctors Donation - 2019/2020	\$1,000			1,000.00						
31/01/2020	Party pies and sausage rolls, straw s-Aus Day	\$23	22.55								
21/02/2020	Australia Day Music	\$250	250.00								
26/03/2020	The Big Day Out	\$200						200.00			
7/04/2020	CH Health & Wellbeing Plan	\$2,500						2,500.00			
YEAR TO DATE EXPENDITURE			823.93	5,000.00	3,620.00	2,000.00	1,300.00	23,649.36	5,500.00	0.00	41,893.29
BUDGET		97,100.00	12,500.00	5,000.00	10,000.00	6,000.00	5,800.00	49,800.00	5,000.00	3,000.00	97,100.00

No.	Plant	Total Expense	Sal and Wage	Oncosts	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	\$ 766.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52.51	\$ -	\$ -	\$ -	\$ 595.33	\$ 119.07	-	-	-	-	
PM0196	Transmig Welder	\$ 212.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.29	\$ -	\$ -	\$ -	\$ 162.00	\$ 36.00	-	-	-	-	
PM0238	Auger	\$ 971.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66.38	\$ -	\$ -	\$ -	\$ 752.60	\$ 152.04	-	-	-	-	
PM0254	Test and Tag Equipment	\$ 192.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.19	\$ -	\$ -	\$ -	\$ 149.52	\$ 30.21	-	-	-	-	
PM0255	Floor Jack 15 Tonne	\$ 256.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.51	\$ -	\$ -	\$ -	\$ 198.56	\$ 40.11	-	-	-	-	
PM613	Komatsu Loader Hamilton B08817	\$ 5,132.11	\$ 12.83	\$ -	\$ -	\$ -	\$ 549.73	\$ 156.79	\$ 1,960.59	\$ -	\$ 141.06	\$ 1,777.78	\$ 533.33	\$ 1,200.00	30.0	\$ 40.00	\$ 171.07	(\$131.07)
PM620	Herc Superdog - Kelvin (IT2581)	\$ 3,291.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129.73	\$ -	\$ -	\$ 1,245.51	\$ 1,470.92	\$ 445.73	\$ 6,462.50	258.5	\$ 25.00	\$ 12.73	\$12.27
PM621	Pig Trailer Hamilton OT0770	\$ 1,918.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47.04	\$ -	\$ -	\$ 1,178.17	\$ 533.33	\$ 160.00	500.00	25.0	\$ 20.00	\$ 76.74	(\$56.74)
PM622	Fuel Tanker Bothwell PT4204	\$ 54.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.05	\$ -	\$ -	-	-	-	-	
PM627	Small Mowers	\$ 1,077.33	\$ -	\$ -	\$ -	\$ 168.13	\$ 123.91	\$ -	\$ 785.29	\$ -	\$ -	\$ -	\$ -	\$ 1,549.50	516.5	\$ 3.00	\$ 2.09	\$0.91
PM628	Chainsaws	\$ 2,903.38	\$ -	\$ -	\$ -	\$ 310.14	\$ 2,504.04	\$ -	\$ 89.20	\$ -	\$ -	\$ -	\$ -	\$ 732.75	146.6	\$ 5.00	\$ 19.81	(\$14.81)
PM629	Spray Units	\$ 2,873.04	\$ 114.59	\$ 68.76	\$ 10.50	\$ 426.11	\$ 346.82	\$ 128.37	\$ 28.27	\$ -	\$ -	\$ 1,455.56	\$ 294.05	1,202.50	240.5	\$ 5.00	\$ 11.95	(\$6.95)
PM630	Compressors	\$ 169.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.58	\$ -	\$ -	\$ -	\$ 131.33	\$ 26.27	-	-	-	-	
PM635	Sundry Plant	\$ 3,445.93	\$ -	\$ -	\$ -	\$ 1,916.42	\$ -	\$ -	\$ 329.51	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	-	-	-	
PM636	Small Trailers	\$ 1,425.67	\$ 321.65	\$ 131.43	\$ 20.00	\$ -	\$ 526.76	\$ -	\$ -	\$ -	\$ 425.83	\$ -	\$ -	\$ 325.00	65.0	\$ 5.00	\$ 21.93	(\$16.93)
PM652	Road Broom UT7744	\$ 456.06	\$ -	\$ -	\$ -	\$ -	\$ 163.71	\$ 11.99	\$ -	\$ -	\$ 91.02	\$ 136.00	\$ 53.33	-	-	-	-	
PM654	New Holland Tractor Bothwell B08NO	\$ 3,633.05	\$ -	\$ -	\$ -	\$ -	\$ 545.63	\$ 168.55	\$ 209.36	\$ -	\$ 225.06	\$ 1,911.11	\$ 573.33	\$ 866.25	24.8	\$ 35.00	\$ 146.79	(\$111.79)
PM662	King Tandem Trailer Hamilton YT0630	\$ 119.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119.51	\$ -	\$ -	-	-	-	-	
PM664	Pressure Cleaner 2003	\$ 407.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.85	\$ -	\$ -	\$ -	\$ 315.74	\$ 63.79	\$ -	-	-	-	
PM665	Dog Trailer - Neville (YT5100)	\$ 5,095.86	\$ 226.47	\$ 135.89	\$ 50.00	\$ -	\$ 66.21	\$ 109.43	\$ -	\$ 1,168.18	\$ 1,245.51	\$ 1,240.76	\$ 853.40	\$ 7,775.00	311.0	\$ 25.00	\$ 16.39	\$8.61
PM666	Cat. Loader 950F Hamilton ES1483	\$ 11,651.24	\$ -	\$ -	\$ -	\$ -	\$ 2,341.40	\$ 582.51	\$ -	\$ -	\$ 141.06	\$ 6,604.82	\$ 1,981.45	\$ -	-	-	-	
PM667	Work Station Hamilton 2003	\$ 314.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.48	\$ -	\$ -	\$ -	\$ 243.61	\$ 49.21	\$ -	-	-	-	
PM668	Work Station Bothwell 2003	\$ 314.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.48	\$ -	\$ -	\$ -	\$ 243.61	\$ 49.21	\$ -	-	-	-	
PM671	Water Tanker	\$ 2,331.72	\$ 163.79	\$ 98.28	\$ 7.00	\$ 840.86	\$ 155.68	\$ 58.80	\$ 140.65	\$ -	\$ -	\$ 666.67	\$ 200.00	\$ 5,171.70	517.2	\$ 10.00	\$ 4.51	\$5.49
PM676	Kobelco Excavator FA6566	\$ 55,096.92	\$ 480.50	\$ 288.30	\$ 562.50	\$ 124.55	\$ 41,657.25	\$ 487.49	\$ 3,064.11	\$ -	\$ 141.06	\$ 5,527.44	\$ 2,763.72	\$ 14,040.00	216.0	\$ 65.00	\$ 255.08	(\$190.08)
PM677	Compressor/Post Driver	\$ 410.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.05	\$ -	\$ -	\$ -	\$ 318.00	\$ 64.24	\$ -	-	-	-	
PM682	Floater IT0169	\$ 3,918.56	\$ 317.70	\$ 190.62	\$ 75.00	\$ 49.00	\$ 1,268.00	\$ -	\$ -	\$ 772.73	\$ 1,245.51	\$ -	\$ -	\$ 1,600.00	64.0	\$ 25.00	\$ 61.23	(\$36.23)
PM684	Komatsu Grader FC7003	\$ 28,582.02	\$ 680.57	\$ 408.36	\$ 599.71	\$ -	\$ 4,771.69	\$ 692.64	\$ 8,307.71	\$ 1,200.00	\$ 141.06	\$ 7,853.52	\$ 3,926.76	\$ 18,330.00	282.0	\$ 65.00	\$ 101.35	(\$36.35)
PM687	Western Star - H. Chivers FB5754	\$ 28,326.79	\$ 596.77	\$ 358.08	\$ 989.00	\$ 235.01	\$ 2,322.02	\$ 525.69	\$ 11,787.14	\$ 1,413.64	\$ 1,158.59	\$ 5,960.56	\$ 2,980.28	\$ 24,937.50	498.8	\$ 50.00	\$ 56.80	(\$6.80)
PM695	Quick Cut Saw	\$ 112.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7.67	\$ -	\$ -	\$ -	\$ 86.94	\$ 17.56	60.00	6.0	\$ 10.00	\$ 18.70	(\$8.70)
PM705	Mack Truck FP4026 - Andrew Jones	\$ 42,312.34	\$ 681.80	\$ 62.76	\$ 242.00	\$ 233.47	\$ 3,145.22	\$ 1,173.21	\$ 12,678.58	\$ 1,363.64	\$ 6,741.93	\$ 13,302.39	\$ 2,687.35	\$ 44,800.00	896.0	\$ 50.00	\$ 47.22	\$2.78
PM709	CAT 950 Wheel Loader Bothwell (FR3357)	\$ 20,118.13	\$ 141.03	\$ 84.62	\$ 283.50	\$ -	\$ 3,424.03	\$ 896.65	\$ 913.90	\$ -	\$ 141.06	\$ 10,166.67	\$ 4,066.67	\$ 392.00	7.0	\$ 56.00	\$ 2,874.02	(\$2,818.02)
PM717	2008 Dog Trailer (Harold) Z54AB	\$ 7,771.06	\$ 96.20	\$ 57.72	\$ 250.00	\$ -	\$ 2,582.80	\$ 140.30	\$ -	\$ 1,168.18	\$ 1,245.51	\$ 1,590.81	\$ 639.54	\$ 7,531.25	301.3	\$ 25.00	\$ 25.80	(\$0.80)
PM720	S/Hand Tri Axle Dog Trailer Z24BO	\$ 5,701.68	\$ 76.96	\$ -	\$ -	\$ -	\$ 530.08	\$ 183.16	\$ -	\$ 636.36	\$ 1,363.51	\$ 2,076.72	\$ 834.88	\$ 9,906.25	396.3	\$ 25.00	\$ 14.39	\$10.61
PM723	CAT 943 Traxcavator	\$ 4,394.04	\$ -	\$ -	\$ -	\$ -	\$ 987.87	\$ 232.84	\$ -	\$ -	\$ -	\$ 2,640.00	\$ 533.33	\$ 450.00	15.0	\$ 30.00	\$ 292.94	(\$262.94)
PM724	Toyota Corolla Ascent - Doctor A48YD	\$ 5,340.02	\$ 89.79	\$ 53.87	\$ -	\$ -	\$ 1,492.46	\$ 237.97	\$ -	\$ 140.91	\$ 356.95	\$ 2,698.24	\$ 269.82	\$ -	-	-	-	
PM726	John Deere Tractor & Slasher B47EG	\$ 33,917.52	\$ 1,726.16	\$ 1,035.70	\$ 1,354.50	\$ 40.75	\$ 11,947.47	\$ 785.82	\$ 6,092.06	\$ -	\$ 225.06	\$ 8,910.00	\$ 1,800.00	\$ 22,770.00	506.0	\$ 45.00	\$ 67.03	(\$22.03)
PM729	King Box Trailer Hamilton Z92HG	\$ 483.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24.87	\$ -	\$ -	\$ 119.51	\$ 282.00	\$ 56.97	\$ -	-	-	-	
PM731	Pig Trailer Bothwell VT9746 HC	\$ 2,029.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58.21	\$ -	\$ -	\$ 1,178.17	\$ 660.00	\$ 133.33	\$ 420.00	21.0	\$ 20.00	\$ 96.65	(\$76.65)
PM733	2010 Komatsu Grader Hamilton-B73TJ	\$ 39,357.34	\$ 1,149.04	\$ 689.47	\$ 445.50	\$ -	\$ 7,933.40	\$ 1,033.36	\$ 10,062.18	\$ 1,500.00	\$ 141.06	\$ 11,716.67	\$ 4,686.67	\$ 36,900.00	615.0	\$ 60.00	\$ 64.00	(\$4.00)
PM739	SES Vehicle Ex Huon Valley	\$ 2,100.72	\$ -	\$ -	\$ -	\$ -	\$ 1,320.00	\$ 53.45	\$ -	\$ -	\$ -	\$ 606.06	\$ 121.21	\$ -	-	-	-	
PM740	Hino Tipper C95BL Hamilton 11/11	\$ 16,684.69	\$ 26.64	\$ 15.98	\$ 16.00	\$ -	\$ 90.00	\$ 908.35	\$ 3,510.83	\$ -	\$ 777.26	\$ 10,299.30	\$ 1,040.33	\$ 15,262.50	610.5	\$ 25.00	\$ 27.33	(\$2.33)
PM741	Mack Truck 2010 (C90JY)	\$ 35,953.27	\$ 661.15	\$ 396.69	\$ 235.50	\$ 26.00	\$ 1,230.60	\$ 676.01	\$ 13,981.81	\$ 1,272.73	\$ 6,741.93	\$ 7,664.89	\$ 3,065.96	\$ 34,437.50	688.8	\$ 50.00	\$ 52.20	(\$2.20)
PM743	Mulcher Head	\$ 2,214.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151.34	\$ -	\$ -	\$ -	\$ 1,716.00	\$ 346.67	\$ -	-	-	-	
PM744	Honda Tiller	\$ 552.21	\$ 64.16	\$ 38.50	\$ 14.00	\$ 72.73	\$ 210.32	\$ 10.42	\$ -	\$ -	\$ -	\$ 118.20	\$ 23.88	\$ 525.00	52.5	\$ 10.00	\$ 10.52	(\$0.52)
PM745	Welder	\$ 142.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.76	\$ -	\$ -	\$ -	\$ 110.68	\$ 22.36	\$ -	-	-	-	
PM746	John Deere X304 Ride on Mower (Bothwell)	\$ 563.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33.73	\$ 49.98	\$ 20.45	\$ -	\$ 382.50	\$ 77.27	\$ 1,192.50	26.5	\$ 45.0	\$ 21.28	\$23.72
PM748	Hino Tipper C43LG (Bothwell)	\$ 25,880.45	\$ 218.89	\$ 131.33	\$ 151.50	\$ -	\$ 3,965.82	\$ 1,115.36	\$ 4,446.41	\$ 1,150.00	\$ 777.26	\$ 12,646.46	\$ 1,277.42	\$ 16,132.50	645.3	\$ 25.00	\$ 40.11	(\$15.11)
PM751	Toro Groundmaster Mower (Bothwell)	\$ 5,580.96	\$ 221.89	\$ 127.90	\$ 60.00	\$ 206.36	\$ 326.36	\$ 192.19	\$ 1,493.06	\$ 253.18	\$ 80.61	\$ 2,179.17	\$ 440.24	\$ 4,645.00	232.3	\$ 20.00	\$ 24.03	(\$4.03)
PM752	Ford Ranger (Bothwell) C77VJ	\$ 4,631.77	\$ 136.65	\$ 71.50	\$ 31.50	\$ -	\$ -	\$ 270.77	\$ 387.32	\$ -	\$ 356.95	\$ 3,070.07	\$ 307.01	\$ 1,085.00	155.0	\$ 7.00	\$ 29.88	(\$22.88)
PM753	Bomag Landfill Compactor	\$ 10,512.69	\$ 52.86	\$ 26.65	\$ -	\$ -	\$ 969.65	\$ 549.09	\$ 1,289.79	\$ -	\$ 141.06	\$ 6,225.85	\$ 1,257.75	\$ 1,440.00	48.0	\$ 30.00	\$ 219.01	(\$189.01)
PM756	Kenworth - Bothwell (Whelan)	\$ 37,304.30	\$ 1,211.07	\$ 726.65	\$ 260.00	\$ 145.15	\$ 2,349.23	\$ 597.67	\$ 17,338.96	\$ 3,352.00	\$ 1,158.59	\$ 6,776.65	\$ 3,388.32	\$ 37,971.00	759.4	\$ 50.00	\$ 49.12	\$0.88
PM757	JBC Backhoe (Hamilton 2013)	\$ 21,726.75	\$ 420.89	\$ 162.02	\$ 27.00	\$ 181.38	\$ 6,933.40	\$ 694.38	\$ 2,907.62	\$ -	\$ 141.06	\$ 7,873.18	\$ 2,385.81	\$ 19,260.00	481.5	\$ 40.00	\$ 45.12	(\$5.12)
PM762	Toro Out Front Mower Hamilton	\$ 5,132.10	\$ 205.29	\$ 102.95	\$ 43.50	\$ -	\$ 664.00	\$ 179.33	\$ 1,046.91	\$ -	\$ 450.12	\$ 2,033.33	\$ 406.67	\$ 1,940.00	97.0	\$ 20.00	\$ 52.91	(\$32.91)
PM763	Toro Mower GM7200 Hamilton	\$ 4,292.70	\$ 302.69	\$ 171.50	\$ 27.00	\$ -	\$ 859.65	\$ 131.12	\$ 153.95	\$ 673.64	\$ 189.15	\$ 1,486.67	\$ 297.33	\$ 6,850	342.5	\$ 20.00	\$ 12.53	\$7.47
PM765	Rover Shredder Vac Hamilton	\$ 286.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19.64	\$ -	\$ -	\$ -	\$ 222.73	\$ 44.55	\$ -	-	-	-	
PM768	Trailer - TMD Box 10x6	\$ 348.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23.88	\$ -	\$ -	\$ -	\$ 270.77	\$ 54.15	\$ -	-	-	-	
PM769	Mitsubishi Triton 4x4 E76VG	\$ 10,559.20	\$ -	\$ -	\$ -	\$ 58.73	\$ 437.27	\$ 431.99	\$ 2,054.49	\$ 1,831.82	\$ 356.95	\$ 4,898.13	\$ 489.81	\$ 1,771.21	253.0	\$ 7.00	\$ 41.73	(\$34.73)
PM770	Nissan Tip Tray Ute	\$ 8,254.01	\$ 114.03	\$ 68.41	\$ 5.25	\$ -	\$ 1,242.73	\$ 397.78	\$ 1,107.64	\$ -	\$ 356.95	\$ 4,510.20	\$ 451.02	\$ 3,533.25	504.8	\$ 7.00	\$ 16.35	(\$9.35)
PM771	Polivac Suction Polisher	\$ 359.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26.67	\$ -	\$ -	\$ -	\$ 302.42	\$ 30.24	\$ 87.50	12.5	\$ 7.00	\$ 28.75	(\$21.75)
PM772	Hino Tipper - E96VP	\$ 11,214.56	\$ -	\$ -	\$ -	\$ -	\$ 1,071.82	\$ 232.13	\$ 4,074.07	\$ 1,372.73	\$ 778.97	\$ 2,632.03	\$ 1,052.81	\$ 12,225.00	489.0	\$ 25.00	\$ 22.93	\$2.07
PM773	Variable Mesaging Board	\$ 1,913.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122.82	\$ -	\$ -	\$ 119.51	\$ 1,392.53	\$ 278.51	\$ -	-	-	-	
PM774	140M AWD William Adams CAT Grader Bothwell	\$ 49,673.80	\$ 504.32	\$ 302.61	\$ 278.00	\$ 1,950.89	\$ 8,665.22	\$ 1,328.81	\$ 9,273.20	\$ 6,136.36	\$ 141.06	\$ 15,066.67	\$ 6,026.67	\$ 27,630.00	460.5	\$ 60.00	\$ 107.87	(\$47.87)
PM777	Mitsubishi ASX AWD	\$ 7,783.61	\$ -	\$ -	\$ -	\$ -	\$ 1,092.59	\$ 294.69										

