

AGENDA ATTACHMENTS

19TH FEBRUARY 2019

ORDINARY COUNCIL MEETING
BOTHWELL COUNCIL CHAMBERS

Table of Contents

AGENDA ITEM 10.1	3
RECEIVAL DRAFT MINUTES ORDINARY MEETING	
AGENDA ITEM 10.3	20
RECEIVAL DRAFT MINUTES PLANNING COMMITTEE MEETING	
AGENDA ITEM 14.2 & 14.3	35
BOTHWELL CARAVAN PARK – REQUEST FOR LONG TERM STAY AGENDA	

Central Highlands Council

DRAFT Minutes – ORDINARY MEETING – 15th January 2019

Draft Minutes of an Open Ordinary Meeting of Central Highlands Council held at Hamilton Council Chambers, on Tuesday 15th January 2019, commencing at 9am.

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.

Mayor L Triffitt opened the meeting at 9.00am.

2.0 PRESENT

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J A Honner, Cllr J Poore, Mr Adam Wilson (Acting General Manager) and Mrs Michaela Herbert (Minutes Secretary).

3.0 APOLOGIES

NIL

4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) or conflict of interest in any Item of the Agenda.

NIL

5.0 CLOSED SESSION OF THE MEETING

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

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

Moved: Cllr J Honner

Seconded: Cllr A Bailey

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

Item Number	Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i>
1.	Confirmation of the Closed Session Minutes of the Meeting held on 4 December 2018	15 (2)(g) – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential

2.	Letter from Bronte Park Body Corporation – re common ground	15 (2)(f) - proposals for the council to acquire land or an interest in land or for the disposal of land – item deferred from November meeting
3.	Letter from Shields Heritage	15 (2)(f) - proposals for the council to acquire land or an interest in land or for the disposal of land – item deferred from November meeting
4.	Letter of employment	15 (2)(g) information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
5.	Consideration of Matters for Disclosure to the Public	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

CARRIED BY ABSOLUTE MAJORITY

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner and Cllr J Poore.

Mrs Michaela Herbert left the meeting at 9.05am.

5.1 MOTION OUT OF CLOSED SESSION

Moved: Cllr A Campbell

Seconded: Cllr S Bowden

THAT the Council:

- (1) Having met and dealt with its business formally move out of the closed session; and
- (2) Resolved to report that it has determined the following:

Item Number	Matter	Outcome
1	Confirmation of the Closed Meeting Minutes of the meeting held on 4 December 2018	Minutes were confirmed
2	Letter from Bronte Park Body Corporation – re common ground	Matter was discussed and noted and that Council give a contribution to the Bronte Park Body Corporation of \$50.00 per week for a period of 6 months towards keeping the public toilets open
3	Letter Shields Heritage	Matter was discussed and noted
4	Letter of employment	That the letter was received
5	Consideration of Matters for Disclosure to the Public	Matters were considered

CARRIED BY ABSOLUTE MAJORITY

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner and Cllr J Poore.

OPEN MEETING TO PUBLIC

Mayor L Triffitt opened the meeting to the public at 10.03am.

*Mrs Michaela Herbert returned to the meeting at 10.03am
Mrs Tracey Turale entered the meeting at 10.03am.
Ms Virginia Bashford entered the meeting at 10.17am.*

6.0 DEPUTATIONS

10.00am	Tracey Turale discussed the Community Health & Wellbeing Plan for the Central Highlands municipality
10.30am	Virginia Bashford discussed what Relationships Australia provide and the Community Action Plan around suicide prevention

Please note there was a technical difficulty with the audio recording, which resulted in the tape stopping.

Mrs Tracey Turale and Ms Virginia Bashford left the meeting at 10.39am.

6.1 PUBLIC QUESTION TIME

NIL

7.0 MAYORAL COMMITMENTS

28 th November 2018	Goldwind Raffle Draw
29 th November 2018	Business of Council
30 th November 2018	Opening of Tender Documents
2 nd December 2018	Business of Council
3 rd December 2018	ABC Radio Interview
4 th December 2018	AGM & Council Meeting – Bothwell Meeting with the General M & DGM
6 th December 2018	Mayors Meeting- Launceston
7 th December 2018	LGAT General Meeting Launceston
8 th December 2018	Great Lake Community Christmas Party
9 th December 2018	Ouse Community Christmas Party
10 th December 2018	Meeting with a Ratepayer
11 th December 2018	On-site Meeting with DM Allwright and ratepayer Bothwell District High School Presentation Assembly
12 th December 2018	Planning Workshop – Bothwell Ratho Event Ouse District School Presentation Assembly
13 th December 2018	Onsite meeting- Bronte Park
15 th December 2018	Men's Shed Raffle Draw St Michaels & All Angles Christmas Carols
16 th December 2018	Lung Foundation Fundraiser - Bothwell
17 th December 2018	Business of Council
18 th December 2018	Westerway Primary End of year Assembly
20 th December 2018	Business of Council
21 st December 2018	Meeting with Minister Jen Butler and Community Members- Osterley Council Employees Break up
24 th December 2018	Meeting with Ratepayer
2 nd January 2019	Business of Council- Cluny Dam visit with Acting General Manager Meeting with Deputy Mayor J Allwright and Ratepayer
3 rd January 2019	Business of Council
4 th January 2019	Business of Council

