



Central Highlands Council

AGENDA – ORDINARY MEETING – 21ST JANUARY 2014

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Hamilton Council Chambers, on Tuesday 21st of January 2014, commencing at 9am and be closed to the public until 10.00am.

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

2.0 PRESENT

3.0 APOLOGIES

4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2005, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

5.0 COMMITTEE

Regulation 15 of the Local Government (Meeting Procedures) regulations 2005 provides that Council may consider certain sensitive matters in Closed Agenda which relate to:

- Personnel matters, including complaints against an employee of the Council;
- Industrial matters relating to a person;
- Contracts for the supply and purchase of goods and services;
- The security of property of the Council
- Proposals for the Council to acquire land or an interest in the land or for the disposal of land;
- Information provided to the Council on the condition it is kept confidential;
- Trade secrets of private bodies;
- Matters relating to actual or possible litigations taken by or involving the Council or an employee of the Council;
- Applications by Councillors for leave of absence;

- The personal affairs of any person.

The decision to move in Closed Council requires an absolute majority of Council.

5.1 MOTION INTO COMMITTEE

Moved **Clr**

Seconded **Clr**

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

Carried

5.2 MATTERS DISCUSSED IN COMMITTEE

5.3 MOTION OUT OF COMMITTEE

Moved **Clr**

Seconded **Clr**

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

Carried

OPEN MEETING TO PUBLIC

The Meeting will be opened to the public at 10.00am

6.0 IN ATTENDANCE

6.1 PUBLIC QUESTION TIME

7.0 MAYORAL COMMITMENTS

9 th December	AGM Council Meeting Council Meeting Bothwell Historical Society
10 th December	LGAT – General Management Committee Meeting Premier's Local Government Council Meeting
11 th December	Westerway Primary School Presentation Assembly Local Government Association
12 th December	Central Highlands Community Health Meeting Gretna Fire Brigade
13 th December	AGM – Australasian Golf Museum
14 th December	Great Lake Community Centre Christmas Function

16 th December	Ouse District School Presentation
19 th December	The Country Club Christmas Party for Seniors Hon Bryan Green Meeting to discuss Irrigation Highland Lakes Road
20 th December	Peter Roulston – Corumbene Community Fundraising Event at Hamilton Rivers Run Christmas Cards – Bothwell
24 th December	Colony 47 Gifts
9 th January	Australia Day Meeting Interview Tiger Radio - ABC Repeater Tower Australia Day Graffiti Bushfire Preparation
14 th January	Planning Meeting Bio Diversity Workshop
15 th January	Independent Living Units Meeting - Hamilton

7.1 COUNCILLORS COMMITMENTS

Clr L M Triffitt

9 th December	Council Meeting
11 th December	Westerway Primary School Presentation Assembly
12 th December	CHCHS Meeting Bothwell District High School Presentation Assembly
16 th December	Ouse District School Presentation Assembly
19 th December	Council Christmas BBQ Senior Citizens Luncheon – Bothwell

7.2 GENERAL MANAGER COMMITMENTS

9 December 2013	Council Meeting Annual General Meeting
18 December 2013	Meeting Intercoal with Mayor Meeting J Hall with Planner
14 January 2014	Planning Committee Meeting
15 January 2014	ILU Committee Meeting

7.0 NOTIFICATION OF COUNCIL WORKSHOPS

Bio Diversity Mapping Workshop held on Tuesday 14th January 2014

8.0 FUTURE WORKSHOPS

9.0 MAYORAL ANNOUNCEMENTS

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Monday 9th December 2013** be **received**.

Carried

10.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Monday 9th December 2013** be **confirmed**.

Carried

10.3 RECEIVAL DRAFT MINUTES INDEPENDENT LIVING UNITS COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Independent Living Units Committee Meeting** of **Council** held on **Wednesday 15th January 2014** be **received**.

Carried

10.4 RECEIVAL DRAFT MINUTES PLANNING COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Planning Committee Meeting** of **Council** held on **Tuesday 14th January 2014** be **received**.

Carried

10.5 RECEIVAL DRAFT MINUTES AUSTRALIA DAY COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Australia Day Committee Meeting** of **Council** held on **Thursday 9th January 2014** be received.

Carried

10.6 RECEIVAL DRAFT AGM MINUTES MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **AGM Meeting** of **Council** held on **Monday 9th December 2013** be received.

Carried

10.7 RECEIVAL DRAFT MINUTES MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Municipal Emergency Management Committee Meeting** of **Council** held on **Thursday 12th December 2013** be received.

Carried

11.0 BUSINESS ARISING

12.0 NRM REPORT

Moved **Clr**

Seconded **Clr**

THAT the **NRM Report** be received.

Carried



Derwent Catchment Natural Resource Management Committee Inc.

PO Box 22 Hamilton Tas 7140 Phone: 6286 3211 Fax: 6286 3370

Report Central Highlands Council 20th November to 9th December 2013

Catchment Coordinators Vacancy

The Catchment Coordinators position received four enquires with however only one applicant addressing the selection criteria. A resume was also received, however this person did not address the selection criteria as stated in the job advertisement. Derwent Catchment has forwarded both to the General Manager for comment.

At Derwent Catchments executive meeting held 15th January 2014 it was resolved to approach the applicant and have a pre-interview to gauge suitability for the position.

Both Derwent Valley Council & NRM South have been provided with the details of the applicants for consideration.

Upper Derwent Valley Farmers Discussion Group

A total of 12 commercial farmers with mixed enterprises attended the Wed 4th Dec meeting which went from 9am-11am. A brain storming exercise assisted in the development of the first half of the program. The first half of the program runs from now until August 2014 and entails 5 workshops and 1 field trip. The field trip will be the first activity in March where we will join the Bothwell discussion group and visit other farm enterprises within the state. The 5 workshop topics to be held in April- August are:

- Animal nutrition
- Pasture management
- Rotation economics
- Soil management
- Rotation management

The last half of the project will be developed in August. In total there will be 8 workshops and 2 field trips.

Weeds

This month DCNRMC has provided advice to Council on control and legal status of Tree Lupins, discussed expanding the control of woody weeds in the Clyde River at Bothwell and the Orange Hawkweed program in the Central Highlands.

The Blackberries in the Clyde River have received initial treatment. However sites up out of the Clyde may be too close to having formed fruit to be treated this season. Work will however commence on the English Broom within the Council reserve.