15.0 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.

15.1 DA2020/11 : DWELLING AND OUTBUILDING: CT21066/3 TODS CORNER ROAD, TODS CORNER

Report by

Jacqui Tyson (Senior Planning Officer)

Applicant

A J Barnett

Owner

A J Barnett

Proposal

The proposal is for use and development of a single dwelling and associated outbuilding on a lot at Tods Corner Road, Tods Corner. The property has not yet been assigned a road number; this will be done now it is to be developed.

The site is currently vacant, other than some containers and a caravan, which is licenced in accordance with Council policy.

The proposed dwelling is single storey with a maximum height of 6.4m above ground level. The dwelling is to include one bedroom, bathroom, laundry, and open plan kitchen and living spaces. There will be a roofed verandah along two sides.

The dwelling will be connected to the outbuilding by container that will be finished to contain the laundry and entry area. The walls of the outbuilding will be constructed using double height shipping containers to form three walls, with a roof and front wall finished in 'Corten' cladding with a roller door to access the garage space.

The walls and roof of the dwelling are to be finished in 'Corten' cladding and timber screen slats will be used around the verandah.

The dwelling will be sited 310m from the frontage to Tods Corner Road and 225m from the south western side boundary of the property. Access to the site is from Tods Corner Road.

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 title is a 91.47ha vacant parcel located on the eastern side of Tods Corner Road, around 500m from the junction with the Highland Lakes Road and around 2.5km south of the Tods Corner settlement. The title is one of three in the same ownership, that together form a 221.04ha property that is used for grazing agriculture.

The title has frontage to Tods Corner Road and is adjoining by private land to the north and south and Hydro land,

including the canal flume drain and Arthurs Flume Road to the north east. The land slopes moderately to the south and is vegetated with a mix of eucalyptus forest and highland scrub vegetation.

The locality characterised by a mix of larger rural titles and higher density settlement areas surrounding Great Lake. Tods Corner Power Station is located nearby to the north. 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 Rural Resource zone (Cream) 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 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.	P1 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: (a) the characteristics of the proposed sensitive use; (b) the characteristics of the existing or likely non-sensitive use on adjoining land; (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; (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.	The subject site and some of the surrounding land is used for grazing agriculture. The proposed dwelling is sited to achieve a generous setback from the road and adjoining properties. Overall, it is considered that the proposal does not represent an unreasonable conversion of agricultural land and has a low risk of creating any conflict with adjoining land uses, meeting the requirements of Performance Criteria P1.

Rural Resource Zone - Development standards

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

26.4.1 Building height		
To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT

<p>A1 Building height must be no more than:</p> <p>8.5 m if for a residential use.</p> <p>10 m otherwise.</p>	<p>P1 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>(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>	<p>The maximum height of the proposed dwelling will be 6.4m and the proposed outbuilding will be no more than 6.75m high.</p> <p>The proposal complies with the Acceptable Solution A1.</p>
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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>(g) retention of vegetation.</p>	<p>The dwelling and outbuilding will be sited 310m from the frontage to Tods Corner Road, easily complying with the Acceptable Solution A1.</p>

<p>A2</p> <p>Building setback from side and rear boundaries must be no less than:</p> <p>50 m.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</p> <ul style="list-style-type: none"> (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. 	<p>The proposed buildings are sited 225m from the nearest side boundary, complying with the Acceptable Solution A2.</p>
<p>A3</p> <p>Building setback for buildings for sensitive use must comply with all of the following:</p> <ul style="list-style-type: none"> (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. 	<p>P3</p> <p>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:</p> <ul style="list-style-type: none"> (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; (e) the zoning of adjoining and immediately opposite land; (f) the existing use on adjoining and immediately opposite sites; (g) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and 	<p>A dwelling is considered to be a sensitive use.</p> <p>In this case the land does not adjoin any State Forest, Private Timber Reserve or land zoned Significant Agriculture.</p> <p>Therefore the proposal does not require assessment against this standard.</p>

	<p>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 north east of the site owned by the Hydro is zoned Environmental Management.</p> <p>The proposed buildings are around 1km 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 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 an area not require the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>P1</p> <p>The location of buildings and works must satisfy all of the 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</p>	<p>The proposal complies with the Acceptable Solution A1.</p> <p>The proposed dwelling and outbuilding are not located on a skyline or ridgeline and does not require clearing of vegetation.</p>

	<p>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 an 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 associated bushfire protection measures.</p>	
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.	The application indicates that the dwelling and outbuilding will be finished in the colours 'Monument' and 'Night Sky', which comply with the 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 depth of any excavation associated with the development will be 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 and design 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 4th May 2020 until 22nd May 2020. 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
I wish to submit a representation in regard to this proposal. It is of concern that the reference CT 21066 does not indicate a street number.	As mentioned above, a road number will now be assigned as the property is to be developed. It is very common for vacant properties to not yet have a road number. The title reference is included in the advertising to allow the property to be identified conclusively.
In addition, the site plan does not accurately indicate the size of the property. The total area of the property is 120ha. From the plan, it looks like the eastern boundary of Lot 3 is quite near to the house site.	The site plan is drawn to scale and shows the boundaries of the subject title (Lot 3). The setbacks to the frontage (eastern) boundary and south western side boundaries are marked, as is the dimensions of the boundary sections. The eastern/front boundary is relatively close to the dwelling, at 310m, considering the block is about 1.5km deep east to west.
The gravel road leading to the site, plus many metres of the road frontage, is at present blocked off with huge tree trunks. Access is well past the stand of Miena cider gums (living and dead) north of Bruisers Lagoon, on the eastern side of Tods Corner Road. The DA notice has been pinned to one of the tree trunks.	The DA notice was placed near the road boundary, as required by the Act.
Another notice on an adjacent tree trunk is quite alarming, as it refers to the danger of trespassers being at risk of death. This is especially concerning as there is, in normal times, a large volume of traffic on this road. Anglers come to Bruisers Lagoon. If there are people shooting near the site of the proposed dwelling, this is surely against the law, as Tods Corner Road is a gazetted road used by the general public.	This is not a planning concern. The use of firearms is governed by the Firearms Act 1996 and any concerns regarding firearm safety should be referred to Tasmania Police.
Apparently walkers and riders have ventured onto the property thinking it forms part of the Tasmanian Trail. This needs clarification.	This is not a planning concern. Users of the Tasmanian Trail are responsible for ensuring they stay to the correct path and do not trespass on private property that is not part of the scheme.
There is already an outbuilding, with a caravan shelter to the east of the dwelling. It is possible that this was built without planning approval.	The owner has confirmed that there are a number of shipping containers on the site, used for storage purposes.

	There is also a caravan onsite, which is licensed by the Council.
	Planning approval is not required for these structures.

Conclusion

The proposal for a dwelling and outbuilding at 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.

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2020/11 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

This report details the reasons for the officers Recommendation. The Planning Authority must consider the report but is not bound to adopt the Recommendation. Broadly, the Planning Authority can either: (1) adopt the Recommendation, (2) vary the Recommendation by adding, modifying or removing recommended conditions or (3) replacing an approval with a refusal.

This determination has to be made no later than 21st May 2020, which has been extended beyond the usual 42 day statutory time frame with the consent of the applicant.

Any decision that is an alternative to the Recommendation requires a full statement of reasons to ensure compliance with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*. Section 25 (2) of the *Local Government (Meeting Procedures) Regulations 2015* states:

25 (2): *The general manager is to ensure that the reasons for a decision by a council or council committee acting as a planning authority are recorded in the minutes of the meeting.*

Options

The Planning Authority must determine the Development Application DA2019/75 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2020/11 – Dwelling & Outbuilding at CT21066/3 Tods Corner Road, Tods Corner, subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2020/11 – Dwelling & Outbuilding at CT21066/3 Tods Corner Road, Tods Corner, subject to conditions as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2020/11 – Dwelling & Outbuilding at CT21066/3 Tods Corner Road, Tods Corner, for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

Recommendation

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, subject to the conditions below.

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) 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:
 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.

- b. The transportation of materials, goods and commodities to and from the land.
 - c. Obstruction of any public roadway or highway.
 - d. Appearance of any building, works or materials.
 - e. 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:

- a) This permit does not imply that any other approval required under any other legislation has been granted.
- b) 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.
- c) 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.
- d) 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.

15.2 DA2020/13: SUBDIVISION (2 LOTS): 16 FRANKLIN PLACE, HAMILTON

Report by

Jacqui Tyson (Senior Planning Officer)

Applicant

PDA Surveyors

Owner

J Madden

Discretions

Village Zone - 16.5 Subdivision

Proposal

The proposal is for subdivision of an existing title at 16 Franklin Place, Hamilton into two (2) lots.