5 th January 2019	Community forum with Tasmanian Fire Service, Parks & Wildlife and Tasmanian Police – Hamilton
6 th January 2019	Business of Council
7 th January 2019	Business of Council
8 th January 2019	Business of Council

NOTED**7.1 COUNCILLORS COMMITMENTS****Clr A W Bailey**

26 th November 2018	Retiring Councillors Morning Tea
4 th December 2018	Council Meeting and AGM - Bothwell
12 th December 2018	Planning Workshop Ouse District School Presentation Assembly
13 th December 2018	Onsite Meeting- Bronte Park
18 th December 2018	Glenora District High School Presentation Assembly

NOTED**7.2 GENERAL MANAGER'S COMMITMENTS**

4 th December 2018	Council Meeting
12 th December 2018	Council Workshop
13 th December 2018	Meeting with Mayor & DGM Meeting at Bronte Park
17 th December 2018	Meeting Relationship Australia
18 th December 2018	Meeting Tracey Turale

NOTED**7.3 ACTING GENRAL MANAGER'S COMMITMENTS**

11 th December 2018	Newport and Wildman Information Meeting
13 th December 2018	Bus tour Bronte Park Village
18 th December 2018	Health & Wellbeing Plan Meeting with Mrs Turale
19 th December 2018	Toolbox meeting with Outside Staff
4 th January 2019	Meeting with Clr J Poore at the Visitor Centre – Bothwell
11 th January 2019	Meeting at Cattle Hill Display in Visitors Centre
14 th January 2019	Road Network Meeting with Mr Boyd & Mr Doyle
15 th January 2019	Ordinary Council Meeting

NOTED**8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD**

12 December 2018 10.00am Bothwell

Understanding the Planning Authority Role Workshop presentation by David Cundall and Jacqui Tyson

NOTED

8.1 FUTURE WORKSHOPS

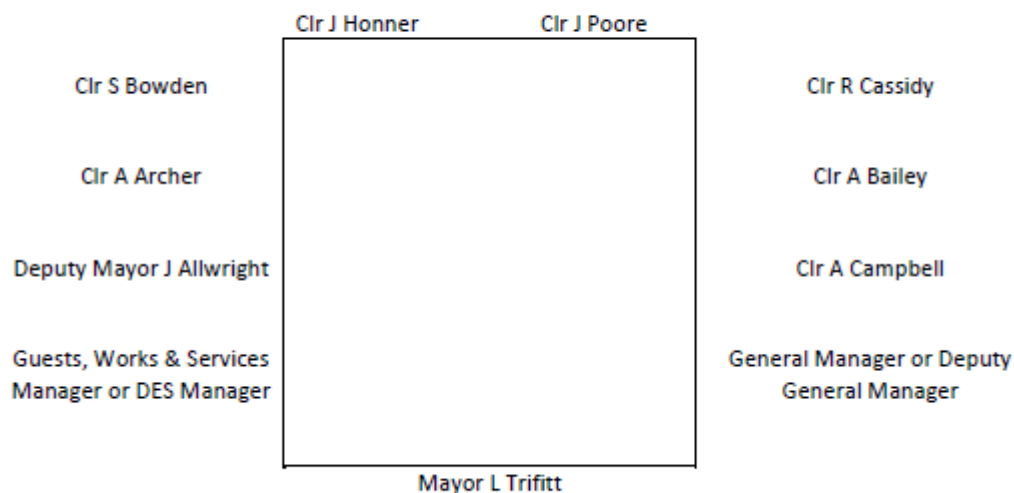
NIL

NOTED

9.0 MAYORAL ANNOUNCEMENTS

- The Mayor advised that she has been in contact with Minister Guy Barnett regarding the Florentine Bridge.
- The Mayor presented the plan of the designed seating arrangements in the Council Chambers

DESIGNATED SEATING BY MAYOR TRIFFITT



NOTED

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved: Clr A Bailey

Seconded: Clr J Poore

THAT the Draft Minutes of the Open Council Meeting of Council held on Tuesday 4th December 2018 be received.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

10.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved: Clr J Honner

Seconded: Clr S Bowden

THAT the Minutes of the Open Council Meeting of Council held on Tuesday 4th December 2018 be confirmed.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

10.3 RECEIVAL DRAFT MINUTES ANNUAL GENERAL MEETING

Moved: Clr A Bailey

Seconded: Clr A Campbell

THAT the Draft Minutes of the Annual General Meeting held on Tuesday 4th December 2018 be received.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

11.0 BUSINESS ARISING

- 14.1 Actioned by D&ES Manager
- 14.2 Actioned by D&ES Manager
- 15.1 Works Manager advised Waddamana Forestry P/L of Council 14.3 applicant advised of Council's decision
- 16.1 Letter sent advising Council's approval
- 16.2 CMCA advised Council decision - awaiting landowner approval
- 16.3 Committee advised of Council's decision
- 16.6 Acknowledgement letter sent
- 16.7 Actioned by AGM
- 16.8 Policy on Council's website
- 16.9 Policy on Council's website
- 16.10 Policy on Council's website
- 16.11 Policy on Council's website
- 16.12 Policy on Council's website
- 16.13 Acknowledgement letter sent
- 17.1 Budget amended as per resolution

NOTED

12.0 DERWENT CATCHMENT PROJECT REPORT

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT the Derwent catchment Project report be received.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

Mr David Doyle entered the meeting at 10.44am

Moved: Clr A Archer

Seconded: Clr R Cassidy

THAT the Derwent Catchment Project report include a detailed breakdown of how much is being spent in the Central Highlands Municipality and an updated blackberry report.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

Mr Graham Rogers (Manager of Development & Environmental Services) entered the meeting at 10.48am.