On Thursday 12th December 2013 at 1:00pm at Lands Building, 134 Macquarie Street, Hobart Kathy attended on behalf of DCNRMC a meeting on Orange Hawkweed, where discussions occurred on infestations, control requirements and investment into OHW control. Kathy was pleased to inform the group that Council had provided funds to control the small infestation on the 14 Mile Road & at Thiessen Crescent Miena, NRM South have provided funds to control the large Butlers Gorge site and Hydro are providing funds for the Shannon site.

Funding Grants Open

NRM South has a number of funding grants open. These are additional money available for Bush Fire Recovery, Inquiries should be directed to the NRM South Local Facilitator; or Ken Moore, Regional Landcare Facilitator on 6221 6117 or 0447 604 231.

Works need to be completed before the end of June 2014.

Applications from land owners and local organizations will be accepted until Friday the 14th of February 5pm. Proposals should be sent to: admin@nrmsouth.org.au or Fax 6221 6166

Public Benefits Grants. Inquiries should be directed to the local NRM South on 6221 6111 or admin@nrmsouth.org.au EOI's should be sent to: admin@nrmsouth.org.au or Fax 6221 6166 or posted to PO Box 425 South Hobart TAS 7004. Applications from land owners and local organizations will be accepted until Friday the 14th of February 5pm.

Kathy Van Dullemen Secretary Derwent Catchment NRM Committee

13.0 FINANCE REPORT

Moved **Clr**

Seconded **Clr**

THAT the Finance Report be received.

Carried

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2005, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

Moved **Clr**

Seconded **Clr**

THAT the Development & Environmental Services Report be received.

Carried

14.1 SA 2013/29 : NICK GRIGGS & CO LAND SURVEYORS: RA 215 ROCK MOUNT ROAD, ELLENDALE: SUBDIVISION (BOUNDARY ADJUSTMENT) IN THE RURAL ZONE.

Report By:

Contract Planner (J Tyson)

Approved By:

Senior Contract Planner (J Dryburgh)

Applicant:

Nick Griggs & Co Land Surveyors

Owner

M A Gebbie & S Davies

Discretions

Use: 'Subdivision'

Proposal:

Application is made for boundary adjustments between four adjoining titles at Rockmount and Ellendale Roads, Ellendale. The current titles are described in Certificates of Title Volume 95467 Folio 4 (30.9ha), Volume 225783 Folio 1 & Volume 64193 Folio 13 (combined area 205.44ha) and Volume 162146 Folio 2 (178.67ha).

Under the proposal the boundary between the titles will be adjusted to create three titles to enable a land transfer between the owners. The resulting lots, as shown on the subdivision plan, will be as follows:

- Lot 1 - 52.2ha
- Lot 2 added to Lot 3 - 145.8ha total
- Lot 4 added to Lot 5 – 186.67 ha total

An existing right of way to Rockmount Road will be divided to give frontage and access to Lot 1 and Lot 2/3. Lot 4/5 will retain existing frontage and access from Ellendale Road.

The boundary adjustment would be occurring within the Rural Zone under the *Central Highlands Planning Scheme 1998*, which is a 'Discretionary' use within the zone.

Site Description:

The subject land is located to the west of Rockmount Road and north of Ellendale Road and is located to the east of the Ellendale township. Two of the subject titles are developed with dwellings and farm improvements.

The land is primarily cleared for farming with some large patches of dry eucalyptus forest remaining, particularly on the slopes. The land on the eastern side of the rivulet that will be transferred under this proposal consists of steeper hills that are still mainly covered with native eucalypt forest.

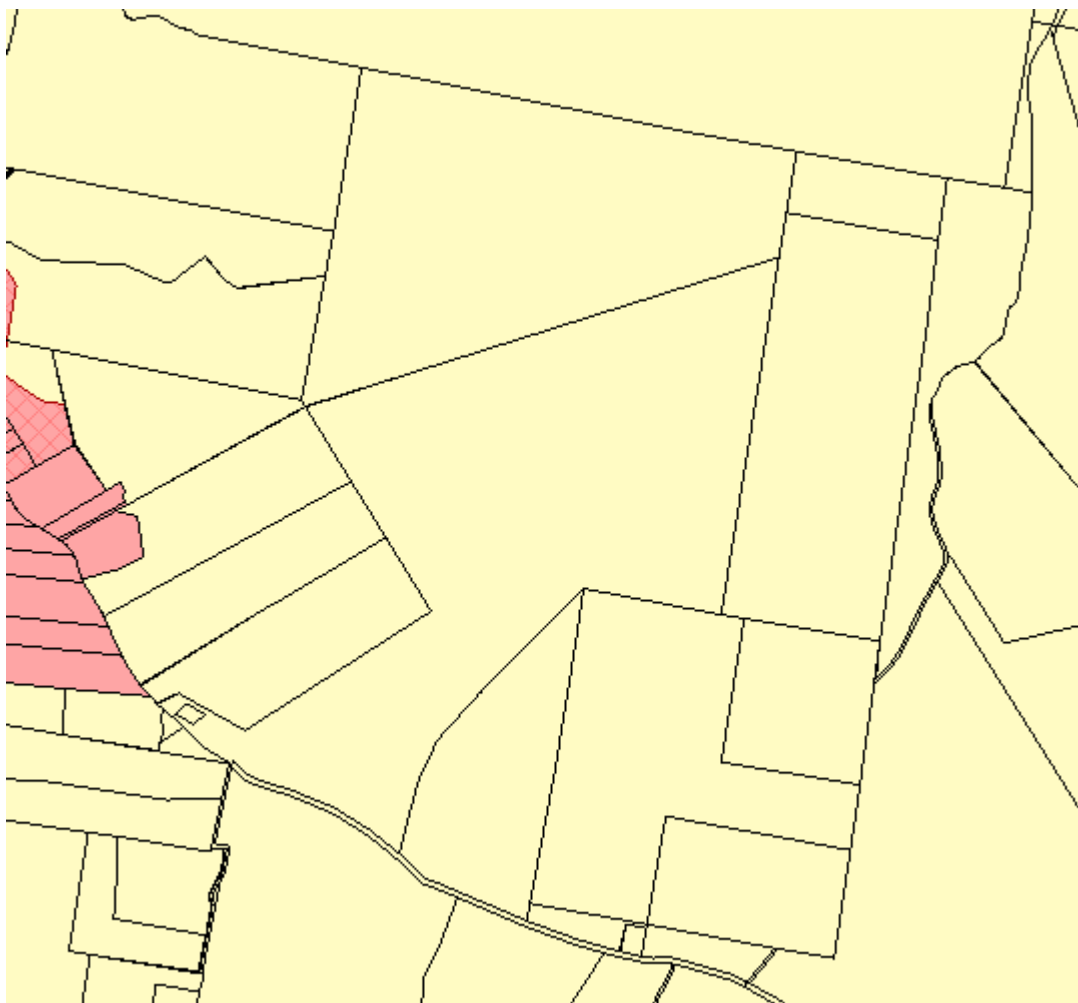


Plate 1: The subject land is located within the Rural Zone.
(Source: *The List Tas*, 2014)



Plate 2: An aerial image of the subject land depicts the nature of the environment.
(Source: *The List Tas*, 2014)

Background

The proposed boundary adjustment will not create any additional lots and will in fact reduce the total number of titles from four to three. Existing access points will be used and no other works will be necessary as a result of this proposal.