The land is developed with a dwelling and associated outbuilding and gardens. The dwelling is situated against the front boundary to Franklin Place and is a heritage place known as 'Edwards Cottage' and listed as on the Tasmanian Heritage Register.

The property has two frontages, extending from Franklin Place to River Street.

Under the proposal two lots will be created as follows:

- Lot 1 – 1027m² vacant lot with frontage to River Street; and
- Lot 2 / balance – 1080m² lot around the existing dwelling, with frontage to Franklin Place.

A new crossover from River Street and water and sewer connections will be required for Lot 1. Taswater have provided conditions to be attached to any permit issued.

The balance lot will continue to use the existing access and service connections. Easements will be created around the water and sewer pipes that cross the land.

The application has been referred to Heritage Tasmania and they have advised they have no objection to the application and do not require any conditions.

Subdivision is a Discretionary use and development in the Village Zone.

Subject site and Locality.

The existing title is m² and is developed with the existing dwelling and associated improvements. The western part of the title is undeveloped and clear of vegetation.

The property is located near the middle of the Hamilton settlement. Adjoining land to the north, south and east of the site is zoned Village and used primarily for residential purposes and/or local businesses. Land to the west of the site on the opposite side of River Street is undeveloped and adjoins the Clyde River.



Fig 1. Location and zoning of the subject land (marked with a red star) in the Village zone (orange). Surrounding land includes the Rural Resource Zone (cream), Environmental Management Zone (green) and Utilities Zone (yellow). (Source: LISTmap)



Fig 2. Aerial photo of the subject land and surrounding area (Source: LISTmap)

Exemptions

Nil

Special Provisions

Nil

Village Zone - Development standards for subdivision

The subject land is located in the Village Zone. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions:

16.5.1 Lot design

To provide for new lots that:

- (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
- (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values;
- (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;
- (d) are not internal lots, except if the only reasonable way to provide for efficient use of land;
- (e) are provided in a manner that provides for the efficient and ordered provision of infrastructure.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
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<p>A1</p> <p>The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) no less than 1,000 m².</p>	<p>P1</p> <p>No Performance Criteria.</p>	<p>All of the proposed lots exceed 1000m², complying with the Acceptable Solution.</p>
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is a minimum of 10 m x 15 m in size.</p>	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</p> <p>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</p> <p>(e) provides for sufficient useable area on the lot for both of the following:</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p>	<p>The proposed lots each contain a building area that complies with the design requirements of Acceptable Solution A2.</p>
<p>A3</p> <p>The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3</p> <p>The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p>	<p>Each of the proposed lots is provided with more than 15m frontage to a road, complying with Acceptable Solution A3.</p>

	<p>(b) provides opportunity for passive surveillance between residential development on the lot and the public road,</p> <p>(c) is no less than 6m.</p>	
<p>A4</p> <p>No lot is an internal lot.</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access</p>	<p>There are no internal lots proposed, complying with Acceptable Solution A4.</p>

	strips and it is not appropriate to provide access via a public road; (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.	
A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	P5 Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.	The setback of the proposed boundary to the existing dwelling exceeds the setback requirements, complying with Acceptable Solution A4.

Codes

E5.0 Road and Railway Assets Code:

This Code applies to use and development that involves changes to access arrangements.

Lot 1 will require a new access from River Street. The design of the new access will need to be in accordance with the standard drawings and conditions are recommended in regard to this.

E6.0 Parking and Access Code

This Code applies to all use and development.

In this case the proposed subdivision will retain sufficient space on the balance lot to serve the parking and access needs of the existing dwelling and there is sufficient space on the new lot for parking to serve a future use.

Representations

The proposal was advertised for the statutory 14 days period from 24th April 2020 until 8th May 2020

No representations were received.

Conclusion

The proposal is for subdivision is assessed to comply with the applicable standards of the Village Zone and the relevant 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 no representations were received.

It is recommended that the application be approved, subject to conditions.

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2020/13 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

This report details the reasons for the officers Recommendation. The Planning Authority must consider the report but is not bound to adopt the Recommendation. Broadly, the Planning Authority can either: (1) adopt the Recommendation,

(2) vary the Recommendation by adding, modifying or removing recommended conditions or (3) replacing an approval with a refusal.

This determination has to be made no later than 21st May 2020 in order to meet the 42 day statutory time frame.

Any decision that is an alternative to the Recommendation requires a full statement of reasons to ensure compliance with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*. Section 25 (2) of the *Local Government (Meeting Procedures) Regulations 2015* states:

25 (2): *The general manager is to ensure that the reasons for a decision by a council or council committee acting as a planning authority are recorded in the minutes of the meeting.*

Options

The Planning Authority must determine the Development Application DA2020/13 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2020/13 for subdivision (2 lots) at 16 Franklin Place, Hamilton, subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2020/13 for subdivision (2 lots) at 16 Franklin Place, Hamilton, subject to conditions as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2020/13 for subdivision (2 lots) at 16 Franklin Place, Hamilton, for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

RECOMMENDATION

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 subdivision (2 lots) at 16 Franklin Place, Hamilton, subject to the conditions below.

Conditions

General

- 1) The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose

to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.

Public Open Space Contribution

- 3) Council requires that an amount equal to five percent (5%) of the unimproved value of Lot 1 must be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the Local Government (Building & Miscellaneous Provisions) Act 1993. The subdivider must obtain a valuation for the unimproved value of the subdivision from a registered Valuer.
- 4) The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.

Services

- 5) The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
- 6) Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's Senior Planner.

Access to Lot 1

- 7) A separate access for Lot 1 from the carriageway of the road onto the subject land must be provided prior to sealing the final plan. The access must have a minimum width of 3.6 metres at the property boundary and be located and constructed in accordance with the standards shown on standard drawings SD 1003 and SD 1012 prepared by the IPWE Aust. (Tasmania Division), to the satisfaction of Council's Works Manager.

Easements

- 8) Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

TasWater

- 9) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Form PL05P (attached).

Final plan

- 10) A final approved plan of survey and schedule of easements as necessary, together with one copy, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 11) A fee of \$210.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
- 12) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage.
- 13) It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

The following advice applies to this permit:

- a) This permit does not imply that any other approval required under any other legislation has been granted.
- b) If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.



Submission to Planning Authority Notice

Council Planning Permit No.	DA 2020/13	Council notice date	9/04/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00468-CHL	Date of response	21/04/2020
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	CENTRAL HIGHLANDS COUNCIL		
Contact details	kbradburn@centralhighlands.tas.gov.au		
Development details			
Address	16 FRANKLIN PL, HAMILTON	Property ID (PID)	5468526
Description of development	Subdivision – One lot and balance		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision / 44840CT-1	--	12/02/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 3. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> 4. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions. 5. In the event that the property sewer connection for proposed Lot 1 cannot control the entire lot for a gravity connection, the Plan of Subdivision Council Endorsement Page is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that for Lot 1 TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system. <i>Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point</i> 			



DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- \$211.63 for development assessment; and
 - \$149.20 for Consent to Register a Legal Document
- The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of TasWater infrastructure as shown on DBYD and TheList is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

15.3 DA2019/88: HOTEL INDUSTRY –DEMOLITION OF EXISTING AND CONSTRUCTION OF A NEW HOTEL; VISITOR ACCOMMODATION – DEMOLITION OF EXISTING AND CONSTRUCTION OF NEW LODGES, HUTS, CARAVAN PARK, CAMPING GROUND AND ASSOCIATED FACILITIES AND GENERAL RETAIL AND HIRE –DEMOLITION OF EXISTING SHOP AND CONSTRUCTION OF NEW RETAIL OUTLETS AND ASSOCIATED ACCESS WORKS, PARKING, LANDSCAPING AND ANCILLARY INFRASTRUCTURE: 3096 MARLBOROUGH ROAD, MIENA

Report by

Jacqui Tyson (Senior Planning Officer)

Applicant

Philp Lighton Architects Pty Ltd

Owner

Central Highlands Tasmania Pty Ltd

Proposal

The proposal is for the Miena Village development at the Great Lake Hotel, 3096 Marlborough Road, Miena.

The proposal involves a staged development to expand and enhance the use and development of the site for a range of purposes, including a pub/hotel, visitor accommodation options and retail services, including a local supermarket/general store with coffee shop, bottle shop and specialty store spaces.

The new hotel will include three levels of dining and the visitor accommodation will also include a range of options for different client needs and price points, to ensure that locals and visitors are accommodated. Staff will be accommodated in the upper level of the new shop building.

The site is currently developed with the existing Great Lake Hotel and associated store, fuel bowsers, visitor accommodation cabins and associated amenities and outbuildings.

Stage 1 of the overall plan for the site was for the refurbishment of the existing hotel and store, which has already been completed as it did not require planning approval.

The elements of the proposal are described further below, in the proposed staging order. At each stage the necessary infrastructure, parking and ancillary site works will be completed as necessary.

It is anticipated that Stage 2 will commence as soon as approvals are in place, with the future stages to occur as business conditions permit.

Stage 2

- 2 x Visitor accommodation Lodges – dormitory style accommodation, each with 8 rooms plus a shared bathroom and kitchen/dining area.
- New Laundry
- New Boat shed
- Shed extension

Stage 3

- New Caravan/campervan park – 10 sites with power and water
- New amenities block for caravan park and campground
- Camp kitchen for campground/caravan park
- New Bottleshop
- Refurbish visitor amenities/public toilets

Stage 4

- 4 x Visitor accommodation Lodges
- New specialty retail outlets
- Extend internal access and car parking

Stage 5

- Demolish existing store
- Build new supermarket store
- Demolish existing hotel and accommodation
- Build new hotel
- Build 14 accommodation huts – each with 2 bedrooms, bathroom, living space and storage area
- Additional buildings including stables, animal rescue centre and visitor centre

The application includes a number of documents and reports, including:

- Miena Village Staging site plans (Revision A) – Philp Lighton Architects, 12 February 2020
- Planning Permit Application Report – Philp Lighton Architects, December 2019
- Traffic Impact Assessment - Milan Prodanovic, February 2020
- Site Services Due Diligence Report – CES, May 2019
- Bushfire Hazard Report – GES, September 2019
- Onsite Wastewater Assessment – GES, September 2019
- Decommissioning Management Plan, Wastewater Lagoons – GES, September 2019
- Preliminary Site Investigation – GES, June 2019

The new buildings are designed to complement the natural environment, with a mix of timber cladding and dark metal roofing. The new hotel building will have three conjoined sections, with windows in each section with views to the lake. Landscaping will use local native plants and be designed to blend with the natural surroundings.

Access to the site is from the Marlborough Road, which is a highway managed by the Department of State Growth. A Traffic Impact Assessment (TIA) has been completed to consider the new access, the traffic to be generated by the proposal and impacts on the surrounding road network and the internal access roads and parking layout. The application has been referred to the Department of State Growth as the road authority for both Highland Lakes Road and Marlborough Road. A response has been provided, including recommended conditions to be placed on any permit issued by Council.

The current access point is located approximately 220m west of the intersection with Highland Lakes Road and provides for entry and exit from the site. The proposal includes a new one way (exit only) access point to Marlborough Road, located around 120m west of the Highland Lakes Road intersection. Construction of the new access would form part of Stage 5, based on the conclusions of the TIA with regard to traffic generation.

The wastewater ponds on the site are to be decommissioned and the site will be remediated. The new development will be serviced by a purpose designed onsite wastewater system. Stormwater will also be managed onsite. Water supply for general needs and bushfire protection will be provided as required for each stage.

Assessment and advice has been conducted by Council's contract engineer in regard to servicing, stormwater and traffic. Conditions have been recommended accordingly.

The proposal is discretionary due to the discretionary status of the use classes Hotel Industry and Visitor accommodation in the Local Business Zone of the Central Highlands Interim Planning Scheme 2015.

Subject site and Locality.

The subject site has an area of 5.004ha, across two titles. The eastern title is zoned Local Business and is developed with the existing hotel, accommodation and associated improvements. The western title is zoned Rural Resource and is vacant and partly vegetated with native scrub. This title was previously used for the wastewater lagoons that have now been decommissioned and in the process of remediation.

The site is located at the intersection of Highland Lakes Road and Marlborough Road, both of which are highways managed by the Department of State Growth. Access to the site is from Marlborough Road.

The site is adjoined on the north eastern edge by land acquired by the Crown for potential realignment of the intersection.

The site is located approximately 1km north east of the main Miena settlement. Great Lake is located to the east of the site, on the opposite side of the Highland Lakes Road.