13.0 FINANCE REPORT

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT the Finance Report be received.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

Due to technical difficulties unfortunately the audio recording was unavailable from this point of the meeting.

It was noted that there will be future workshop held regarding understanding the Finance Reports.

Mr David Doyle left the meeting at 10.59am.

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

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

Moved: Clr R Cassidy

Seconded: Clr J Honner

THAT the Development & Environmental Services Report be received.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

14.1 SHEEP DOG TRIALS – BOTHWELL TOURISM COMMITTEE

Moved: Clr A Bailey

Seconded: Clr J Honner

THAT permission be given to the Bothwell Tourism Association to hold sheep dog trials at the Bothwell Recreation Ground on 9 and 10 March 2018 subject to the following:

- (a) Recreation Ground can only be used if it is not required by the Cricket Club for finals;
- (a) Consultation with the Works & Services Manager on ground conditions prior to the event;
- (b) A booking being made for the ground through the Bothwell office; and
- (c) The Bothwell Tourism Committee be advised that the Committee will need to re-apply for future sheep dog trials.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

The audio recording resumed at 11.01am.

14.2 ROAMING DOGS DEE LAGOON

Moved: Clr R Cassidy

Seconded: Clr S Bowden

THAT a letter be sent to rate payers in the Dee Lagoon area advising of dog owner responsibilities under the Dog Control Act 2000 and Central Highland Dog Management Policy 2015.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

14.3 PROGRESS OF PLANNING SCHEME REFORM: UPDATE ON THE PROGRESS OF THE TASMANIA PLANNING SCHEME AND PREPARATION OF CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE (JANUARY 2019)

NOTED

14.4 TELECOMMUNICATION TOWER AT 239 HAMILTON PLAINS ROAD, HAMILTON

Moved: Deputy Mayor J Allwright

Seconded: Clr R Cassidy

THAT the DES Department write to residents and explain that they will need to contact Vodafone and lodge a dispute.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

14.5 EARLY PICK UP OF RUBBISH OVER CHRISTMAS PERIOD

NOTED

14.6 WASTE BINS AT GREAT LAKE HOTEL

Moved: Clr A Bailey

Seconded: Clr R Cassidy

THAT Council during the summer period pay for the weekly collection of the rubbish from the Waste Bins for the Great Lake Hotel during December-March.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

Mr Jason Branch (Manager of Works & Services) entered the meeting at 11.16am.

14.7 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
2018 / 00060	N L & M C Davey	18 Anglers Crescent, MIENA	Outbuilding
2018 / 00061	P & J Sheds	7619 Highland Lakes Road, Miena	Outbuilding
2018 / 00062	D A Walsh	89 Arthurs Lake Road, Wilburville	Dwelling Addition

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2018 / 00056	H L J Monks, M J Cousins	7795 Highland Lakes Road, Miena	Alterations and Additions to Hotel
2018 / 00055	D C Wise	29 Flintstone Drive, Flintstone	Outbuilding

NOTED

*Clr J Poore left the meeting at 11.24am
Mr Graham Rogers left the meeting at 11.25am.*

15.0 WORKS & SERVICES

Moved: Deputy Mayor J Allwright

Seconded: Cllr A Bailey

THAT the Works & Services Report be received.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy and Cllr J Honner.

*Cllr J Poore returned to the meeting at 11.26am.
Cllr A Archer left the meeting at 11.34am.*

15.1 FLIES – HAMILTON WASTE MANAGEMENT SITE

RESOLVED THAT the Works and Services Manager write to the property owner about the action Council are currently undertaking to reduce the issue.

*Cllr A Archer returned to the meeting at 11.42am.
Cllr S Bowden left the meeting at 11.46am.*

15.2 LARGE GUM TREE – HAMILTON

Moved: Cllr A Bailey

Seconded: Cllr J Honner

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

CARRIED 7 / 1

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr A Campbell, Cllr J Honner and Cllr J Poore.

AGAINST the Motion:

Cllr R Cassidy

15.3 TREES – MAIN STREET, HAMILTON

NOTED

15.4 SPEED LIMIT CHANGE- DUNROBBIN BRIDGE, ELLENDALE ROAD

NOTED

15.5 CAPITAL WORKS UPDATE

NOTED

*Clr S Bowden returned to the meeting at 11.55am.
Mr Jason Branch left the meeting at 11.55am.*

16.0 ADMINISTRATION

Clr A Archer left the meeting at 11.57am and returned at 12.03pm.