Statutory Status:

The land is zoned Rural under the *Central Highlands Planning Scheme 1998*. The use category 'Subdivision' is a Discretionary development type pursuant to Part 1.4 of the Scheme.

Section 109(1)(d) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* provides the requirements in terms of frontage and land area to ascertain what should constitute a minimum lot within a 'country building area'. Given the Planning Scheme is silent on a frontage requirement for subdivision occurring within the Rural Zone, Section 109(1)(d)(ii) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* applies.

The application has been referred to the Tasmanian Planning Commission as per Section 109(3)(h) and they have advised that all the proposed lots have the qualities of a minimum lot in accordance with the Act.

Advertising:

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 22 November 2013 through to the 6 December 2013.

No representations were received within the public consultation timeframe.

Notification

The proposal was not required to be referred to any other State Agencies for comments and advice. Adjoining landowners were notified.

Planning Evaluation

General Objectives:

The General Objectives of the Planning Scheme relevant to this proposal are:

- (a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*
- (b) To provide for the fair, orderly and sustainable use and development of air, land and water;*
- (e)(i) To encourage sustainable long term use of appropriate areas for agricultural, pastoral and forestry activities;*
- (e)(iv) To encourage land use and development to occur in consideration of land capability*

The application would accord with the above general objectives relation to sustainable land use as the proposed lot sizes and configuration are generous and the agricultural viability of the land would not be reduced. The new lot arrangement will allow the owners to manage their assets as they desire.

Rural Zone Objectives:

The Objectives of the Rural Zone are reproduced as follows:

- a) To encourage and facilitate the development of rural land for sustainable long-term agriculture or pastoral activities, and other uses.*
- b) To protect rural resources from conversion to other uses.*
- c) To allow for non-agricultural activities in locations which will not constrain agricultural or pastoral activities or resources.*

The proposal would assist in protecting the agricultural values of the land into the future by maintaining the primary characteristics of the existing properties. The proposal will not result in conversion to non-agricultural use.

The proposal is therefore considered to be consistent with the objectives of the Rural Zone.

Development Standards

Part 1.6 of the Scheme prescribes the development standards relating to subdivision of land.

Lot size

With regard to lot size, Clause 1.6(a) states that all new lots shall contain an area of at least 20 hectares. The following lot sizes would result from the proposal:

- Lot 1 - 52.2ha
- Lot 2 added to Lot 3 - 145.8ha total
- Lot 4 added to Lot 5 – 186.67 ha total

As demonstrated from the proposed lot sizes, they remain compliant with the minimum lot size requirements applied to the Rural Zone.

Schedule 3 – Road Hierarchy, Access and Setback Requirements:

Schedule 3 of the Scheme establishes a hierarchy of roads and the access, location and setback requirements in respect to any section of road not restricted to a 60km/h speed limit shall conform to the relevant requirements of this schedule.

With regard to site distances, Clause S.3.2 prescribes that:

Access to a road whether subject to a 60km/h speed limit or not, shall have adequate sight distances as set out in Figure 1.

Clause S.3.4 further states that:

The proposed location for a Minor or Major Access shall comply with the sight distance requirements set out in Figure 1 to this Schedule and the access location requirements of S.3.7 and/or S.3.9.

No new access points are required for this boundary adjustment. The existing accesses from Ellendale and Rockmount Roads are considered to be satisfactory.

Schedule 5 – Matters to be Taken into Consideration in Making Decisions on Applications for a Permit:

Schedule 5 provides additional matters that must be taking into consideration when deciding on any application for a permit and are addressed in the following.

S.5.1 – The provisions of any State Policy or interim State Policy.

Comments in relation to relevant State Policies are discussed below.

S.5.3 – The objectives and other provisions of the Scheme.

These have been addressed previously.

S.5.5 – The effect of the proposed use or development on the landscape, scenic quality or biological diversity of the locality.

The proposed boundary adjustment is not expected to have any significant impacts upon the landscape, scenic quality or biological diversity of the land.

S.5.7 – The social effect and the economic effect of the proposed use or development in the locality.

The boundary adjustment would have minimal social or economic impacts upon the locality.

S.5.12 – The relation of the proposed use or development to the use or development on adjoining land or on other land in the locality.

The property adjoins other Rural zoned land and there is no evidence to suggest that the proposal will have a negative impact upon land use and amenity of any adjoining properties.

S.5.13 – The provisions of Schedule 3 or any code or policy adopted by Council relating to car parking, and whether the proposed means of access is adequate and whether adequate provision has been made for loading, unloading, manoeuvring and parking of vehicles within the proposed use or development or on that land.

No change to the existing access arrangements is necessary.

S.5.15 – The amount of traffic likely to be generated by the proposed use or development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic and the safety of pedestrians.

The application is for a boundary adjustment only and will have no impact on current traffic volumes.

S.5.17 – Whether the proposed use or development is likely to cause land degradation.

No land degradation is expected to result from this subdivision.

S.5.18 – The existing and likely future amenity of the neighbourhood.

It is considered that the proposed boundary adjustment will not have any negative impacts on the amenity of the neighbourhood.

S.5.19 – The effect on the natural, cultural or built heritage.

No known aboriginal or historic cultural heritage sites exist on the property.

S.5.20 – any objection or submission lodged in respect of an application.

No representations or other submissions have been received in relation to this development.

State Policy Implications

▪ **State Policy of Water Quality Management**

The application is for a boundary adjustment only and will not require any works that will impact on water quality.

▪ **State Policy on the Protection of Agricultural Land 2009**

The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy.

There are seven principles to guide outcomes that give effect to the Policy. Principles 1 to 4 deal with Prime Agricultural Land and are not relevant to the consideration of this application. Principles 5 to 7 state:

5. All agricultural land is a valuable resource for Tasmania. The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.
6. Adjoining non-agricultural use and development should not unreasonably fetter agricultural uses.
7. Planning schemes will make provisions for the appropriate protection of the range of non-prime agricultural lands within a specified irrigation scheme.