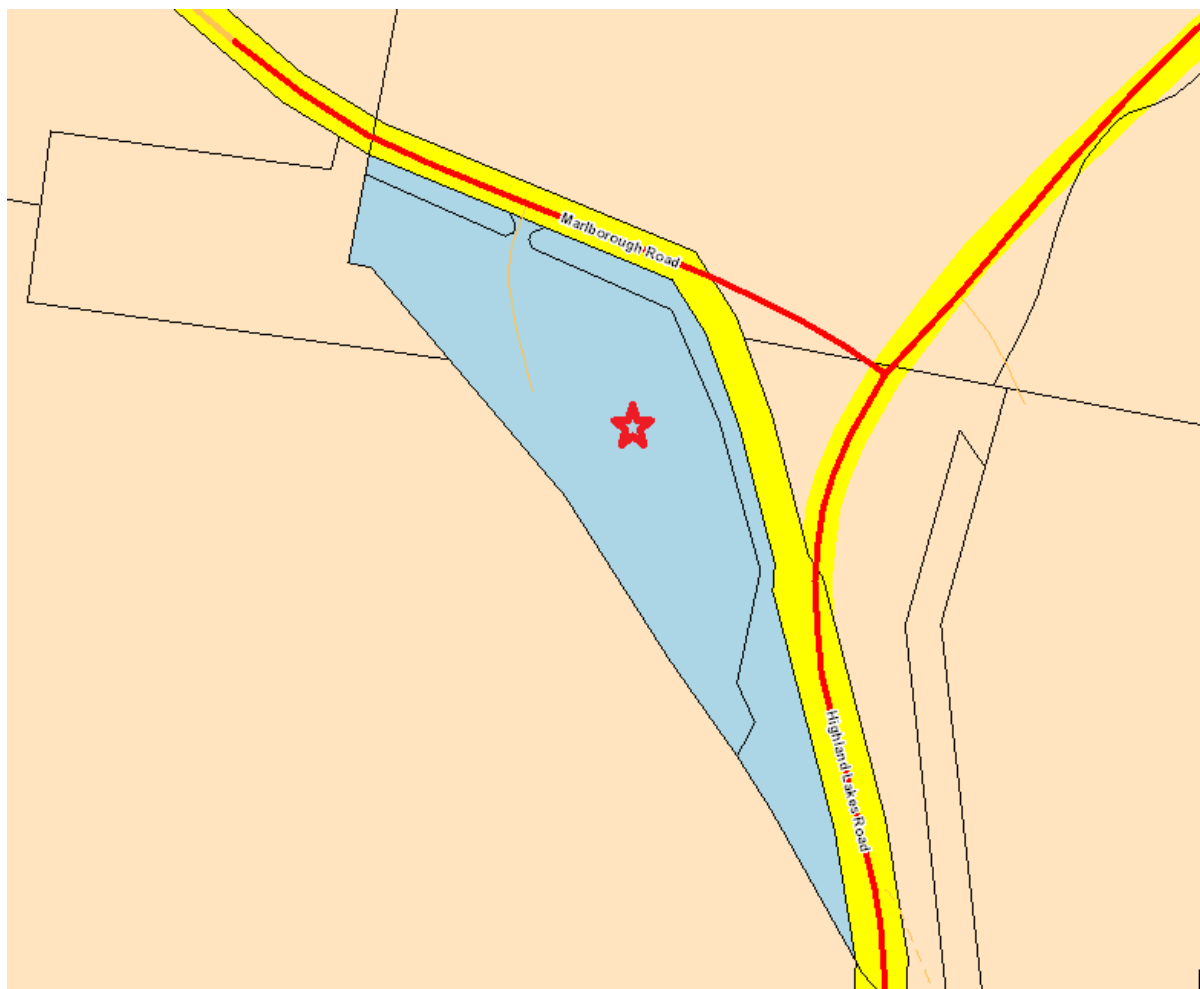


Fig 1. Location and zoning of the subject land (marked by red star) in the Local Business Zone (light blue). Surrounding land is zoned a mix of Rural Resource zone (Cream) and Utilities Zone (yellow). (Source: LISTmap).

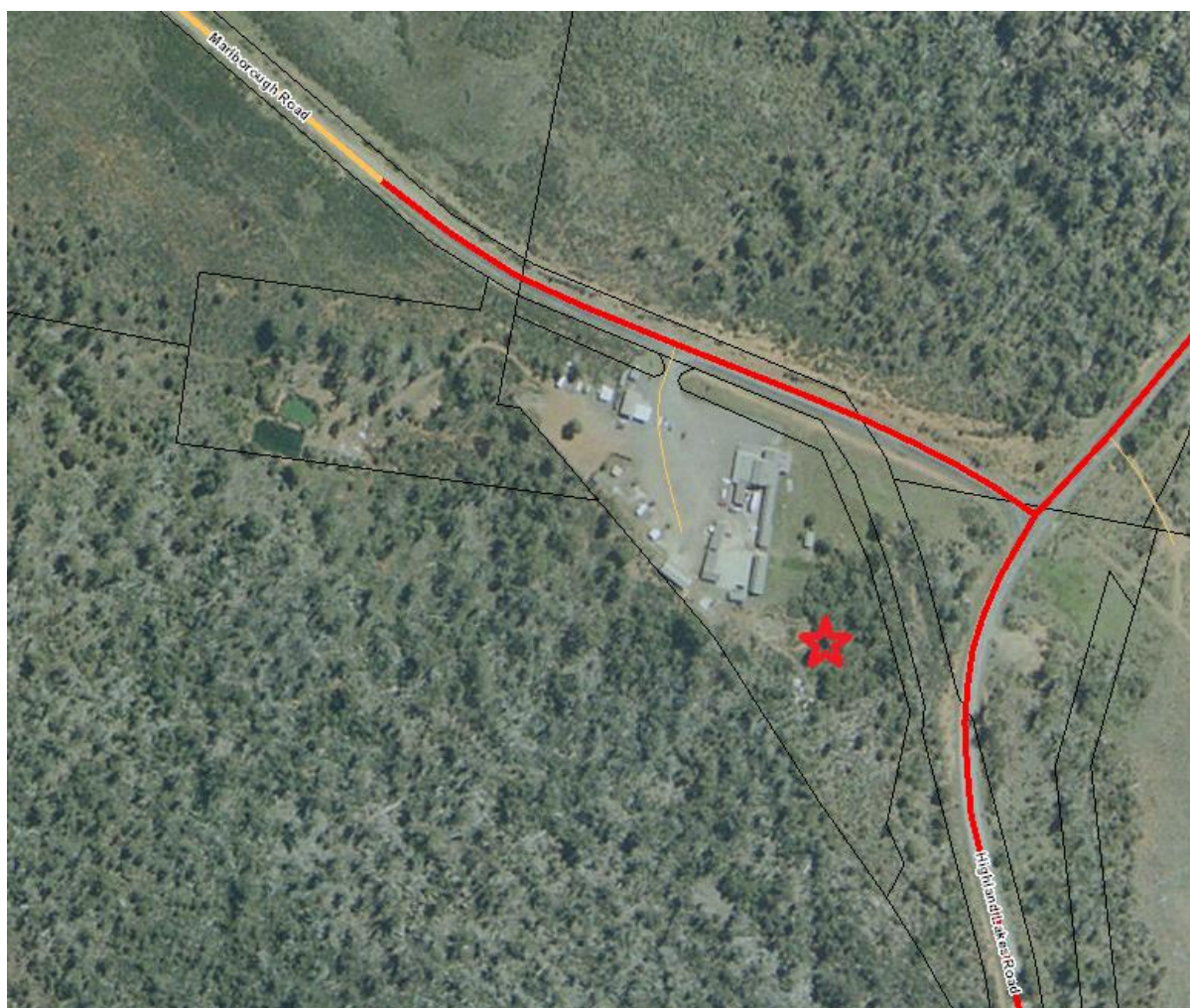


Fig 2. Aerial photo of the subject land and surrounding area, subject land marked with red star (Source: LISTmap).

Exemptions

Nil

Special Provisions

Nil

Local Business Zone - Development standards

The title in the Local Business Zone (CT244058/1) is currently developed with the existing hotel, store, accommodation and associated buildings. Under the proposal, it will be developed with the new hotel, shops, visitor accommodation and associated buildings.

The proposal must satisfy the requirements of the relevant development standards of the Local Business Zone as follows:

20.4.1 Building height

To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building height must be no more than:	P1 Building height must satisfy all of the following:	The architect has confirmed that all of the proposed buildings

9m.	<p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p> <p>(e) be no more than 12 m.</p>	comply with the Acceptable Solution A1 and will not exceed 9m in height.
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20.4.2 Setback

To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building setback from frontage must be parallel with the frontage and must be no more than:</p> <p>3 m.</p>	<p>P1 Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential</p>	<p>Assessment against the Performance Criteria is required.</p> <p>(a) There are no Desired Future Character Statements in this zone.</p> <p>(b) This site is a spot zoning, the adjoining land is zoned Rural Resource and is largely undeveloped. There is no building line evident in the streetscape.</p> <p>(c) The proposed setbacks are suitable for the characteristics of the site and surroundings.</p> <p>(d) The site is located in a rural area and this criteria is not relevant in this context.</p> <p>(e) The site is located in a rural area and this criteria is not relevant in this context.</p> <p>Overall the setbacks of the proposed development is considered to be acceptable.</p>

	concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.	
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20.4.3 Design

To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>P1 Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p>	<p>The standards in A1 are largely relevant to an urban context.</p> <p>The proposed buildings are designed for their purpose and siting in a rural setting.</p> <p>The design is considered to be appropriate and complies with the Performance Criteria.</p>

	<p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	
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20.4.5 Landscaping

To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Landscaping is not required along the frontage in this zone.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	<p>The proposal will include native landscaping to enhance the appearance of the development and blend with the natural surroundings, complying with P1.</p>

Rural Resource Zone - Use standards

The title in the Rural Resource Zone (CT 21355/1) will be developed with part of the caravan park, camp kitchen, four lodges and four huts.

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

26.3.2 Visitor accommodation

To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <p>(a) is accommodated in existing buildings;</p> <p>(b) provides for any parking and manoeuvring spaces required pursuant to the Parking</p>	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces</p>	<p>The proposal is assessed against the Performance Criteria P1.</p> <p>(a) There are no dwellings on the immediately adjoining properties, so there will be no impact on residential amenity or privacy caused by the development.</p>

and Access Code on-site; (c) has a floor area of no more than 160m ² .	required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way; (e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct; (f) not fetter the rural resource use of the property or adjoining land.	(b) The proposal includes sufficient access and parking for the proposed use, in accordance with the TIA and the requirements of the Parking and Access Code. (c) The site is already used for a hotel and visitor accommodation. The proposed expansion is designed to complement the surroundings and character of the area. (d) The proposal is accompanied by a TIA and has been considered by the Department of State Growth. The new access to the site will need to be designed and constructed in accordance with these requirements to avoid impacting the safety and efficiency of the road network. (e) The site is not used for agriculture and is on poor quality land (Class 6-7 with severe limitations for agricultural uses). (f) The proposal will not fetter rural resource use of adjoining land. The subject land is not used for rural resource purposes. Overall, the proposal meets the requirements of Performance Criteria P1.
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Rural Resource Zone - Development standards

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

26.4.1 Building height To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building height must be no more than: 8.5 m if for a residential use. 10 m otherwise.	P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area;	The buildings located in the Rural Resource Zone are all for Visitor accommodation use class. The maximum height of the camp kitchen is 9m.

	<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>	<p>The maximum height of the lodges is 6.5m.</p> <p>The maximum height of the huts is 6.5m</p> <p>As none of the heights exceed 10m, the proposal complies with the Acceptable Solution A1.</p>
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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</p> <p>Building setback from frontage must be no less than:</p> <p>20 m.</p>	<p>P1</p> <p>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>(g) retention of vegetation.</p>	<p>All of the buildings on the Rural Resource Zone title are more than 20m from a frontage, complying with the Acceptable Solution A1.</p>
<p>A2</p> <p>Building setback from side and rear boundaries must be no less than:</p> <p>50 m.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</p> <p>(a) the topography of the</p>	<p>The proposed buildings are sited less than 50m from other boundaries, so assessment against the Performance Criteria is necessary.</p> <p>The proposed buildings have been designed and sited with consideration of the character of</p>

	<p>site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the proposed colours and external materials of the building;</p> <p>(e) visual impact on skylines and prominent ridgelines;</p> <p>(f) impact on native vegetation.</p>	<p>the surrounding rural landscape, using natural materials and recessive colours where possible.</p> <p>The site is already developed for tourism purposes and the proposed buildings will be a natural expansion of development on the site.</p>
<p>A3</p> <p>Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m;</p> <p>(b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.</p>	<p>P3</p> <p>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:</p> <p>(a) the topography of the site;</p> <p>(b) the prevailing setbacks of existing buildings on nearby lots;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) retention of vegetation;</p> <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>Visitor accommodation is not defined as a sensitive use.</p>
A4	P4	<p>The site is not located near land zoned Environmental</p>

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

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	<p>(c) be located in an 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 associated bushfire protection measures.</p>	<p>(c) The majority of the development will be located on cleared and disturbed parts of the site.</p> <p>The extent of clearing will be limited to that required for the buildings, associated infrastructure and bushfire protection purposes.</p>
<p>A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2 Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape.</p>	<p>The proposed external finishes comply with the Acceptable Solution A2.</p>
<p>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.</p>	<p>P3 The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:</p> <p>(a) does not have significant impact on the rural landscape of the area;</p> <p>(b) does not unreasonably impact upon the privacy of adjoining properties;</p> <p>(c) does not affect land stability on the lot or adjoining areas.</p>	<p>The site is relatively flat and the depth of any excavation associated with the development will be less than 2m, in accordance with A3.</p>

Codes

Road and Railway Assets Code

The existing and proposed additional access to the site is from Marlborough Road, which is managed by the Department of State Growth. The Department will need to approve the additional access and required turning provisions.

The application includes a Traffic Impact Assessment and the requirements of the Code have been met, subject to conditions.

Parking and Access Code

The proposal includes expansion of the internal access network and parking for the various elements of the proposal.

Conditions are recommended to ensure compliance with the relevant standards of the Code.

Stormwater Management Code

A stormwater management plan for the site is required by condition to ensure compliance with the relevant standards of the Code.

Representations

The proposal was advertised for the statutory 14 days period from 8th April 2020 until 28th April 2020. A total of three (3) representations from members of the public were received and a submission from the Department of State Growth.

The issues raised in the representations are presented in the table below.