16.1 AMENDMENT TO THE MODEL CODE OF CONDUCT

MOTION 1:

Moved: Deputy Mayor J Allwright **Seconded:** Clr J Poore

THAT Council adopt Policy No 2016-42 Code of Conduct.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr J Honner and Clr J Poore.

AGAINST the Motion:

Clr R Cassidy

MOTION 2:

Moved: J Honner **Seconded:** Clr S Bowden

THAT Council write to the Director of Local Government regarding dot point four asking for further information.

CARRIED

FOR the Motion:

Mayor L Triffitt, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

AGAINST the Motion:

Deputy Mayor J Allwright

16.2 STATE GRANTS COMMISSION HEARING AND VISITS PROGRAM

Moved: Clr J Honner

Seconded: Clr S Bowden

- a) **THAT** any feedback on the Discussion Paper DP19-01 - Socio Economic Factors in the base grant model, Information Paper IP19 01 - 2019-22 Triennium Work Plan & Beyond, CS19-01 Engagement with councils and CS19 02 Provision of Services to Non-Residents be provided to the General Manager by Friday the 25 January 2019 so the General Manager can lodge the submission on or before Friday 1 February 2019.

- b) **THAT** the Mayor and Acting General Manager attend the 2019 State Grants Commission hearing.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.3 PROTOCOL FOR INTER-COUNCIL EMERGENCY MANAGEMENT RESOURCE SHARING – COUNCIL COMMITMENT

Moved: Clr R Cassidy

Seconded: Clr A Campbell

THAT Council agree to participate in the Inter-Council Emergency Management Resource Sharing Protocol.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

Clr S Bowden left the meeting at 12.14pm.

16.4 LOCAL GOVERNMENT ACT REVIEW DISCUSSION PAPER

Moved: Clr J Honner

Seconded: Clr J Poore

THAT any feedback on the Discussion Paper: Review of Tasmania's Local Government Legislation Framework be provided to the General Manager by Tuesday the 19 February 2019 so the General Manager can lodge the submission on or before Friday 1 March 2019.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.5 LOCAL GOVERNMENT ACT REVIEW REFERENCE GROUP

NOTED

16.6 REQUEST HAMILTON DISTRICT AGRICULTURAL SOCIETY

Moved: Clr A Bailey

Seconded: Clr J Poore

THAT Council give permission for the Hamilton Show Committee to hold a clay target stand at the 2019 Hamilton Show subject to the following conditions.

- The Show Committee having all relevant insurances;
- The Committee considers buffer zones for animals; and
- The Committee complies with all relevant legal requirements

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.7 GELL RIVER BUSHFIRE

Moved: Clr R Cassidy

Seconded: Clr A Bailey

THAT Council supports the Mayors letter to the Minister for Police, Fire and Emergency Management Michael Ferguson asking for a permanent bridge to be constructed on the Florentine Road over the Florentine River, as this is a critical piece of infrastructure to provide appropriate access for fire-fighting services in the event of a fire emergency, as well as appropriate exit routes in the event a sudden evacuation is necessary of communities in the area like Wayatinah Village in the Central Highlands.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

*Clr S Bowden returned to the meeting at 12.19pm.
Clr A Bailey left the meeting at 12.19pm and returned at 12.21pm.*

16.8 CONSIDERATION OF SCHOOL BREAKFAST PROGRAM

Motion 1:

Moved: Clr A Campbell

Seconded: Clr J Honner

THAT Council consider during the 2019/20 budget deliberation to allocate funding towards the development of School Breakfast Programs within our municipality, including lobbying for State Government funds and liase with other organisations regarding a breakfast program.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

Due to technical difficulties the tape stopped tape again at 12.33pm and did not resume for the rest of the meeting.

Motion 2:**Moved:** Cllr A Archer**Seconded:** Cllr R Cassidy

THAT Council support the request to help fund a breakfast program (valued at \$250.00) at the Bothwell District High School and other schools are able to apply to Council for support to fund a breakfast program. Council lobby services associates to work with Council on breakfast programs for schools.

CARRIED**FOR the Motion:**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner and Cllr J Poore.

16.9 ESTABLISHMENT AND OPERATION OF HELICOPTER LANDING SITES**NOTED****16.10 PUBLIC TRANSPORT IN THE CENTRAL HIGHLANDS****NOTED****16.11 COMMUNITY HEALTH AND WELLBEING PLAN****Moved:** Cllr R Cassidy**Seconded:** Cllr A Bailey

THAT Council agree to establish a Health & Wellbeing Planning Group with Council representatives being Cllr A Archer, Cllr A Campbell, the following officers will be part of the planning group, General Manager, Deputy General Manager, Senior Administration Officer Mrs Brazendale and Mrs Turale Health Promotion Coordinator, Tasmanian Health Service – South.

CARRIED**FOR the Motion:**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner and Cllr J Poore.

16.12 WORLD FLY FISHING CHAMPIONSHIP 2019**NOTED****16.13 BOTHWELL HISTORICAL SOCIETY – BI-CENTENARY OF BOTHWELL****Moved:** Deputy Mayor J Allwright**Seconded:** Cllr R Cassidy

THAT Council refer the request to the Central Highlands Visitors Centre Management Committee to prepare a submission to Council for discussion and approval.