The proposal is for a boundary adjustment that will consolidate existing land uses. There will be no impact on the productive value of the land and it is considered to be in accordance with the policy.

Technical Matters

Water: No reticulated water serves are available to the land.

Sewer: No reticulated sewer services are available to the land.

Stormwater: No reticulated stormwater serviced are available to the land.

Access: Refer to the body of this report for comments relating to access.

No other issues of concern have been raised.

Environmental Implications

There are no environmental implications anticipated for Council to consider.

Conclusion

Application has been made for a boundary adjustment and consolidation of two rural properties in Ellendale.

No impact on the productive capacity of the land will result and the application complies with the qualitative and quantitative provisions of the Rural zone.

The application was advertised and no representations were received.

Subject to standard conditions, the application can be approved.

Recommendation

THAT Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, APPROVE the application for a *Boundary adjustment* at RA 215 Rockmount Road, Elledale, Certificates of Title Volume 95467 Folio 4, Volume 225783 Folio 1, Volume 64193 Folio 13 and Volume 162146 Folio 2.

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. The subdivision must be carried out in accordance with the *Central Highlands Council Subdivision Guidelines*.

Final Plan

3. A fee as determined by Council resolution from time to time must be paid to Council prior to the sealing of each stage of the final plan of survey.
4. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
5. All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Easements

6. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

7. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

8. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. **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*.**
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

Carried

14.2 DA 2013/35 : J B MEDBURY: RA 3420 LYELL HIGHWAY, GRETNAL: SUBDIVISION – ONE LOT & BALANCE IN BOTH THE RURAL ZONE AND VILLAGE ZONE IN A POTENTIAL IMPACT AREA.

Report By:

Contract Planner (D Allingham)

Approved By:

Senior Contract Planner (J Tyson)

Applicant:

J B Medbury

Owner

R D Temple

Discretions

Use: 'Subdivision'

Development within a Potential Impact Area

Proposal:

This report considers an application made to the Planning Authority for the subdivision of a property on the southern edge of the Gretna township at 3420 Lyell Highway.

The applicant seeks to subdivide the 1.155ha property (CT 104293-1) into two lots. The property is located in both the Village and Rural Zones as per the *Central Highlands Planning Scheme 1998*. The property will be subdivided along the boundary between the two zones, so that Lot 1 will be 7,116 sqm and be entirely in the Rural Zone and the Balance lot will be 4,460 sqm and entirely within the Village Zone.

The proposed balance lot contains an existing dwelling and outbuildings and has an existing physical access to the Lyell Highway via a right of way (ROW) on the northern boundary. Access to lot 1 is proposed to be via a ROW through the balance lot via the existing ROW.

Subdivision is a discretionary use within the Rural and Village Zones. Any development within a Potential Impact Area is also discretionary.

Site Description:

The property is located at 3420 Lyell Highway on the southern side of the township of Gretna. The property is elevated above the Lyell Highway as the road slopes down to the Derwent River to the south.

The south east property boundary is also the boundary between the Central Highlands Council and Derwent Valley Council. The adjoining property to the south east is a large rural property. Adjoining properties to the north, east and west are residential. A TasWater sewer treatment plant (STP) is located opposite the south west corner of the site. A buffer zone applies to the STP and covers the majority of the subject site as shown in **Figure 1** below.

The subject site slopes gently from north-east to south-west before becoming steeper at the embankment down to the Lyell Highway. The property is largely cleared of vegetation and is predominantly grassland. The northeast corner of the property is described as an "Urban Area" on the TASVEG 3.0 database and the remainder of the land is classified as agricultural (<http://maps.thelist.tas.gov.au> <accessed 18/12/2013>). The entire property has a land capability of 4 which is land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops.

An existing dwelling and associated outbuildings are located in the northwest of the site. The dwelling and outbuildings will be located on proposed Balance Lot. Proposed Lot 1 is undeveloped and grassed.

Access to the property exists via gravel constructed ROW over the adjoining property to the north.

Reticulated water and sewerage is connected to the site.

The land is zoned both 'Rural' and 'Village' under the *Central Highlands Planning Scheme 1998*. A Potential Impact Area buffer zone covers the majority of the subject site.