Representation 1	
Issues	Officer comments
Ok to a new village extension, but don't demolish existing structures. They are essential to house "workers" for the new complex. This is always a problem for these wilderness areas. Accommodation for staff!	<i>The existing structures will be demolished and replaced in stages.</i> <i>Staff will be accommodated onsite throughout the development.</i> <i>New staff accommodation included in the upper level of the new shop building.</i>
Likewise the old hotel: keep it for the "not-so-wealthy" eg Tasmanians. We couldn't afford the more expensive tourist stuff.	<i>Council must consider the proposal as applied for.</i> <i>The new hotel includes multiple dining options to suit a range of budgets and styles.</i> <i>Similarly, the Visitor accommodation includes a range of styles and price points to cater to a variety of users.</i>
I loved my experience in the old huts with their cooking facilities and tidy car park full of beautiful Tassie peppers.	<i>The new lodge accommodation will offer a similar experience to the existing huts.</i> <i>The site will continue to be landscaped with local native plants.</i>
Just keep the old village for Tasmanian and prosperity.	<i>The site is not heritage listed or otherwise protected.</i> <i>The proposal is considered to be a positive investment in the region that will provide for locals and visitors.</i>
Representation 2	
Issues	Officer comments
	<i>Noted.</i> <i>Representation supports the development.</i>
Representation 3	
Issues	Officer comments
	<i>Noted.</i> <i>Representation supports the development.</i>
State Growth Submission	
Issues	Officer comments
The Department of State Growth has no objection in principle to the development application providing as long as the accesses to the State Road can operate safely and without adversely affecting Marlborough SR. Property accesses on to the road would need to be provided and upgraded to the satisfaction of the Department prior to the commencement of	<i>Comments are noted and addressed in conditions where required.</i>

use and no works would be allowed within the State Road reservation without first obtaining a permit from the Minister of Infrastructure in accordance with Section 16 Roads and Jetties Act 1935.

A permit for carrying out any works on a State Road must be obtained from the Department of State Growth through applying on-line at permits@stategrowth.tas.gov.au. At that time a thorough investigation of the access onto the State Highway will be conducted and conditions will apply. Conditions will include, but are not limited to:

- the construction standards, including access widths, tapers, slope of the access and drainage
- sealing of the access from the road edge to the property boundary
- ensuring the access has available sight distance as per Table 3.2, Safe Intersection Sight Distance, Austroads Guide to Road Design part 4A where possible

As identified in the TIA provided, the provision of a Basic Auxiliary Right turn treatment (BAR) will be required for the western access.

Construction of the secondary (eastern) access is not to be undertaken until Stage 5 of the development.

Conclusion

The proposal for a staged redevelopment of the Great Lake Hotel site at 3096 Marlborough Road, Miena is assessed to comply with the applicable standards of the Local Business and Rural Resource Zones and applicable Codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

The proposal involves a staged development to expand and enhance the use and development of the site for a range of purposes, including a pub/hotel, visitor accommodation options and retail services, including a local supermarket/general store with coffee shop, bottle shop and specialty store spaces.

The proposal was advertised for public comment and three (3) representations from members of the public were received and a submission from the Department of State Growth. Only one (1) of the representations raised concerns with the development, as addressed in the report above.

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

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2019/88 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

This report details the reasons for the officers Recommendation. The Planning Authority must consider the report but is not bound to adopt the Recommendation. Broadly, the Planning Authority can either: (1) adopt the Recommendation, (2) vary the Recommendation by adding, modifying or removing recommended conditions or (3) replacing an approval with a refusal.

This determination has to be made no later than 21st May 2020, which has been extended beyond the usual 42 day statutory time frame with the consent of the applicant.

Any decision that is an alternative to the Recommendation requires a full statement of reasons to ensure compliance with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*. Section 25 (2) of the *Local Government (Meeting Procedures) Regulations 2015* states:

25 (2): *The general manager is to ensure that the reasons for a decision by a council or council committee acting as a planning authority are recorded in the minutes of the meeting.*

Options

The Planning Authority must determine the Development Application DA2019/88 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2019/88 – Hotel Industry: Demolition of Existing & Construction if a New Hotel; Visitor accommodation: Demolition of Existing and Construction of new Lodges, Huts, Caravan Park, Camping Ground & Associated Facilities and General Retail & Hire: Demolition of Existing Shop and Construction of New Retail Outlets and associated access works, parking, a landscaping and ancillary infrastructure at 3096 Marlborough Road, Miena, subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2019/88 – Hotel Industry: Demolition of Existing & Construction if a New Hotel; Visitor accommodation: Demolition of Existing and Construction of new Lodges, Huts, Caravan Park, Camping Ground & Associated Facilities and General Retail & Hire: Demolition of Existing Shop and Construction of New Retail Outlets and associated access works, parking, a landscaping and ancillary infrastructure at 3096 Marlborough Road, Miena, subject to conditions as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2019/88 – Hotel Industry: Demolition of Existing & Construction if a New Hotel; Visitor accommodation: Demolition of Existing and Construction of new Lodges, Huts, Caravan Park, Camping Ground & Associated Facilities and General Retail & Hire: Demolition of Existing Shop and Construction of New Retail Outlets and associated access works, parking, a landscaping and ancillary infrastructure at 3096 Marlborough Road, Miena, for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

RECOMMENDATION

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 DA2019/88 – Hotel Industry: Demolition of Existing & Construction if a New Hotel; Visitor accommodation: Demolition of Existing and Construction of new Lodges, Huts, Caravan Park, Camping Ground & Associated Facilities and General Retail & Hire: Demolition of Existing Shop and Construction of New Retail Outlets and associated access works, parking, a landscaping and ancillary infrastructure at 3096 Marlborough Road, Miena, subject to the conditions below.

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.
- 3) The development must proceed in the order of stages shown on the endorsed plans unless otherwise agreed in writing by Council's Senior Planning Officer.
- 4) Prior to the commencement of works or application for building and plumbing approval, the developer must provide Council's General Manager with the following documents for approval. Once approved the documents will form part of the permit.
 - a. A Stormwater Management Report prepared by a suitably qualified person detailing how stormwater from the site (including around the fuel dispensing areas) will be managed and disposed of including conveyance, treatment, reuse, and detention.
 - b. An Environmental Site Assessment (ESA) prepared by a suitably qualified person to understand if the existing Underground Petroleum Storage Systems (UPSS) infrastructure has been compromised overtime. This must include invasive soil investigation in the vicinity of the underground storage tanks plus the area surrounding the generator where hydrocarbon containing fuels may have been spilt. Soil surrounding the informal waste dumps should also be tested.

The bore water system should be tested for yield, plus draw down, and further tested for quality parameters including bacteria to determine if the effluent ponds, surface contamination from animals or other sources are impacting water quality.

The assessment must include any measures required to remediate the site.

- c. A wastewater report addressing wastewater disposal for each part of the proposal.

External finishes

- 5) All external colours must have a light reflectance value not exceeding 40%.
- 6) All exposed metal surfaces are to be pre-coloured, or alternatively suitably painted if the item is not available in such a finish.

Agreements

- 7) Unless otherwise agreed by the General Manager, an agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into, prior to the use commencing, to the effect that:
 - a. stormwater treatment and retention systems must be maintained to ensure quality is maintained and water is conveyed so as not to create any nuisance to adjacent properties.

Advice: If the Stormwater Management Report (condition 4) identifies that all stormwater can be captured and disposed of onsite, this agreement will not be necessary.

- 8) Agreement(s) made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must bind the current owner and his/her successors in title and must be prepared on a blank instrument form and registered with the Recorder of Titles in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993* by the applicant at no cost to Council.

Department of State Growth

- 9) Prior to works commencing, or application for Building or Plumbing approval, the developer must obtain consent of the Minister under Section 16 of the Roads and Jetties Act 1935 to undertake works within the State road reservation.

Advice: For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact permits@stategrowth.tas.gov.au

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

A single access serving multiple properties must be constructed with sufficient width to enable vehicles to enter and leave the roadway simultaneously.

Pursuant to Section 16 of the Roads and Jetties Act 1935, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

- 10) Prior to works commencing, or application for Building or Plumbing approval, the developer must obtain consent of the Minister under Section 17B of the Roads and Jetties Act 1935 to concentrate and discharge drainage to the State road reserve.

Advice: The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve. If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

For further information please contact Road Assets at roadassets.utilities@stategrowth.tas.gov.au

Services

- 11) 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.

Parking and Access

- 12) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed documents.
- 13) The number of parking spaces must be no less than that shown on the endorsed plans and specified in Traffic Impact Assessment.
- 14) The existing vehicular access to Marlborough Road must be upgraded to a minimum BAR standard in accordance with the Traffic Impact Assessment, Australian Standards and to the requirements of the Department of State Growth.
- 15) The proposed new vehicular access to Marlborough Road must be provided in accordance with the Traffic Impact Assessment, Australian Standards and to the requirements of the Department of State Growth.
- 16) Vehicular accesses from the development site to Marlborough Road must be sealed for a minimum distance of 10m from the edge of the seal along Marlborough Road.
- 17) Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, or as otherwise approved by Council's General Manager.
- 18) Unless approved otherwise by Council's General Manager the internal driveways and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney, Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and include all of the following;
 - (a) Constructed with a durable all weather pavement.
 - (b) Drained to an approved stormwater system.
 - (c) On site turning
 - (d) Provision for two way traffic.
- 19) The internal driveways and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.

- 20) The forecourt around the fuel dispensing area must be sealed and drained to the satisfaction of Council's General Manager.
- 21) Detailed plans of all parking and access works required by this permit (including access to the Marlborough Road) must be submitted to Council prior to the commencement of works or application for Building approval. The plans must be prepared and certified by a qualified civil engineer or other person approved by Council's General Manager and include:
- pavement details,
 - design surface levels and gradients,
 - drainage,
 - turning paths,
 - dimensions,
 - line marking,
 - signage,
 - pedestrian access,
 - lighting
- and shall form part of the permit when approved.
- 22) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- 23) All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.
- 24) The forecourt around the fuel dispensing area must be sealed and drained to the satisfaction of Council's General Manager.
- 25) Prior to the use commencing the available sight distance to the south along Highland Lakes Road for a vehicle turning right into Marlborough Road must be improved via the removal of vegetation to provide a sight distance for all turning traffic of 180m, as recommended by the TIA.

Advice: The proponent should contact the Department of State Growth to arrange completion of this work.

Stormwater

- 26) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with the Building Act 2016.
- 27) The Developer is to incorporate Water Sensitive Urban Design Principles into the development for the treatment and disposal of stormwater. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.
- 28) The developer must provide a minor stormwater drainage system designed to comply with all of the following:
- a. be able to accommodate a storm with an ARI of 20 years when the land serviced by the system is fully developed;
 - b. stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure
- 29) The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
- 30) The driveways must be drained to minimise surface runoff over the footpath or to the adjoining road in accordance with the requirements of the General Manager and a Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.
- 31) Prior to works commencing, or application for Building or Plumbing approval,, detailed plans and calculations of the stormwater drainage system, including treatment, retention and outfalls must be prepared by a suitably qualified civil engineer and be submitted to Council for approval. Once approved the plans shall form part of the permit.

- 32) The completed stormwater retention and treatment elements must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

Protection of water quality

- 33) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager. The SWMP shall form part of this permit when approved.
- 34) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

- 35) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Strategic Planning:
- 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.
- 36) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
- 37) 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 Strategic Planning.
- 38) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 39) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

The following advice applies to this permit:

- a) This permit does not imply that any other approval required under any other legislation has been granted.
- b) A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.
- c) 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.
- d) 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.
- e) 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.

15.4 DEVELOPMENT AND ENVIRONMENTAL SERVICES FEES AND CHARGES REGISTER REVIEW

The fees and charges schedule below provides all current items previously adopted by Council for the 2019/2020 financial year.

Following Council's decision at the April Ordinary meeting no increase to the planning, building, plumbing permit and environmental health fees are being proposed.

Fees & Charges Register 2020/2021

Description	Fee
Building	
Building Permit (Class 1) *	\$210.00
Building Permit (Class 10) *	\$160.00
Building Permit Commercial (Classes 2 – 9) *	\$210.00
Notifiable Building Work (Class 1) *	\$160.00
Notifiable Building Work (Class 10) *	\$85.00
Notifiable Building Work (Class 2-9) *	\$160.00
Building Permit (Demolition Only) - All Building Classes * (As prescribed by Part 13 of the Building Act 2016)	\$160.00
Staged Building Permit *	\$110.00 / Stage in addition to Permit Authority Fee
Permit of Substantial Compliance - All Building Classes *	Applicable Building Permit Fee (by Class) plus 100%
Building Permit (Extension of Time) – 1 st year	\$160.00
Building Permit (Extension of Time) – each year after 1 st extension	\$310.00
Building Permit (Amendment to Permit)	\$130.00
Building Plan - Search / Copy Fee	\$25.00
Description	Fee
Plumbing	
Plumbing Permit (Class 1 building not including onsite wastewater) Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of completion certificate	\$360.00
Plumbing Permit (Class 10 building not including onsite wastewater) Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of completion certificate	\$310.00
Plumbing Permit (New Dwelling / Outbuilding with Sanitary Fixtures inc onsite wastewater) <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of completion certificate</i>	\$510.00
Plumbing Permit (Installation of onsite wastewater management system or upgrade of existing onsite wastewater management system) Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of completion certificates	\$460.00
Plumbing Permit (Class 10) – stormwater only	\$160.00
Plumbing Permit Commercial (Classes 2 – 9 not including onsite wastewater) Application fee, assessment, compliance inspections & issuing of completion certificate	\$515.00
Plumbing Permit Commercial (Classes 2-9) – including onsite wastewater Application fee, assessment, compliance inspections & issuing of completion certificate	\$665.00
Additional inspection required as a result of a Plumbing Inspection Direction	\$110.00
Retrospective Plumbing Permit – illegal plumbing work inc installation of onsite wastewater management system	Applicable Plumbing Permit fee (by Class) plus 100%
Notifiable Plumbing work as prescribed by Part 9 of the Building Act 2016 <i>Certificate of Likely Compliance, assessment, compliance inspections & issuing of completion certificate</i>	\$305.00
Amendment to special plumbing permit issued in accordance with the Building Act 2000	\$115.00

or a Plumbing Permit issued in accordance with the Building Act 2000 or Building Act 2016	
Description	Fee
Building Surveying	
Certificate of Likely Compliance (Class 1) – New Building <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of Occupancy & Final Inspection Certificates</i>	\$590.00
Certificate of Likely Compliance (Class 1) – Extension / Alteration <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of Occupancy & Final Inspection Certificates</i>	\$470.00
Certificate of Likely Compliance (Class 10) – New Building <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of Final Inspection Certificate</i>	\$360.00
Certificate of Likely Compliance (Class 10) – Extension / Alteration <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of Final Inspection Certificate</i>	\$310.00
Certificate of Likely Compliance (Class 1) – Notifiable Work <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of Certificate of Final Inspection</i>	\$470.00
Certificate of Likely Compliance (Class 10) – Notifiable Work <i>Application fee, Certificate of Likely Compliance, assessment, compliance inspections & issuing of Certificate of Final Inspection</i>	\$310.00
Supplementary Inspection Fee (re-inspection)	\$210.00 per inspection