CARRIED**FOR the Motion:**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner and Cllr J Poore.

16.14 UNITED CHRISTIAN BROADCASTERS AUSTRALIA LIMITED TA VISION CHRISTIAN MEDIA

RESOLVED THAT Council write to United Broadcasters Australia and notify them that there will be no need to sign an agreement but Council will give them three months' notice if there will be any changes,

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.15 TASWATER STAGE 4 REGIONAL TOWN WATER SUPPLY PROGRAM

NOTED

16.16 LGAT PLANNING AUTHORITY TRAINING

RESOLVED THAT Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr R Cassidy Clr S Bowden and Clr J Poore will attend this training and that the Acting General Manager be authorised to fill out the registration form on their behalf.

16.17 REMISSIONS UNDER DELEGATION

NOTED

16.18 POLICY 2013-14 MANUAL HANDLING POLICY

Moved: Clr A Archer

Seconded: Clr J Honner

THAT Council adopt the Manual Handling Policy.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.19 POLICY 2013-19 ASBESTOS POLICY

Moved: Clr J Poore

Seconded: Clr J Honner

THAT Council adopt the Asbestos Policy.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.20 POLICY 2015-32 FIRE ABATEMENT POLICY

Moved: Clr A Bailey

Seconded: Clr J Honner

THAT Council adopt the Fire Abatement Policy.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

16.21 REVIEW OF TASMANIAN CEMETERIES LEGISLATION STAGE TWO – CEMETERIES REGISTER

NOTED

16.22 GREAT LAKE COMMUNITY CENTRE

NOTED that Councillor Honner provided a verbal updated at the meeting.

17.0 SUPPLEMENTARY AGENDA ITEMS

Moved: Clr R Cassidy

Seconded: Clr J Honner

THAT Council consider the matters on the Supplementary Agenda.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

17.1 COMMUNITY DONATIONS PROGRAM

Moved: Clr J Poore

Seconded: Clr S Bowden

THAT Council make a donation of \$200.00 to the Resident to assist with fuel costs for attending rehabilitation of his condition.

CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner and Clr J Poore.

17.2 DIABETES TASMANIA POLLIEPEDAL'19

Moved: Cllr A Bailey

Seconded: Deputy Mayor J Allwright

THAT Council make a donation of \$250.00 to the Diabetes Tasmania PolliePedal'19.

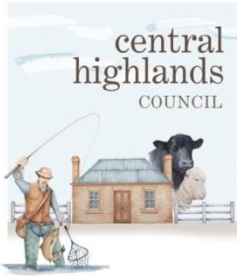
CARRIED

FOR the Motion:

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner and Cllr J Poore.

18.0 CLOSURE

Mayor L Triffitt closed the meeting at 1.00pm



**MINUTES OF THE PLANNING COMMITTEE MEETING
OF THE CENTRAL HIGHLANDS COUNCIL HELD
IN THE BOTHWELL COUNCIL CHAMBERS
AT 9.00AM ON TUESDAY 12th FEBRUARY 2019**

1.0 PRESENT

Clr Allwright (Chairperson), Mayor Triffitt, Clr Cassidy & Clr Poore

IN ATTENDANCE

Mrs L Eyles (General Manager), Ms J Tyson (Planning Officer) & Mrs K Bradburn (Minutes Secretary)

2.0 APOLOGIES

Nil

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

Nil

4.0 CONFIRMATION OF MINUTES

Moved **Clr Cassidy**

Seconded **Clr Allwright**

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 10th April 2018 to be confirmed.

Carried

For the Motion: Clr Allwright, Mayor Triffitt, Clr Cassidy & Clr Poore

5.0 QUESTION TIME & DEPUTATIONS

6.0 PLANNING ITEMS

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

Report by

Jacqui Tyson (Contract Planner)

Applicant

D Nolder

Owner

D Nolder

Proposal

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

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

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

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

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

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

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

Subject site and Locality.