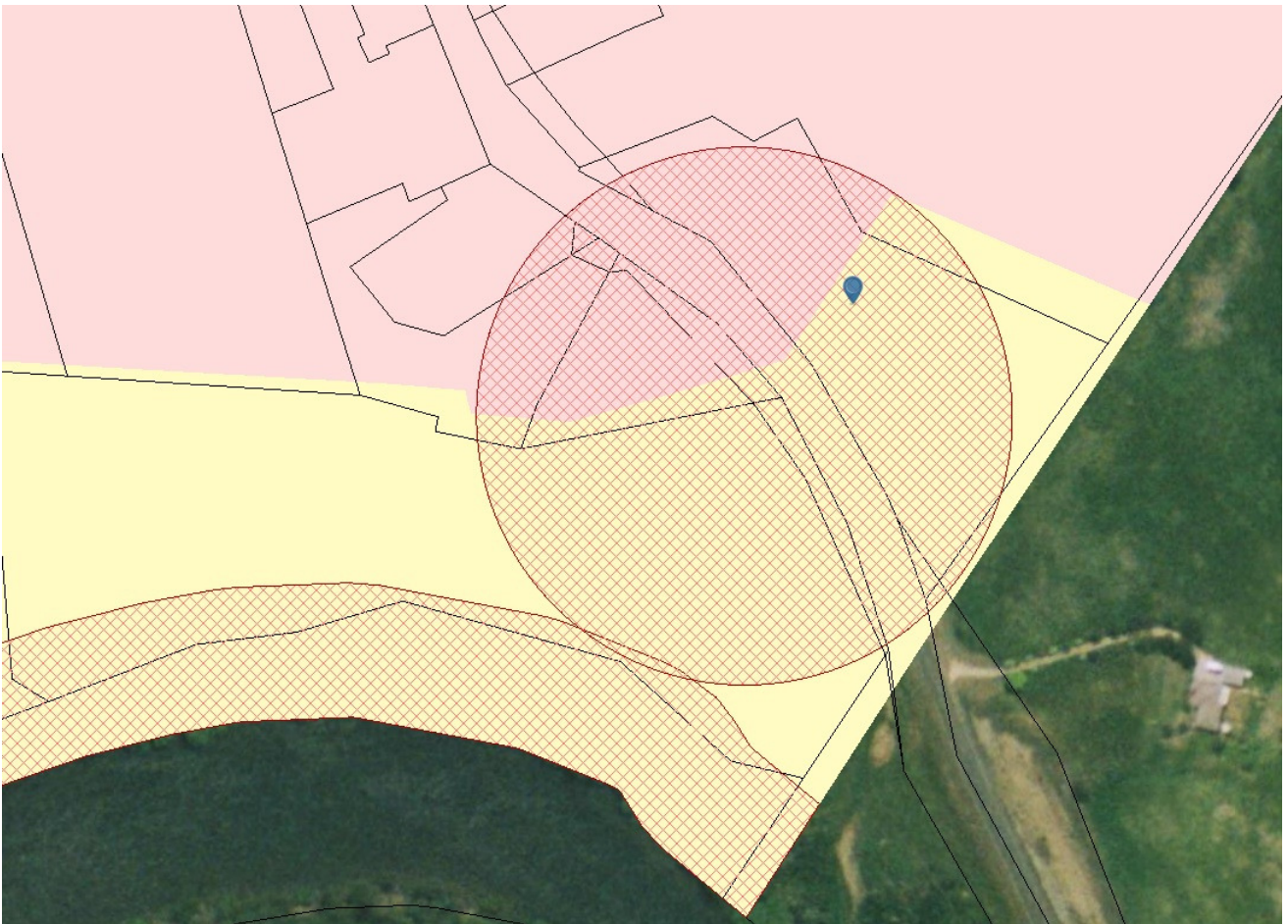


Plate 1: The subject site is located within both the Rural Zone (depicted by the yellow colour) and the Village Zone (pink). The Potential Impact Area is depicted by the red hashed area.

(Source: <http://maps.thelist.tas.gov.au>)



Plate 2: An aerial image of the subject site depicts the generally residential nature of the site and surrounds, and the rural area to the south.

(Source: <http://maps.thelist.tas.gov.au>)

Statutory Status:

The subject site is zoned both Rural and Village and is largely covered by a Potential Impact Area under the *Central Highlands Planning Scheme 1998*. The use category 'Subdivision' is a Discretionary development type pursuant to Part 1.4 of both the Rural and Village Zone of the Scheme.

Section 6 (a) of the Planning Scheme (Development Standards), states that "all new lots shall contain an area of at least 20 hectares". Proposed Lot 1 is 7,116 sqm and therefore does not meet the minimum lot size and requires discretion to be approved.

Permitted uses in the Rural Zone include 'feedlot', 'forestry', 'house', 'rural industry', 'saleyard', 'utility minor' and 'visitor accommodation'. These are all potential uses that could occur on the land, including the proposed new lot.

The subject site is also covered by a Potential Impact Area which relates to the TasWater STP. All development within a Potential Impact Area is Discretionary pursuant to Part 8.4 of the Scheme.

Advertising:

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 11th of November 2013 through to the 25th of November 2013. No representations were received within the public consultation timeframe.

Council have not delegated authority to consider subdivision applications, therefore this report has been prepared with a recommendation for consideration by full Council.

Notification

The proposal was referred to DIER in relation to the access. Adjoining landowners were notified.

Planning Evaluation

General Objectives:

The General Objectives of the Planning Scheme relevant to this proposal are:

- (a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*
- (b) To provide for the fair, orderly and sustainable use and development of air, land and water;*
- (e)(i) To encourage sustainable long term use of appropriate areas for agricultural, pastoral and forestry activities;*
- (e)(iv) To encourage land use and development to occur in consideration of land capability*

The proposed subdivision is considered to be broadly consistent with the above General Objectives.

The subject site currently has dual zoning and the proposed subdivision boundary aligns with the boundary of the two zones, resulting in the Balance Lot being entirely in the Village Zone and proposed Lot 1 being entirely in the Rural Zone. This promotes orderly and sustainable use of air, land and water.

The subject site is currently not used for any type of agricultural development given its size.

Village Zone Objectives:

The Objectives of the Village Zone are reproduced as follows:

- d) To recognise Arthurs Lake Road, Bothwell, Derwent Bridge, Gretna, Hamilton, Miena, Ouse and Wayatinah as having local or specialist service roles.*
- e) To facilitate the efficient and effective provision of services by the Council, other authorities and the private sector.*
- f) To ensure that development is consistent with the character of existing streetscape and townscapes, and with the protection and enhancement of sites of heritage significance.*
- g) To enhance the role and appearance of Derwent Bridge as a gateway to the World Heritage Area and to encourage the provision of visitor facilities there.*

The proposed subdivision effectively removes the dual zoning from the subject site and provides a smaller title for the existing dwelling so that it is entirely within the Village Zone. The proposed Balance Lot is connected to reticulated sewer and water and no development is proposed as part of the subdivision application.

As such the proposal is considered to be consistent with the objectives and development standards of the Village Zone.

Village Zone Development Standards

Part 1.6 of the Village Zone in the Scheme prescribes the development standards relating to subdivision of land.

Lot size

The minimum lot size in the Village Zone for Gretna is 1,500 sqm. The proposed Balance Lot meets this standard as it will be located entirely in the Village Zone and will be 4,460 sqm.

Frontage

The minimum frontage to a road in the Village Zone is 12m. The proposed Balance Lot will have a frontage to the Lyell Highway of 109 metres.

Front and side setbacks

No structures are proposed as part of the application and the existing dwelling and outbuildings are well setback from the proposed subdivision boundary which dissects the land into two lots. As such, the proposal complies with the front and side setback requirements.

Appearance

No development is proposed as part of the subdivision proposal and therefore this clause does not apply.

Rural Zone Objectives:

The Objectives of the Rural Zone are reproduced as follows:

- a) *To encourage and facilitate the development of rural land for sustainable long-term agriculture or pastoral activities, and other uses.*
- b) *To protect rural resources from conversion to other uses.*
- c) *To allow for non-agricultural activities in locations which will not constrain agricultural or pastoral activities or resources.*

The proposed subdivision separates the dual zoning of the subject site into a lot that is zoned Village and a lot that is zoned Rural. The existing area of agricultural land is undeveloped and underutilised for agricultural production. The area that is zoned Rural will not be impacted by the proposed subdivision so there is no impact on the agricultural capability of the land.

Rural Zone Development Standards

Part 1.6 of the Scheme prescribes the development standards relating to subdivision of land.

Lot size

With regard to lot size, Clause 1.6(a) states that all new lots shall contain an area of at least 20 hectares. As detailed above, the proposed Balance lot does not comply with the minimum lot size as it is only 7,116sqm.