*** For building work with a value of work greater than \$20,000 the TBCITB Training Levy (0.2% of the value of work) and Building Administration Levy (0.1% of the value of work) is applicable in addition to Council fees.**

Description	Fee
Planning	
Permitted Development	
All Permitted Development	\$120.00 min & \$1.10 per \$1000 where value of works > \$10,000 with a maximum of \$30,000
No Permit Required Compliance Fee	
Planning Certification (where developer wants formal assessment of no permit required works or exempt)	\$90.00
Discretionary Development	
Discretionary Development	\$195.00 min & \$1.10 per \$1000 where value of works > \$10,000 with a maximum of \$30,000
Application for Level 2 Activities	\$600.00 min & 1.10 per \$1000 where value of works > \$10,000 with a maximum of \$30,000
Statutory Advertising	\$310.00
Subdivision	
Application for Subdivision or Boundary Adjustment	\$55/lot (minimum fee \$435.00)
Statutory Advertising	\$310.00
Final Plans	
Sealing Final Plans & Stratum	\$40/lot (minimum fee \$210.00)
Amendments to Sealed Plans	\$220.00 Plus \$600 if a hearing is required
Other	
Amendments to Permits	\$165.00
Extension of time to Permits	\$110.00
Application for Adhesion Order	\$215.00

Engineering Drawing Assessment Fee	\$320 minimum & 1% value of works
Engineering Inspections	\$130/hour
Amendments to Planning Scheme	
Assessment of Applicant's Submission	\$805/ minor amendment or \$1605 / all others plus applicable DA/SUB assessment fee for s.43A combined applications
Statutory Advertising & Notification	\$820 per advertisement (2 advertisements required)
Tasmanian Planning Commission Fee	Current fee as set by the TPC

Description	Fee
Environmental Health	
Registration & Licence Fees	
Food Premises application or annual renewal fee	
• Low Risk Premises P3 [1]	\$165.00
• Medium Risk Premises P2 [2]	\$285.00
• High Risk Premises P1 [3]	\$530.00
• Community Organisation	\$30.00
Transfer of Food Business Licence	\$165.00
Mobile Food Van – Annual Fee	\$305.00
Temporary Food Licence –(Commercial) Per Day	\$50.00
Temporary Food Licence –(Community) Flat Fee	\$30.00
Food Sampling (Analysis Extra)	\$125.00
Non-Compliance Follow up Inspection	\$115.00
Water, Wastewater, Environmental	
Private Water Supply Licence & Water Carrier Licence	\$165.00
Non-Compliance Follow up Inspection	\$160.00
Water Sampling Charges (analysis are extra)	\$135.00
Environmental Protection Notices (for updating permits or to abate environmental harm)	\$235.00
Public Health	
Place of Assembly Licence (Temporary Event)	\$125.00
Place of Assembly Licence (Community Organisations)	\$30.00
Registration of Premises for Public Health Risk Activity (E.g. Skin Penetration)	\$135.00
Registration of a Regulated System (E.g. Cooling Towers)	\$135.00
Hawkers Licence, Includes Kerb Side Vendors (residents)	\$75.00
Hawkers Licence (non - residents)	\$100.00
Caravans (per van per annum)	\$165.00
Non-Compliance Follow up Inspection	\$110.00

Notes

- 1 Premises are ranked in accordance with a Risk Classification system, low risk include B&B and cafes with no cooking.
- 2 Premises are ranked in accordance with a Risk Classification System, med risk include restaurants.
- 3 Premises are ranked in accordance with a Risk Classification System, high risk include nursing homes; there are no high risk food premises in CHC and if a premises performs well then it may move down a category.

Recommendation

THAT pursuant to Section 205 of the Local Government Act 1993, Council resolve to adopt the Development and Environmental Services fees and charges register 2020/2021 and for it to take effect commencing 1 July 2020.

15.5 DOG REGISTRATION SCHEDULE OF FEES

In accordance with the Dog Management Policy Council must determine all fees payable under the Dog Control Act 2000. The schedule of fees is to be set annually and is to be in line with the financial year, i.e. 1st July to 30th June.

In accordance with Council's decision at the April Ordinary Meeting no increase for 2020/2021 is being proposed:

Description	Current 2019/2020		Proposed 2020/2021	
	Paid by 31 July 2019	Paid after 31 July 2019	Paid by 31 July 2020	Paid after 31 July 2020
Domestic Dog (Desexed)	\$22.00	\$42.00	\$22.00	\$42.00
Domestic Dog (not Desexed)	\$42.00	\$72.00	\$42.00	\$72.00
Pensioner (1 st dog only)	\$12.00	\$22.00	\$12.00	\$22.00
Working Dog (used for the purpose of working farm stock)	\$12.00	\$22.00	\$12.00	\$22.00
Hunting Dog (used to flush game)	\$12.00	\$22.00	\$12.00	\$22.00
Greyhound (TGRA registered)	\$12.00	\$22.00	\$12.00	\$22.00
Registered Breeding Dog (TCA Registered & Dog Owner holding current membership of the TCA)	\$12.00	\$22.00	\$12.00	\$22.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil	Nil	Nil
Declared Dangerous Dog	\$1000.00	\$1500.00	\$1000.00	\$1500.00
Kennel Licence Application Fee	\$52.00		\$52.00	
Kennel Licence Renewal Fee	\$32.00		\$32.00	
Impounding Reclaim Fee (First Offence)	\$22.00		\$22.00	
Impounding Reclaim Fee (Subsequent Offences)	\$42.00		\$42.00	
Pound Maintenance Fee	\$12.00 per day		\$12.00 per day	
Replacement Tag (Metal Lifetime Tag)	\$6.00		\$6.00	
Dog Surrender Fee	\$100.00		\$100.00	
Formal Notice of Complaint Fee	\$50.00 (Refundable)		\$50.00 (Refundable)	

Recommendation

THAT Council adopt the following Dog Registration Schedule of Fees and Charges for the 2020/2021 period:

Description	2020/2021	
	Paid by 31 July 2020	Paid after 31 July 2020
Domestic Dog (Desexed)	\$22.00	\$42.00
Domestic Dog (not Desexed)	\$42.00	\$72.00
Pensioner (1 st dog only)	\$12.00	\$22.00
Working Dog (used for the purpose of working farm stock)	\$12.00	\$22.00
Hunting Dog (used to flush game)	\$12.00	\$22.00
Greyhound (TGRA registered)	\$12.00	\$22.00
Registered Breeding Dog (TCA Registered & Dog Owner holding current membership of the TCA)	\$12.00	\$22.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil
Declared Dangerous Dog	\$1000.00	\$1500.00
Kennel Licence Application Fee	\$52.00	
Kennel Licence Renewal Fee	\$32.00	
Impounding Reclaim Fee (First Offence)	\$22.00	
Impounding Reclaim Fee (Subsequent Offences)	\$42.00	
Pound Maintenance Fee	\$12.00 per day	
Replacement Tag (Metal Lifetime Tag)	\$6.00	
Dog Surrender Fee	\$100.00	
Formal Notice of Complaint Fee	\$50.00 (Refundable)	

15.6 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
2020 / 00018	S S & W J King	23 Reynolds Neck Road, Reynolds Neck	Garage
2020 / 00019	W B Triffett	6706 Lyell Highway, Ouse	Shed

16.0 WORKS & SERVICES

Moved: Clr

Seconded: Clr

THAT the Works & Services Report be received.

WORKS & SERVICES REPORT

10th April 2020 – 12th May 2020

Grading & Sheetting

14 Mile Road	Meadsfield Road
Torhill Road	Woodsprings Road
Victoria Valley Road	Bashan Road
Mark Tree Road	

Maintenance Grading

Trap Hut Road	Browns Marsh Road
---------------	-------------------

Potholing / shouldering

14 Mile Road	Bashan Road
Victoria Valley Road	Woodsprings Road
Wihareja Road	Waddamana Road
Rockmount Road	Nant Lane
Mark Tree Road	

Spraying

Some Bothwell town streets, works depot and caravan park

Culverts / Drainage:

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
- 126.5hrs Annual Leave taken
- 17hrs Sick Leave taken
- 0hrs Long Service Leave

Bridges:

Pour inspections for deck on Gowen Brea
(undertaking by Pitt and Sherry Devonport)

Refuse / recycling sites:

Cover Hamilton Tip twice weekly

Other:

Completion of Pelham Roadworks stage 3
Install road signs Lanes Tier Road
Install road sign Victoria Valley Road
Edging Ellendale Road

Vegetation clearing Woodsprings Road
 Pick up road side rubbish from Lower Marshers Road
 Remove rubbish from medical centre

Slashing:

Light vegetation on Ellendale Road

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:

PM 751 Toro mower new gear box parts
 PM 733 Komatsu grader serviced
 PM 782 Ford Ranger serviced
 PM 784 Ford Ranger serviced
 PM 769 Triton ute serviced
 PM 720 Dog trailer welding repairs
 PM 705 Mack truck welding repairs

Private Works:

Grader hire Norwood Estate
 Richard Ellis concrete premix
 Hazzel Bros gravel
 Ramsey Ag concrete premix and gravel
 Barry Harbach dry hire of Mack truck and backhoe hire
 Graham Rogers concrete premix
 Sate Wide Earthworks gravel
 Scott Glover truck hire
 Kevin Hodge tip fees
 Geoff Gloff gravel

Casuals

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

Program for next 4 weeks

- Grading and re-sheeting of Council roads
- Repair scouring on bridge at Ellendale
- Repair Honners road after Tas fire
- Potholing Council roads
- Fence of old tip site Ouse

16.1 VICTORIA ROAD, OUSE- CULVERT COLLAPSE

On the 11 of May I received a call from a Council employee stating that he had found a large hole in the road on a sweeping bend at Victoria Valley. Upon inspection the road had an old large stone culvert with logs placed on top, with gravel placed on top of that to construct the road surface. We would found that the logs had deteriorated and had partially collapsed and let the road surface fall in (photos attached).

The piece of land where the current road is situated is privately owned. It is unclear why the road has been constructed over the private property but believe that many years ago the old alignment was straight with an old timber log bridge that may have burnt at some stage. We are unable to determine why the road was put through where it is now but think it may have been due to financial constraints at the time under the Hamilton Council.

We have looked into a couple of options to rectify this problem as follows:

Option 1:

Install culverts where the old bridge used to be on the old alignment using culverts that Council currently have in stock. These culvers were removed from another project Council undertook 4 years ago. Purchase some road base gravel from Sustainable Timber Tasmania from a quarry located close to the job site. This would be suitable for road base from Hamilton gravel to top dress it with. Plant hire, labour and materials estimation of \$50,000 would be needed to complete the project.

Option 2:

Try to repair the broken culvert which will be, I believe, very difficult given the depth of the old culvert and the embankment off the edge of the road. The cost is hard to estimate with an approximate estimation being around \$25,000 and remembering this is not on Council land.

There is \$30,000 in this year's budget for drainage on Victoria valley Road that could be transferred over for this project.

The culvert has done an outstanding job to withhold all the heavy vehicle traffic, especially log trucks, for all these decades.

This project will need to commence as soon as possible as a matter of road safety. We believe the defect on the current culvert is to the side of the culvert and this section has been fenced off, enabling the road to remain open while this project is being undertaking to reinstate the old road.

RECOMMENDATION

It is recommended that:

1. Council proceed with Option 1 as this will re-align the road back onto Council land and remove the sweeping bend improving road safety.
2. Council re-allocate the \$30,000 from Victoria Valley drainage to this project and allocate an extra \$20,000 from Council's reserves.

Culvert Photos



LOCATION MAP



16.2 INSTALLATION OF STOCK GRID ROTHERWOOD ROAD

A request has been received from James McShane and David Fish in regards to the installation of a stock grid on Rotherwood Road (see attached letter).

I made it clear that I would not support a gate across a Council road and that Council would most probably not support that of a gate as well.

They have chosen a Delmade stock ramp that Council recently purchased that complies to Australian standards as well as axle load ratings and pay loads, this will still mean that logging stake holders and stock trucks will be safely able to use the road.

They will be required to apply for a road open permit from Council (this allows works to be undertaken in the road reserve), this will be submitted with their public liability insurances and traffic management plan.

I have no issue with the insulation of the cattle ramp from qualified contractors in accordance with Councils requirements.

Their request is for Council to contribute a third of the cost of the project with some in kind support such as machine hire with personal or a financial contribution.

FOR DISCUSSION

James McShane
749 Rotherwood Rd
Lower Marshes, 7030

Re: Installation of Stock Grid

Dear Councillors,

I am writing to request assistance with the installation of a stock grid on Rotherwood Road in Lower Marshes. The grid is to be installed on the property boundary between David Fish's Property "Merrivale" and my own at "Rutland". The movement of livestock across this boundary used to be controlled by a gate across the road which was removed by previous owners of David and my respective properties. I have been advised by Jason Branch that the reinstallation of this gateway will not be supported by him and unlikely to be supported by council on the grounds of safety and current precedent.

The only other viable alternative is to install a stock grid on Rotherwood road. David and I are requesting either financial or in-kind assistance from council on this project. The grid itself will cost \$5040 excluding GST plus installation costs of approximately \$1000.