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

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

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

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

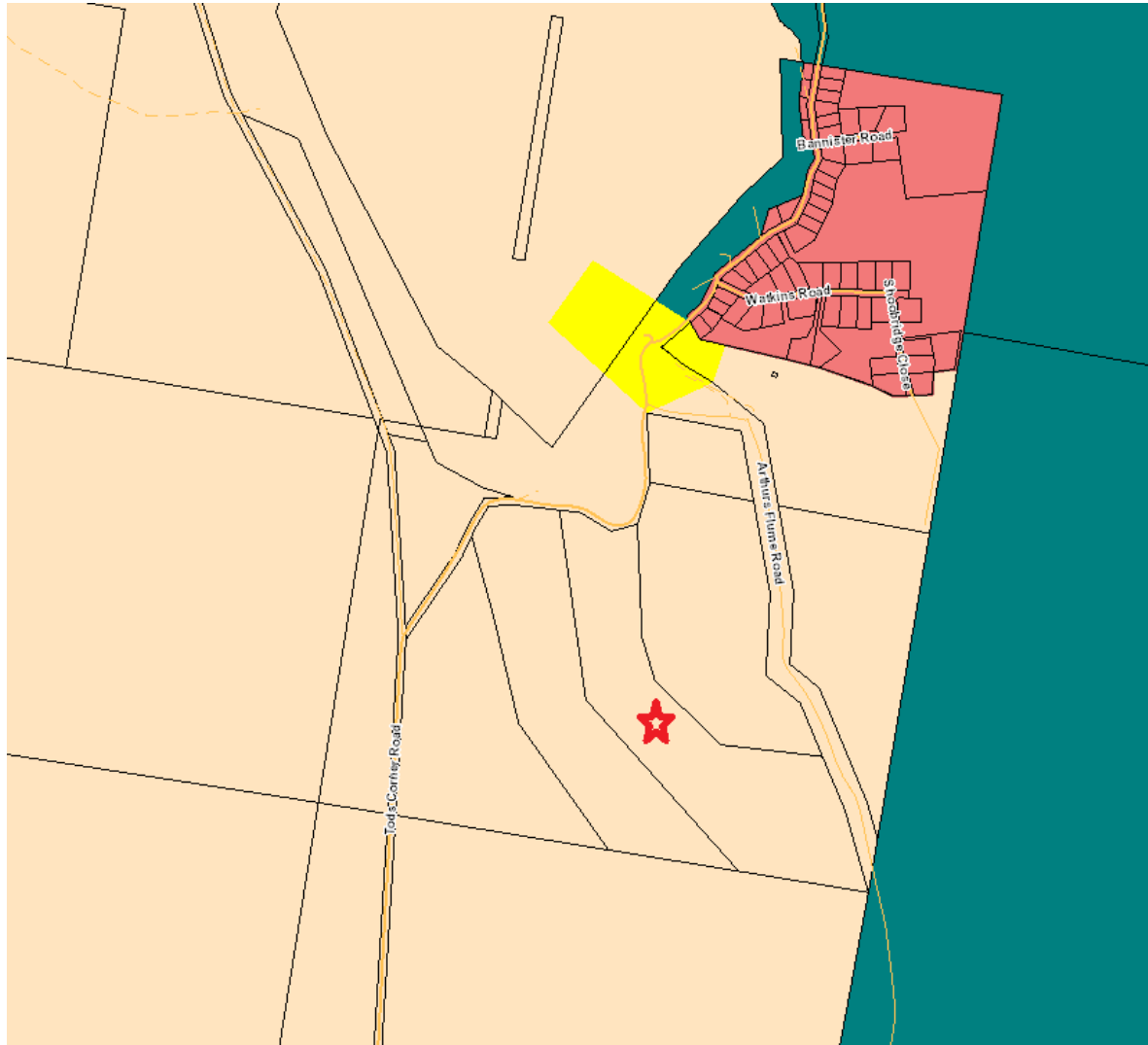


Fig 1. Location and zoning of the subject land (marked by red star) in the Rural Resource zone (Cream). Surrounding land is zoned a mix of Low Density Residential (dark pink), Utilities (yellow) and Environmental Management (green). (Source: LISTmap).