Clause 1.6(b) provides an avenue for lots of less than 20ha to be approved subject to aims and objectives relating to the protection and productivity of agricultural land. A report prepared by a suitably qualified independent agricultural consultant is to accompany the application.

However, this is a unique subdivision which does not change the size of the Rural zoned land as it subdivides the lots into their respective zones. As there is no change to the size of the Rural zoned land and its agricultural capability it was deemed that requiring an agricultural report would be onerous.

Setbacks

The development Standards state that the setback of new buildings used or to be used for habitable purposes must have a setback of 30m to the boundary or a road and 100m to any other boundary.

Proposed Lot 1 would not be able to accommodate these setbacks under the proposal. Any future application for a habitable building on the proposed balance lot will be Discretionary.

Potential Impact Area

Potential Impact Areas are used to identify particular uses or activities which may have a detrimental effect upon the health, safety or amenity of the surrounding areas. The extent of such areas is based on Standard Recommended Attenuation Distances (SRADs) within which emissions may cause nuisance or offence. Sensitive developments, such as habitable buildings, are usually not recommended with a Potential Impact Area.

The subject site is located within a Potential Impact Area buffer zone that relates to a nearby TasWater STP. The buffer zone covers nearly the entire site except for an area to the north of the proposed Balance Lot and the eastern corner of proposed Lot 1 (See **Figure 3**).

Any future habitable building on proposed Lot 1 will need to be located outside of the Potential Impact Area and within the building envelope as indicated on the subdivision plan. The applicant sought pre-lodgement advice from TasWater and their response was submitted with the application and is reproduced in part below:

TasWater does not foresee that it will object to your proposed dwelling on the edge of the buffer zone as proposed in your sketch. It is suggested that you submit a formal service inquiry to TasWater to review the proposed site plan and draft architectural elevations prior to commissioning your building designer to prepare building drawings and prior to submitting an application to Council for wither a Planning Permit or a Building Permit.

It is recommended that the above information, or similar, be included as advice on any planning permit issued for this subdivision.



Figure 3: An aerial image depicting the Potential Impact Area with red hatched line and the red pointer indicates the area where a future dwelling could be located.

Schedule 3 – Road Hierarchy, Access and Setback Requirements:

Schedule 3 of the Scheme establishes a hierarchy of roads and the access, location and setback requirements in respect to any section of road not restricted to a 60km/h speed limit shall conform to the relevant requirements of this schedule.

With regard to site distances, Clause S.3.2 prescribes that:

Access to a road whether subject to a 60km/h speed limit or not, shall have adequate sight distances as set out in Figure 1.

Clause S.3.4 further states that:

The proposed location for a Minor or Major Access shall comply with the sight distance requirements set out in Figure 1 to this Schedule and the access location requirements of S.3.7 and/or S.3.9.

The proposed lots will each utilise an existing ROW from the Lyell Highway to gain access. The proposed Balance Lot has an existing constructed access via ROW over the adjoining lot to the north. Proposed Lot 1 will also utilise the ROW over the adjoining property to the north and also a proposed ROW over the proposed Balance Lot.

The access is from the Lyell Highway, which is a State road. Accordingly, the proposal was referred to DIER who have advised that they have no objection to the proposed subdivision and do not require any specific conditions to be attached to the permit.

The proposed access arrangements are therefore considered to be satisfactory.

Schedule 5 – Matters to be Taken into Consideration in Making Decisions on Applications for a Permit:

Schedule 5 provides additional matters that must be taking into consideration when deciding on any application for a permit and are addressed in the following.

S.5.1 (a) The provisions of any State Policy or interim State Policy

Comments in relation to relevant State Policies are discussed below.

S.5.3 – The objectives and other provisions of the Scheme.

These have been addressed previously.

S.5.5 – The effect of the proposed use or development on the landscape, scenic quality or biological diversity of the locality.

Environmental considerations are discussed below.

S.5.7 – The social effect and the economic effect of the proposed use or development in the locality.

The subdivision would have minimal social or economic impacts upon the locality.

S.5.12 – The relation of the proposed use or development to the use or development on adjoining land or on other land in the locality.

The proposed subdivision is unlikely to negatively impact the amenity of adjoining lots and the land uses that are occurring on them.

S.5.13 – The provisions of Schedule 3 or any code or policy adopted by Council relating to car parking, and whether the proposed means of access is adequate and whether adequate provision has been made for loading, unloading, manoeuvring and parking of vehicles within the proposed use or development or on that land.

It is considered that standard conditions of approval will adequately address access to the lots.

S.5.15 – The amount of traffic likely to be generated by the proposed use or development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic and the safety of pedestrians.

Future use of the proposed Lot 1 and balance is likely to be restricted to residential and potentially some small-scale agricultural or similar use, and is therefore, unlikely to generate significantly more traffic, beyond the capacity of the road. The types of uses that could result in a significant increase in traffic to the area are discretionary under the Rural Zone, and any applications would have to demonstrate compliance with the planning scheme and associated legislation, including traffic impacts.

S.5.17 – Whether the proposed use or development is likely to cause land degradation.

The proposed subdivision does not change the underlying agricultural potential of the land.

S.5.18 – The existing and likely future amenity of the neighbourhood.

The proposed subdivision will have minimal impact on the amenity of the neighbourhood, particularly because future dwellings of proposed Lot 1 will be constrained to the north-east corner of the site due to the Potential Impact Area.

S.5.19 – The effect on the natural, cultural or built heritage.

There are no Aboriginal or historic cultural heritage sites known to occur on the property.

S.5.20 – any objection or submission lodged in respect of an application.

No representations have been received in relation to the proposed subdivision. DIER have provided comments that have been considered.

State Policy Implications

▪ State Policy on Water Quality Management

Subject to appropriate conditions, the proposal is considered to be able to demonstrate compliance with this Policy with regard to ensuring sediment transport into surface waters does not occur.

▪ State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy.

There are seven principles to guide outcomes that give effect to the Policy. Principles 1 to 4 deal with Prime Agricultural Land and are not relevant to this application, given that the Agricultural Assessment classifies the land as Class 4/5. Principles 5 to 7 state:

5. All agricultural land is a valuable resource for Tasmania. The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.
6. Adjoining non-agricultural use and development should not unreasonably fetter agricultural uses.
7. Planning schemes will make provisions for the appropriate protection of the range of non-prime agricultural lands within a specified irrigation scheme.