We request assistance by council in contributing a third of the cost of this project. We would be grateful for most of this contribution to be in kind using council machinery and personnel to undertake the installation. With the added

assurance that the job would be done by an experienced operator to the standards expected by the council inspector. David and myself will share in the balance equally as well as installing the accompanying fencing materials and labour.

Thank you for your consideration.

Regards

James McShane

17.0 ADMINISTRATION

17.1 LETTER FROM AUSTRALIAN SERVICES UNION

An email was received from the Australian Services Union on 21 April at 2.01pm seeking clarification around the retaining of employees as a result of the COVID-19 pandemic.

As the email was received after the April Council meeting closed, the General Manager responded directly to the ASU.

Following for Council information, is a copy of the email received and the response provided by the General Manager.

21 April 2020

Lyn Eyles
General Manager
Central Highlands Council

By Email: leyles@centralhighlands.tas.gov.au

Questions With / Without Notice For Next Council Meeting

Dear Lyn,

As the Tasmanian Coordinator for the Australian Services Union, the union representing the interests of the 4,000 employees in Local Government around the state, I would like to take the opportunity to submit some questions for the next Council meeting.

Given the requisite changes to the way Council meetings are working in light of COVID-19 it would be appreciated if these questions could be taken as Questions on Notice, or if they have been submitted too late for Questions on Notice that they be taken as Questions Without Notice and answered in the Council meeting minutes.

1. I refer to a letter which was sent by Premier Peter Gutwein and Local Government Minister Mark Shelton to all Tasmanian Council Mayors and General Managers, dated 16 April 2020. In this letter the Premier states:

“It is our expectation that councils should endeavour to retain as many employees as possible during this challenging period and that to do this councils will need to adopt different budget and financial positioning strategies than have traditionally been required. Where appropriate, councils should also redirect staff to support their COVID-19 response measures and community relief and recovery initiatives”.

Can the General Manager provide assurances to Central Highlands Council’s employees that no employees will have their employment terminated as a result of COVID-19 and that Council will prioritise the maintenance of employment of each of their employees in any budgetary decisions moving forward?

2. Clause 2.1 of Council’s enterprise agreement, the *Central Highlands Council Enterprise Agreement 2017*, and the *Fair Work Act 2009* both provide requirements for consultation in relation to major workplace changes including the need to relocate employees, the alternation of hours of work or regular rosters, or in the extreme the potential termination of employment, amongst others.

The Australian Services Union and our members seek to enter into collaborative consultation in relation to any potential changes in the workplace as a result of COVID-19.

Can the General Manager assure employees of Central Highlands Council that the management team will enter into consultation before any major changes are implemented in the workplace?

3. Given that Local Government is not eligible for the federal government’s JobKeeper program, the changes which were made to the *Fair Work Act 2009* in relation to COVID-19 stand downs and alternation of an employee’s regular hours do not apply to Central Highlands Council.

Section 524 of the Act (*Employer may stand down employees in certain circumstances*) requires that an employee only be stood down where they “cannot usefully be employed”, that is to say that there is no useful work for employees to undertake.

Can the General Manager provide a guarantee that all possible alternate duties will be explored before considering standing employees down, including things that are usually outside of Council’s core business but which assist the community with getting through, and recovering from, COVID-19? The Union can provide further details and suggestions around this matter.

If your next Council meeting is more than two weeks in the future could we please obtain a written response to these questions by email to adelatorre@asuvictas.com.au within the next week?

Thanks in advance.

Yours sincerely,



Aaron De La Torre
Tasmanian Coordinator
Australian Services Union
Victorian and Tasmanian Authorities and Services Branch

30 April 2020

The General Manager responded per email:

Dear Aaron

I refer to your letter dated 21 April 2020. Your email arrived after our meeting had closed. I provide the following advice in response to your letter. I will provide your letter as information to the next Council meeting.

Q1: Re Ongoing Employment

The Covid-19 situation is challenging from an employment and budget perspective. Central Highlands Council is committed to not standing down our permanent employees and every endeavour is being made to maintain current staff levels despite the significant financial losses council is incurring.

Q2: Consultation on relocation of employees etc

The standard consultation obligations under Council's Enterprise Agreement continue to apply while responding to COVID-19. COVID-19 is unprecedented in its impact on businesses and our experience at this early stage is that employees are understanding that significant decisions impacting on employee entitlements may needed to be made at short notice.

Declarations under the Public Health Act 1997 require people to stay at home unless they have to leave their primary residence for the purpose of "attending work...if unable to be performed at the person's primary residence". Central Highlands Council continues to work with employees to ensure that these declarations are observed. However, working at home is not possible for all employees.

We are committed to:

- Regularly communicating with our employees to keep them advised of the changes required to be made to manage the impacts of Covid-19.
- If we need to implement any change, we aim to provide advance notice if possible of the change and give an opportunity to consult on the effect of the changes.

Q3: Re guaranteeing all possible alternate duties explored before stand down

Council is committed to keeping our employees engaged in meaningful work and is investigating options that include alternate duties within our organisation. Councils are working proactively with staff in responding to requirements arising from this Pandemic.

Yours faithfully

Lyn Eyles

GENERAL MANAGER

RECOMMENDATION:

That the correspondence received from the ASU and the General Manager's response be noted.

17.2 REMISSIONS UNDER DELEGATION

The General Manager has granted the following remissions under delegation:

01-0805-02223	43.80	Penalty
03-0221-00940	20.30	Penalty
03-0354-03733	13.90	Penalty

RECOMMENDATION

That Council note the remissions granted by the General Manager under delegation.

17.3 RENTAL STEPPES ACCOMMODATION PADDOCK

Council currently rents the old accommodation paddock at the Steppes to Janet and Robert Monks for an annual fee of \$10.00. The two year agreement expires on 30th June 2020.

Mr and Mrs Monks have reapplied.

RECOMMENDATION

That Janet and Robert Monks be granted two years rental of the old Steppes Accommodation paddock from 1st July 2020 on the same fencing and grazing conditions as previously for an annual fee of \$10.00, and that they be advised that they will need to reapply at the end of this period.

17.4 COUNCIL MEETING DATES 2020-2021

RECOMMENDATION

That Council approve the meeting dates for the Ordinary Council Meetings and the Planning Committee Meetings for 2020/2021

Notice of Council & Committee Meetings July 2020– June 2021

Members of the public are welcome to attend Council and Council Committee meetings.

Ordinary Meetings of Council are held at the Council Chambers as indicated commencing at 9.00am. The meetings are open to the public, but Council is likely to close the meeting to the public between 9.10 – 10.00 am, and therefore the public may wish to consider attending from 10.00 am.

Ordinary Meeting of Council:

Tuesday 21st July 2020 - Hamilton
 Tuesday 18th August 2020 – Bothwell
 Tuesday 15th September 2020 – Hamilton
 Tuesday 20th October 2020 – Bothwell
 Tuesday 17th November 2020 – Hamilton
 Tuesday 8th December 2020 – Bothwell
 Tuesday 19th January 2021 – Hamilton
 Tuesday 16th February 2021 – Bothwell
 Tuesday 16th March 2021 – Hamilton
 Tuesday 20th April 2021 – Bothwell
 Tuesday 18th May 2021 – Hamilton
 Tuesday 15th June 2021 – Bothwell

Annual General Meeting – Tuesday 8th December 2020 – Bothwell at 8.45 am.

Planning Committee Meeting of Council:

Planning Committee Meetings are at the Bothwell Council Chambers at 9.00 am.

Tuesday 14th July 2020
 Tuesday 11th August 2020
 Tuesday 8th September 2020
 Tuesday 13th October 2020
 Tuesday 10th November 2020
 Tuesday 12th January 2021
 Tuesday 9th February 2021
 Tuesday 9th March 2021
 Tuesday 13th April 2021
 Tuesday 11th May 2021
 Tuesday 8th June 2021

The schedule of meeting dates is available on Council's website.

It should be noted that should there be any variation to the schedule, such variation will be advertised. Other Committee Meetings will be advertised at least four days before the meeting.

Copies of agendas will be available from Council Offices or on Council's website www.centralhighlands.tas.gov.au four days prior to the date of each meeting.

17.5 POLICY NO. 2020 – 57 FINANCIAL HARDSHIP ASSISTANCE MODEL POLICY

The General Manager has obtained an updated application form for Policy No. 2020 – 57 Financial Hardship Assistance Model Policy from Dr Katrena Stephenson, Chief Executive Officer from the Local Government Association of Tasmania.

Policy No. 2020 – 57 Financial Hardship Assistance Model Policy was approved at the April 2020 'Ordinary' Council Meeting which enables Council to assist community members who are suffering financial hardship by providing an appropriate level of relief from Local Government rates.

Attached for Councillors information is the updated Policy No. 2020 – 57 Financial Hardship Assistance Model Policy with the updated application form provided by Local Government Association of Tasmania.

RECOMMENDATION

THAT Council approve Policy No. 2020 – 57 Financial Hardship Assistance Model Policy with the updated application form provided by Local Government Association of Tasmania.

17.6 COMMERCIAL ADDENDUM TO FINANCIAL HARDSHIP ASSISTANCE MODEL POLICY

The General Manager has obtained the Commercial Addendum to Financial Hardship Assistance Model Policy from Dr Katrena Stephenson, Chief Executive Officer from the Local Government Association of Tasmania.

Policy No. 2020 – 57 Financial Hardship Assistance Model Policy was approved at the April 2020 'Ordinary' Council Meeting which enables Council to assist community members who are suffering financial hardship by providing an appropriate level of relief from Local Government rates.

The Commercial Addendum developed by the Local Government Association of Tasmania to the Financial Hardship Assistance Model Policy has been provided to achieve a consistent approach to rates assistance for commercial operators across the municipality.

The Commercial Addendum is intended to be supplementary to any other public benefit concessions policy or any other economic relief measure that Council may implement.

The Commercial Addendum applies to commercial/business ratepayers within the **Council will need to determine which to delete or amend any Commercial Land Use Category / Village Zone but there are others like the Wall in the Wilderness which are in the Rural Resource Zone / Commercial businesses (excluding farms) or something like that** who are experiencing hardship due to the loss of operating revenue or reduced disposable income.

It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

The principles, as outlined in Policy No. 2020 – 57 Financial Hardship Assistance Model Policy are:

- (1) Consistent, equitable and respectful treatment of all residents and ratepayers that is sensitive to their specific circumstances.
- (2) Maintaining Council's ability to provide essential services to our community through appropriately applied rating.
- (3) Assisting ratepayers who are suffering serious financial hardship, so that they may overcome these circumstances and return to financial stability and contributing equitably to local services.
- (4) Ensuring that those able to contribute to local services, continue to do so.
- (5) Minimising the opportunity for misuse, exploitation or fraud by ensuring decisions made to provide special relief or assistance are supported by sufficient evidence.
- (6) Maintaining confidentiality and privacy of applicants and ratepayers, their applications and any information provided.

One additional principle applies to this Commercial Addendum. That is, the principle of proportionality – namely, that any agreed arrangements will take into account both individual and community wide circumstances (such as the COVID-19 pandemic) on commercial ratepayers, with specific regard to their revenue, expenses, and profitability.

This Commercial Addendum relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:

- *Local Government Act 1993*, Part 9 – Rates and Charges¹, particularly:
 - Section 86A – General principles in relation to making or varying rates
 - Sections 125-127 – Postponement of payment
 - Section 128 – Late payments
 - Section 129 – Remission of rates
- *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*²
- *COVID-19 Disease Emergency (Commercial Leases Code) Act 2020*
- Rates and Charges Policy (pursuant to section 86B of the *Local Government Act 1993*).

How Council Can Help

The *Local Government Act 1993* provides Council with three methods of rate relief:

- (1) Postponing rate payments (sections 125-127);
- (2) Remission of late payment penalties or interest (section 128); and
- (3) Remission of rates (section 129).

Remission of any rates is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered – see Policy No. 2020 – 57 Financial Hardship Assistance Model Policy for further information.

Options for Implementation

The Financial Hardship Assistance Model Policy and Commercial Addendum were developed and implemented in response to the 2020 COVID-19 pandemic. The circumstances surrounding the pandemic were unprecedented. However, serious hardship can occur at any time.

With this in mind, Council may choose any one or more of the following approaches (i.e. relief by rates category, a hardship lens to all, and/or scale of rates relief) in providing commercial rates relief (i.e. deferral arrangements and remissions). **[Council will need to determine which to delete or amend any of the below approaches (2.2.1 – 2.2.3) if they do not apply to your Council – add alternative approaches where applicable].**

Relief by Rates Category

Targeting commercial rates relief to those rate classes which are most in need of support.

For example, a remission or deferral of general rates for the Commercial, Sport and Recreation general rates categories, with exclusions applied where it is clear that businesses (e.g. supermarkets, chemists, banks) are not adversely affected by the crisis.

All other commercial ratepayers in financial distress may apply for relief under the Council Hardship **[or equivalent]** Policy (as described below).

Hardship Lens to All

Providing assistance to commercial ratepayers who are able to supply evidence of financial hardship.

Evidence may include, for example, one or more of the following:

- Details of closure - including Government enforced closure as a requirement of COVID-19;
- Tenant correspondence requesting relief (if applicable);
- Accountant Statement;
- Statutory Declaration; and
- Other documentation demonstrating that your business is experiencing financial hardship.

All arrangements to support businesses will be proportionate to the evidence of hardship provided.

Businesses eligible for the JobKeeper Program will automatically be treated as experiencing genuine financial hardship.

Scale of Rates Relief

The following sets out an eligibility scale of rates relief measures based on a business's loss of revenue (due to COVID-19).

Council will apply the following to businesses experiencing loss of revenue (compared to the same period in the previous year):

- Between 75-100% - a rates waiver;
- Between 50-75% - a rates deferral, negotiated payment terms and/or waiver of penalty and interest charges;
- Between 30-50% - negotiated payment terms and/or waiver of penalty and interest charges;
- Between 0-30% - would prima facie receive no benefit unless they show individual cause.

[Please amend the scaling of responses – both the stages and relief mechanisms used – as appropriate to your Council].