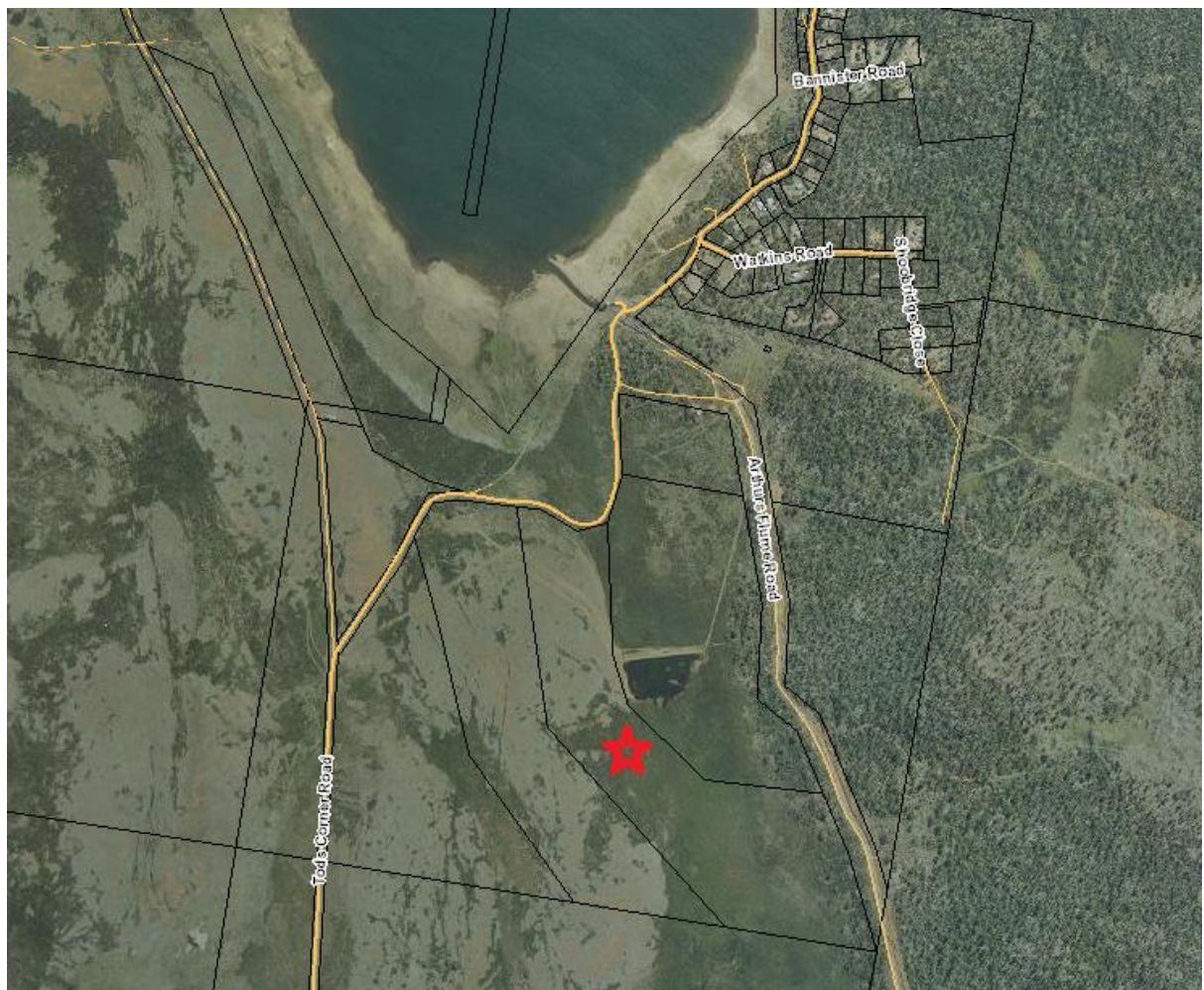


Fig 2. Aerial photo of the subject land and surrounding area, subject land marked with red star (Source: LISTmap).

Exemptions

Nil

Special Provisions

Nil

Rural Resource Zone - Use standards

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

26.3.1 Sensitive Use (including residential use)		
To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or	P1 A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive	The subject site is not used for agriculture and given the nature of the surrounding area, it is likely that any

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

Rural Resource Zone - Development standards

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

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; (b) be sufficient to prevent unreasonable adverse	The maximum height of the proposed dwelling will be 4.48m and the proposed outbuilding will be no more than 5m high. The proposal complies with the Acceptable Solution A1.

	<p>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>	
--	--	--

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>The dwelling and outbuilding will be sited over 370m 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>P2</p> <p>Building setback from side and rear boundaries must maintain the character of the</p>	<p>The proposed buildings are sited more than 50m from side and rear boundaries, complying with the Acceptable Solution A2.</p>

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

26.4.3 Design

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The location of buildings and works must comply with any of 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)</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</p>	<p>The proposal complies with the Acceptable Solution A1.</p> <p>It is not located on a skyline or ridgeline and does not require clearing of vegetation.</p>

<p>be located in and area not require the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>(b) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(c) be located in and area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.</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>A condition is included to require all external surfaces of the dwelling and outbuilding to be finished in colours that have a light reflectance value of less than 40 percent in accordance with Acceptable Solution A2.</p>
<p>A3</p>	<p>P3</p>	

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>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>	The site is quite flat. No significant earthworks are required to construct the buildings and access, with any excavation to be considerably less than 2m, in accordance with A3.
---	---	---

Codes

Road and Railway Assets Code

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

Parking and Access Code

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

Stormwater Management Code

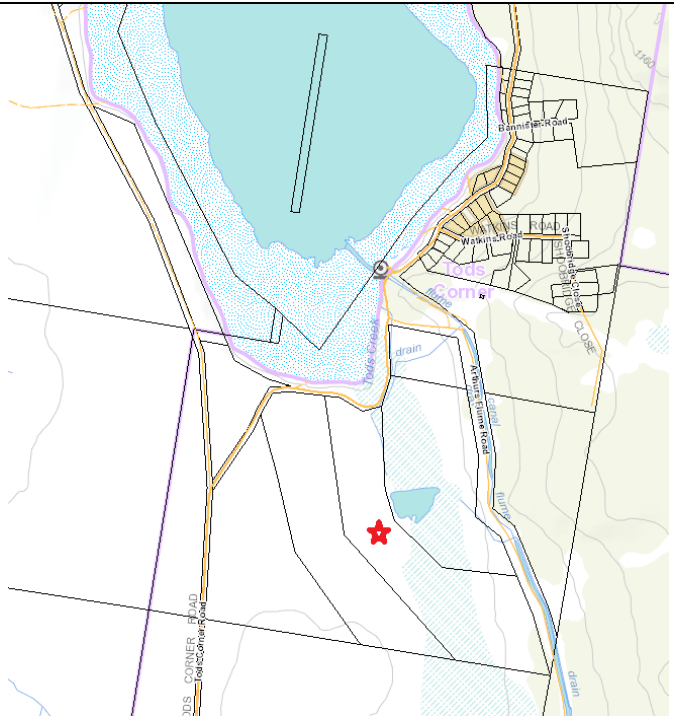
Stormwater will be contained and managed on the site in accordance with the requirements of the Code.