The proposed subdivision will not change the underlying agricultural potential of the land as there is no change to the size of the area zoned Rural nor is any development proposed as part of the subdivision. The proposal retains the lands viability – albeit naturally limited to small-scale operations.

As indicated above, the proposed subdivision is unlikely to negatively impact on the amenity of adjoining rural lots and the land uses that are occurring on them.

Technical Matters

Water:	Reticulated water services are available to the land. TasWater have provided conditions to be attached to the permit.
Sewer:	Reticulated sewer services are available to the land. TasWater have provided conditions to be attached to the permit.
Stormwater:	No reticulated stormwater serviced are available to the land. Any development of the land would require stormwater to be retained onsite.
Access:	Refer to the body of this report for comments relating to access.

No other issues or concern have been raised regarding technical matters.

Environmental Implications

Desktop research indicates that the subject site is considered a “non-forest” area (<http://maps.thelist.tas.gov.au>). There are no threatened fauna or flora species on the subject property, nor are there any listed weeds .

It is considered that there would be minimal environmental impact, if any, on the subject property as a result of the subdivision.

Conclusion

Application has been made for a one lot and balance subdivision on a property with dual zoning at 3420 Lyell Highway, Gretna. The proposed subdivision boundary will follow the existing boundary of the Village and Rural zones that cover the property, creating two lots with separate zoning.

The key planning concern is that the proposed Lot 1 is covered by a Potential Impact Area due to a Standard Recommended Attenuation Distance (SRAD) that applies to a nearby TasWater Sewerage Treatment Plant. As such, application for future development of a habitable building will be constrained to the north-eastern corner of the site and will need to be referred to TasWater. This is not considered to be enough of a constraint to oppose this subdivision proposal.

The application was advertised and no representations were received.

Subject to standard conditions, the application can be approved.

Recommendation

THAT Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, APPROVE the application for a *Subdivision of 1 lot & balance* at 3420 Lyell Highway, Gretna, Certificate of Title Volume 104293 Folio 1, subject to the following conditions:

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

Final Plan

2. A fee as determined by Council resolution from time to time must be paid to Council prior to the sealing of each stage of the final plan of survey.

3. 3A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
4. 4All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Easements

5. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

6. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

7. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.

Engineering

8. The subdivision must be carried out in accordance with the *Central Highlands Council Subdivision Guidelines 2012 (attached)*.

Property Services

9. Property Services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager.
10. All services must be sized and located to service the ultimate potential development of the site to the satisfaction of Council's General Manager or the responsible authority.

Existing services

11. 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.

Taswater

12. The development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice, date TWSA2013/00474-CHL.

Access

13. The existing access from the carriageway of the road onto the subject land must be altered and reconstructed using a sealed/gravel pavement in accordance with the construction and sight distance standards shown on standard drawings SD1012 and SD1009 prepared by the IPWE Aust. (Tasmania Division) (attached), to the satisfaction of Council's General Manager and to the satisfaction DIER.
14. No works on or affecting the Highland lakes Road reservation are to be commenced until the Department of Infrastructure, Energy and Resources has issued a permit for same pursuant to Section 16 of the *Roads and Jetties Act 1935*. Application for the issue of the necessary works permit is to be made to the DIER's Permit Officer (Tel: 6166 3321) at least twenty-eight (28) days prior to the proposed date of commencement of any works.

Survey pegs

15. Survey pegs are to be stamped with lot numbers and marked for ease of identification.
16. Prior to the works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

Telecommunications, electrical and gas reticulation

17. Where electrical and telecommunications services are to be provided to each lot, they must be provided in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Construction amenity

18. Any works relating to the development must be carried out between the following hours:
- | | |
|---------------------------|-------------------|
| Monday to Friday | 7.00am to 6.00pm |
| Saturday | 9.00am to 6.00pm |
| Sundays & Public Holidays | 10.00am to 6.00pm |
19. All subdivision works associated with the development of the land must be carried out in such a manner so as to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining land, and of any person therein or in the vicinity thereof, by reason of –
- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water and the Environment or the Commonwealth Minister for a permit.
- C. Sensitive development, such as a habitable building, is not recommended within the Potential Impact Area covering the site. The Potential Impact Area relates to a TasWater sewerage treatment plant and any future development application will be referred to TasWater.
- D. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
- E. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

14.3 MEADOWBANK SPECIAL AREA PLAN

Endorsement of Lake Meadowbank Planning Project Background Report and associated Specific Area Plan for inclusion within the Draft Interim Planning Scheme

Report By:

Senior Contract Planner (J Dryburgh)

Attachments:

1. Lake Meadowbank Specific Area Plan
2. Draft SAP area plan

Proposal:

The purpose of this report is to seek council endorsement for the Lake Meadowbank Planning Project Background Report and the associated Specific Area Plan (SAP) for inclusion into the Central Highlands Draft Interim Planning Scheme.

Background

Council has publically exhibited the draft report and associated SAP for three weeks and held a very productive public meeting at Hamilton on the 1st of November at which approximately 20 land owners, stakeholders and members of the public attended. Representatives of Council, Department of Economic Development, Tourism and the Arts and Hydro were also in attendance.

In response to the issues raised and discussed at the public meeting some minor changes are recommended to the final SAP. Some of the issues raised are considered to be matters that the SAP cannot address. A summary of comments from the meeting follows, including a response to each in italics below:

1. Need to remove specific reference to Aboriginal heritage in SAP objectives

It is noted that there is an issue of adequately protecting known and unknown Aboriginal heritage with the SAP area. The difficulty in addressing this issue is that requiring an Aboriginal Heritage Study to be carried out for all applications is considered too onerous, given some applications would clearly have no impact, however, setting an appropriate 'trigger –point' for such a requirement is also difficult.

The most reasonable 'trigger' for the requirement for an Aboriginal Heritage Assessment is considered to be for all discretionary applications. In many cases the survey may simply be a free desktop assessment by AHT, but in some cases this is likely to recommend more detailed survey work.

2. Questions why the property with the cherry farm (immediately south of Ellendale Road) has been excluded from the SAP area – shouldn't leave gaps in the precinct area based on current uses

After further consultation with Hydro it is considered appropriate that the SAP boundary be extended as per the area presented at the public meeting, which was supported by most present. The only exception is that Hydro will provide an amended plan to remove the exclusion area adjacent to the dam wall from the SAP.

A draft plan is attached showing the SAP area in both pink and green. The area to be excluded is marked by black pen as it has not yet been possible to have a final plan prepared professionally.

3. Need to better define 'camping area' – formal and informal camping sites

It is considered that 'camping area' is adequately defined for planning purposes.