The value of any waiver will be capped at [insert appropriate value].

Applications

To seek financial hardship assistance from Council, an application must be made in writing, addressed to the General Manager, and submitted as follows:

- Submitted via online form at: <http://centralhighlands.tas.gov.au/>
- Emailed to Council@Centralhighlands.tas.gov.au; or
- Mailed to PO Box 20, Hamilton TAS 7140.

Applications must:

- Demonstrate and provide evidence for financial hardship and circumstances;
- Describe the type of assistance sought, being:
 - Postponing rate payments (a deferral arrangement);
 - Remission of late payment penalties or interest; and/or
 - Remission of rates (in the most serious and exceptional of financial hardship cases);
- Address the requirements of the relevant subsections of the Hardship Policy (e.g. How Council Can Help – deferral with the intention of remission).

See Policy No. 2020 – 57 Financial Hardship Assistance Model Policy for information on the assessment of applications.

If Councillors have any questions or concerns the General Manager will refer the questions to the Chief Executive Officer from the Local Government Association of Tasmania.

RECOMMENDATION

THAT in response to the COVID-19 pandemic, Council agrees to approve the Local Government Association of Tasmania Commercial Addendum to Financial Hardship Assistance Model Policy with the following changes:

17.7 COVID-19 SAFETY PLAN

Minister Shelton at a meeting on Monday the 4 May 2020 that the General Manager and the Deputy General Manager attended discussed COVID-19 Local Government Recovery Planning, 4 safeguards of COVID-19 response and the need for all Councils to develop a COVID-19 Safety Plan. The meeting notes are within the attachments.

Minister Shelton stated at the meeting that the Government has a plan to 'Rebuild a Stronger Tasmania'. As part of this plan, all workplaces will be required to have a COVID-19 Safety Plan to document how they will comply with the COVID-19 Minimum Standards.

Minister Shelton stated that as workplaces reopen, they will need to demonstrate their compliance with the Minimum Standards. WorkSafe are developing templates to support small and medium-sized businesses and to assist in the development of COVID-19 Safety Plans based on sector-specific guidelines.

There are Public Health Orders in place that require current workplaces to comply with many of the Minimum Standards. Workplaces wanting to continue or restart operations will need their COVID-19 Safety Plans in place as follows:

- From 11 May 2020 – Funerals and Churches wanting to have funeral services up to 20 people from 11 May 2020 will need a COVID-19 Safety Plan. Funerals of 10 people or under do not require a COVID-19 safety plan.
- From 18 May 2020 – Restaurants and cafes in all settings, community and local government facilities and libraries also need a COVID-19 Safety Plan.
- From 15 June 2020 – All other sectors will need a COVID-19 Safety Plan to reopen.

All workplaces must comply with all of the Minimum Standards from 15 June 2020.

Council is encouraged to register for COVID ready window stickers and poster once their COVID-19 Safety Plan is developed and in place. These stickers or posters will provide the Tasmanian community with confidence that Council is prepared to manage and respond to COVID-19.

The Tasmanian Government has launched a COVID-19 Safe Workplaces Framework to support businesses and workplaces to continue to operate, or reopen, while protecting Tasmania's health and safety. This is available at the following website:

<https://www.worksafe.tas.gov.au/topics/Health-and-Safety/safety-alerts/coronavirus/covid-safe-workplaces-framework>

Minimum standards have been developed in consultation with Public Health. These minimum standards will be established in new regulations under the Work Health and Safety Act 2012.

The minimum standards a workplace will be required to meet are:

- manage the risks of a person contracting or spreading COVID-19 in the workplace;
- implement and maintain a cleaning schedule across the workplace;
- have good hygiene procedures and practices (such as washing and/or sanitising of hands);
- ensure workers who have been instructed to quarantine or self-isolate don't come to the workplace;
- make sure physical distancing requirements are met by workers, contractors and others entering, leaving or moving around the workplace;
- provide information, training and supervision on how the risks of COVID-19 are to be managed and ensure all processes and procedures are applied by the workers; and
- provide information and instruction to other people who attend the workplace about how they are to comply with your processes and procedures, and make sure they apply them

WorkSafe Tasmania will require the General Manager to be able to demonstrate how the organisation will comply with the minimum standards, if asked by an inspector. General Manager will also need to ensure the organisation has considered the COVID-19 checklist or developed a COVID-19 Safety Plan (the template and checklist is included in the attachments). The General Manager will need to be able to show (if asked by an inspector) any processes or procedures the Central Highlands Council have put in place to implement the organisations COVID-19 Safety Plan. If a site inspection takes place the inspector will check to see that your plan and procedures are being applied in the workplace.

Minister Shelton stated that developing a COVID-19 Safety Plan is the best way to demonstrate compliance with the minimum standards. The Minister went on to state that individual safety plans will depend on the size and nature of your workplace.

Council is a 'Medium-Sized Businesses' within the guidelines of the Tasmanian Government framework for developing COVID-19 Safety Plan. Hence it is proposed that the Manager Team will use the 'Medium-Sized Businesses' template to develop the first draft of the Central Highlands Council Safety Plan.

COVID-19 Safe Workplace Guidelines are being developed with sectors and peak bodies as a practical guide on how businesses and workplaces can meet the Minimum Standards. The sectors are consistent with the Australian and New Zealand Standard Industrial Classification 2006 (ANZSIC).

As restrictions are eased, workplaces that are reopening will be expected to have a Safety Plan in place. The WorkSafe Tasmania website states that '*workplaces that have continued to operate should prepare a Safety Plan by 15 June 2020*' hence I believe that Council only require a COVID-19 Safety Plan to be in place by Monday the 18 May 2020 if Council wish to reopen closed Council facilities that have been closed during the COVID-19 restrictions like public halls, parks and playgrounds.

During the past few weeks the management team have updated SWMS for COVID-19, COVID-19 Flowchart and undertaken Tool Box Meetings with workers, this will help the organisation to meet minimum standards for developing a Council COVID-19 Safety Plan. The Works & Service Manager and Development & Environmental Manager will ensure contractors and volunteers read and sign off on the Council SWMS for COVID-19 before undertaking any work for Council.

Mrs Melissa Burn the State President Environmental Health Australia (Tasmania) Incorporated has written to Council about the Environmental Health Officer's role during the COVID-19 pandemic and states that Environmental Health Australia is the premier environmental health professional organisation in Australia which advocates environmental health issues and represents the professional interests of all environmental health practitioners. The purpose of an Environmental Health Officer is to create and maintain a safe and sustainable environment for the community to live in. Environmental Health Officer's play an important role in protecting the community, the environment and the economy.

Mrs Burn's states that Local Government Environmental Health Officer's are valuable members of their local communities and have the knowledge, skills and ability to assist in the management of a pandemic.

On Friday 8 May 2020 the Premier of Tasmania announced the Roadmap to Recovery, which included the staged plan for lifting restrictions and four safe guards as the Tasmanian community recovers from coronavirus, including the use of COVID-Safety plans for businesses and community places.

During this announcement the Premier indicated Environmental Health Officer's are currently being considered for roles as part of the implementation of COVID-Safety Plans. Environmental Health Australia (Tasmania) is now consulting with the Premier's Office to seek further clarification on this role to enable a consistent approach by Environmental Health Officer's and Council in this undertaking.

In light on this recent announcement, Environmental Health Australia (Tasmania) requests that you identify and support the Environmental Health Officer's in your Council that will have a critical role to play during the recovery phase, to assist in the undertaking of these and any other pragmatic actions to manage the spread of Covid-19 in Tasmania.

The Development & Environmental Manager and Environmental Health Officer are developing a number of Council COVID-19 Safety Plans to cover each type of public area including the following:

- Playgrounds across the municipality;
- Hamilton Council Office;
- Bothwell Council Office;
- Hamilton Camping Ground;
- Hamilton Hall;
- Hamilton Street Library;
- Bothwell Camping Ground;
- Bothwell Hall;
- Bothwell Recreation Ground;
- Bothwell Football Club and Community Centre;
- Ellendale Hall;
- Ellendale Recreation Ground;
- Great Lake Community Centre;
- Ouse Hall;
- Central Highlands Visitor Centre;
- Bothwell Swimming Pool and
- Other Camping Facility

While developing Council COVID-19 Safety Plans the Development & Environmental Manager and Environmental Health Officer will consider how to manage the risks of a person contracting or spreading COVID-19 in public places within the municipality, develop cleaning schedules for each public area / building, determine the signage requirements and determine how Council should monitor for compliance of COVID-19 to ensure the organisation meets the minimum standards within the new regulations under the Work Health and Safety Act 2012 and Public Health Orders.

These Council COVID-19 Safety Plans will provide confidence to the community that when Council reopen it is being undertaken in a safe way. However these COVID-19 Safety Plans will increase the current expenditure estimates within the Council Estimate document for 19/20 and budget Estimate document for 20/21 as additional resources are required to meet the higher service levels and environment health conditions in each of the COVID-19 Safety Plans. If risks levels increase in public places within the municipality a third party risk assessment should be undertaken by an Occupational Hygienist.

RECOMMENDATION

THAT in response to the COVID-19 pandemic,

1. Council approves the Cleaning Regime Offices and Works Depot due to COVID-19;
2. Council approves the Cleaning Regime Parks and Public Buildings due to COVID-19;
3. Council agrees to be part of the register for COVID ready window stickers and poster once their COVID-19 Safety Plan is developed and in place. These stickers or posters will provide the Tasmanian community with confidence that Council is prepared to manage and respond to COVID-19;
4. Safety Plan for access to Playgrounds across the municipality, which includes additional signage due to COVID-19, implement and maintain an additional cleaning schedule during the COVID-19 pandemic, and monitor of compliance with breaches reported to Tasmania Police;
5. While developing Council COVID-19 Safety Plans the Development & Environmental Manager and Environmental Health Officer will consider how to manage the risks of a person contracting or spreading COVID-19 in public places within the municipality, develop cleaning schedules for each public area / building, determine the signage requirements and determine how Council should monitor for compliance of COVID-19 to ensure the organisation meets the minimum standards within the new regulations under the Work Health and Safety Act 2012. If risks levels increase in public places within the municipality a third party risk assessment should be undertaken by an Occupational Hygienist.

17.8 TASMANIAN LOCAL GOVERNMENT LEGISLATIVE FRAMEWORK REVIEW

The General Manager has requested that the letter from Minister Shelton be tabled for Councillors information.

The Tasmanian Government is conducting a major review of Tasmania's Local Government Legislation Framework. The Review was announced in June 2018 and following extensive consultation with the local government sector, key stakeholders and the community throughout 2018 and 2019, the Government has released the Approved Reforms for the Local Government Legislative Framework Review.

The most recent consultation period received almost 800 survey responses and 75 written submissions. The process to date has given clear feedback on what is important to Tasmanians in relation to their local councils.

The majority of the proposed 51 Reform Directions consulted on in the Reform Directions Paper received broad support from the public, councils and key stakeholders and will be implemented. Some reforms were amended to reflect consultation feedback.

Only three of the 51 reforms were strongly opposed in the consultation feedback and accordingly will not be progressed. These were:

- changing the way mayors and deputy mayors are elected;
- introducing a candidate nomination fee; and
- establishing Regional Councils.

The next step is for the Government to develop a new Local Government Bill based on the principles of community engagement, good governance, transparency and accountability, efficiency and effectiveness. The new Bill will support the important role and functions of councils and allow them to best serve their local communities.

The Government also intends to progress approved electoral reforms through a stand-alone Local Government (Elections) Bill. This approach will streamline provisions only used during elections and ensure that a new Local Government Act will be as concise and user-friendly as possible.

While the Review is continuing to progress, the current COVID-19 pandemic emergency will impact on timelines for final drafting, exposure bill consultation and progress through the Parliament. Information regarding adjusted timeframes will be confirmed with the sector and the community in due course.

FOR DISCUSSION

17.9 CENTRAL PLATEAU ORAL HISTORY PROJECT – TASMANIAN ARCHIVES

The General Manager has requested that the correspondence received from Mrs Jill Waters, Archivist Collection Development at Libraries Tasmania was received on the 22 April 2020 which stated the following:

As General Manager of the Council, I was hoping you could assist with my enquiry.

*In 1992, Simon Cubit, as chairman of the **Committee of the Central Plateau Oral History Project**, deposited in the Tasmanian Archives, the oral history recordings and hard copy transcripts that were the products of the project. The Bothwell and Hamilton Councils, as they were at that stage, had membership on the committee - <https://stors.tas.gov.au/AI/NG1498> .*

Each interviewee signed a form which permitted the Central Plateau Oral History Project to broadcast or publish in writing part or all of their recording and/or transcript (NS1498/1/7).

I have attached a scan of the letter accompanying the deposit.

*In that letter you can see that the conditions for **re-use** of any of the materials (implied other than by the Project Committee) require permission from a reconstituted committee (or their successors) – comprising representation from the Bothwell and Hamilton Councils (now the combined **Central Highlands Council**), the Deloraine Council (now Meander Valley Council) and a representative of the former Department of Parks, Wildlife and Heritage (now Tasmanian Parks and Wildlife Service).*

What the Tasmanian Archives is seeking to do, is to either clarify or simplify the permission process for clients wishing to use the material, some 30 years after it was first collected. Hence my approach to you and to the other parties, plus the Cubit family. It may be that enough time has passed for the material to be made more widely available for both research and enjoyment.

One solution could be to devolve the permission process to the State Archivist, so that when requests for use are received, we don't need to contact 4 separate parties. I would appreciate your thoughts on this and please do contact me by phone if a discussion that way is easier. I have heard back from Tasmanian Parks and Wildlife, who are happy with the suggestion that the State Archivist monitors the permission process.

My enquiry has been prompted by a current request from a client to use an oral recording (or part thereof) of one of the interviews.

FOR DISCUSSION

18.0 SUPPLEMENTARY AGENDA ITEMS

Moved:

Seconded:

THAT Council consider the matters on the Supplementary Agenda.

19.0 CLOSURE