Representations

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

<i>Representation 1</i>	
Issues	Officer comments
The only notification in the public domain has been the notice in The Mercury published on Tuesday, 15 January 2019. There was no notice affixed to the street number signage at 280 Tods Corner Road. The relevant documents have been available at Council's offices for viewing during normal office hours at Hamilton and Bothwell. Given the current fire emergency,	<p>The proposal was advertised in compliance with the requirements of the Act, including a notice in the Mercury, letters to adjoining owners and a site notice placed on the boundary to Tods Corner Road.</p> <p>The site notice was placed on the boundary of the site on the 15 January 2019, on a tree. A photo of the notice is recorded on Council file.</p>

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

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

whether or not to approve it within 42 days, an extension of time can be sought. Under the current circumstances with major fires threatening many parts of the Central Highlands, and especially the alpine environment of the Central Plateau, such an extension should be sought from the Minister.	including visiting the site if Councillors wish to do so.
--	---

Conclusion

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

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

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

Discussion by Committee

Some discussion was had with regards to the need for Councillors to visit sites prior to making a determination. Cllr Cassidy advised that he had visited this site prior to the meeting. Cllr Allwright advised that all Councillors receive a notification when developments are advertised which would allow time for Councillors to make a determination if they wish to visit the site.

It was agreed that this item be listed for discussion at a future meeting.

Recommendation

Moved **Cllr Poore**

Seconded **Cllr Cassidy**

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

Recommended Conditions

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the land Use Planning And Approvals Act 1993.

Approved Use

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

External finishes

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

Services

- 6) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Stormwater and wastewater

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

Construction Amenity

- 8) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- 9) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - 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.

Carried

For the Motion: Clr Allwright, Mayor Triffitt, Clr Cassidy & Clr Poore

7.0 OTHER BUSINESS

8.0 CLOSURE

There being no further business the meeting closed at 9.18am



Policy No. 2013- 07

Council Camping Ground Facilities Policy

Document:	Start Date: 16 October 2018	Page Reference:
Council Camping Ground Facilities Policy	Review Date: 16 October 2021	Page 1 of 4

Introduction

This policy has been prepared to address the management of Council owned camping facilities in the Central Highlands.

Use of Camping Facilities

Camping facilities are provided for short term stays only and subject to the following maximum night stays:

Bothwell Camping Facility:	7 nights
Hamilton Camping Facility:	3 nights

Council may in special circumstances, and upon a written application, grant permission for stays of a longer duration.

Fees

Council will review its fees for camping facilities at least annually:

When setting fees, Council will ensure that all direct and indirect costs are included together with a rate of return to Council;

Fees will be set for powered and un-powered sites.

Terms and Conditions for Use of Camping Facilities

The attached Terms & Conditions of Use (Appendix A) will be displayed at Council Camping Facilities.

Review

This policy will be reviewed every 3 years

Document:	Start Date: 16 October 2018	Page Reference:
Council Camping Ground Facilities Policy	Review Date: 16 October 2021	Page 2 of 4

APPENDIX A

TERMS AND CONDITIONS FOR USE OF COUNCIL CAMPING FACILITIES

Payment of Fees

Fees must be paid in advance and your receipt displayed on your vehicle/motorhome dashboard.

Fees are payable at the following places:

- Bothwell - Council Offices, Alexander Street, Bothwell
- Bothwell Garage, Patrick Street, Bothwell
- Hamilton - Council Offices, Tarleton Street, Hamilton
- By deposit into receptacle near public conveniences

Duration of Stays

- Bothwell Maximum 7 nights
- Hamilton Maximum 3 nights

Noise/Behaviour

To enable all campers to enjoy their stay:

- Noise, intoxication, bad language or offensive behaviour will not be tolerated. This type of behaviour will result in the camper being evicted from the site.
- All noise audible from the next closest site must cease at 9 pm.
- Campers are responsible for the behaviour of visitors to their site
- The use of generators is prohibited at the Council Camping Facilities at Bothwell
- The use of generators is prohibited between the hours of 9 pm. and 7 am. at the Council Camping Facilities at Hamilton

Document:	Start Date: 16 October 2018	Page Reference:
Council Camping Ground Facilities Policy	Review Date: 16 October 2021	Page 3 of 4

Fire Safety

Fires are strictly prohibited at Council camping facilities

Rubbish

General campsite waste only is to be placed in bins provided.

Amenities/Ablutions

- Use showers sensibly with due regard to fellow campers and any water restrictions.
- Cooking and dishwashing is not permitted in amenity areas.
- Children must be accompanied to showers/toilets by an adult

Laundry Facilities

Laundry facilities (washing machine and dryer) are available at both sites:

- Bothwell Camping Ground – a key is provided when you pay your fee
- Hamilton Camping Ground – a key to the laundry facilities is available by paying a refundable deposit at the Hamilton Council Offices

Discharge of Liquid

Discharge of sullage or grey-water onto the site or into any waterway is prohibited. Facilities are available at this site for disposal of sullage and grey water.

Pets

Pets are allowed but must be restrained and under the effective control of the owner. The dog owner is to ensure that all faeces from the dog is removed and disposed of responsibly.

Other

No washing of vehicles, motorhomes or caravans is permitted at camping sites

Document:	Start Date: 16 October 2018	Page Reference:
Council Camping Ground Facilities Policy	Review Date: 16 October 2021	Page 4 of 4