4. The Lake Meadowbank Planning Project Background Report understates the importance of fishing on the lake – which in turn drives a significant amount of day use, particularly from Hobart (notes the fishery is great at the moment due to Hydro lowering the water level)

The Background Report does discuss water-skiing and similar recreation more than fishing. This is because it is recognised that Lake Meadowbank is one of the key lakes in the south for this type of activity. However, it should be noted that in terms of the SAP and the controls within it, no differentiation is placed between fishing and uses such as water-skiing – the focus is on tourism and tourist accommodation, regardless of whether it is to service fishers or skiers.

5. *Lake Meadowbank is an all year round fishery*

Noted.

6. *Need to consider the development of an easy access day use area to alleviate some of the camping pressures – a boat accessible area angler access area – consult with stakeholders regarding the formalisation of a suitable location*

Noted. However, this is not within the scope of this project.

7. *The impact of day visitors is significant –there is nowhere designated for them to pull into – people just land the boat where they can and often have fires during total fire ban days – policing is left to local landowners*

Noted. However, this is not within the scope of this project.

8. *Impact of day users is going to keep increasing with increasing use*

Noted. However, this is not within the scope of this project.

9. *SAP should be more directed towards tourism – could strengthen acknowledgement in the background report*

The SAP does address tourism matters as far as possible within the scope of the project and within the limits of the interim planning scheme.

10. *The SAP and background report lacks a vision for what the lake could look like in the future*

The SAP and Report were not intended as a business plan or the like for the area. They provide a means to better manage and approve existing and appropriate uses for the area – and in this sense it does provide a vision that is controlled expansion and improvement of the types of development currently occurring in the area.

11. *Need further clarification/definition regarding what constitutes a ‘demountable building’ (e.g. no footings?)*

DS1 A2 – the words “will not have footings” have been added after the word “occupancy,”.

12. *The SAP objectives fail to consider the ‘intensity of use’ – need further clarity about what the intent is regarding the desirable intensity of recreational use on the lake*

On one level the SAP does consider intensity of use in that it sets a higher bar for information requirements and assessment process for developments of a higher intensity. However, the project does not go to the level of a detailed analysis of where development should and should not occur within the study area, this is to be done on a case by case basis against the performance criteria. To have done this kind of detailed analysis would have required a much more comprehensive study and would have identified “winners and losers” in terms of the various land owners within the area.

13. *Strata development is a major issue affecting the lake (‘hole in the law’) – needs to be dealt with*

The Project team extensively investigated the ability to deal with strata in this SAP. The conclusion is that legally it cannot be done due the operation of different pieces of legislation. It is hoped that the issue has been partially improved in that there are clearer definitions and requirements for visitor accommodation within the SAP, which should tighten the potential “effective subdivision” loop hole.

14. *There needs to be a master planning process for the entire lake tied to determining intensity of use and development*

This would likely be a useful exercise, but it is outside the scope of this project and is not budgeted for. It may also not be the most urgent piece of strategic work required to benefit the Central Highlands area.

15. *Questions how to deal with existing campsites that don’t meet the SAP standards (e.g. located closer to the lake edge)*

It is suggested that some sites may arguably have existing use rights, but not be able to intensify at all. Council should work with the various stakeholders to gradually improve camping areas and general lake side development, bringing it more into line with the implied vision of the SAP.

16. Difficult for Council to determine what is a true application for visitor accommodation, or just a 'back' door' residential development – misuse of strata

The SAP requires a development plan to be submitted with applications for visitor accommodation applications, establishing commitments which can then be conditioned as part of the planning approval. This should significantly improve the ability of council to try to ensure that if they approve 'visitor accommodation' that this will remain the ultimate use.

17. The future potential for residential development around the lake needs to be discussed – argues that the municipality needs more rate payers, and people want to live in these sorts of areas

This has been discussed at length. This was never the scope of the project. No residential rezoning is likely to be approved by the TPC without a major study leading to a local strategy for residential development within the Central Highlands area.

18. Suggests residential development needs to be looked at in the broader context of the municipality – in relation to other lake settlements – significant project

This follows on from the comment above. Hydro and DEDTA have both indicated their enthusiasm to build on the work done and lessons learned during this project to look at developing a broader strategy for the lake settlements and lakeside areas across the municipal area.

19. Lake setback requirements are too generous and should be a flat 100m.

It is considered that the justification for a discretion for lakeside setback has been adequately made and that the criteria for assessing such applications is sufficient to ensure inappropriate development does not occur.

20. Language in SAP should be altered to say "pontoons/jetties" wherever the word "pontoon" appears.

No change made. Hydro, who are the land holder where the majority of such structures would be proposed, have advised they will not approve 'jetties'.

21. Would be beneficial to study lake usage thoroughly.

Noted.

22. Lake Meadowbank should not be grouped with other highland lakes as it has different characteristics.

Agreed.

23. Whether or not council should adopt a by-law in order to licence and regulate caravan and camping areas around the Lake.

It is recommended that Council prepare and endorse a by-law to licence and regulate caravans and camping areas. Licencing would require a permit with a fee and conditions established by Council consistent with the by-law. The by-law could replicate the "Interpretation" section of the SAP to ensure consistent descriptions and definitions.

This would allow Council to issue Orders/Notices for non-compliance to the land owners and licence holder. There are similar by-laws at some other councils, such as Huon Valley and Glamorgan Spring Bay. Consultation with relevant staff at those councils should help Central Highlands staff to draft an appropriate by-law for Council to consider.

Other Matters

Some other minor changes and deletions have been identified by the Steering Committee and have been amended as follows (also see attached Lake Meadowbank SAP):

1. Several sections have been deleted due to being superfluous where other legislation or by-laws apply. Such as:
OB6;
DS1 A1 and P1;
DS2 A1 and P1;
DS6;
DS7 A2 and P2;
2. DS1 A2 has been clarified to tighten the definition of 'temporary buildings'.
3. DS3 and DS8 have been clarified to include the word 'jetty' as an example aquatic structure.
4. DS8 P2 – performance criteria have been added to enable greater flexibility.

It is proposed that the background report be updated accordingly and the final version of the Specific Area Plan (attached) will become part of the draft interim planning scheme for Central Highlands.

LAKE MEADOWBANK SPECIFIC AREA PLAN

Purpose of the Specific Area Plan

The purpose of the Specific Area Plan is to provide detailed and specific planning direction for the use and development of the land immediately adjoining Lake Meadowbank.

Application of the Specific Area Plan

The Specific Area Plan applies to the area of land designated as the Lake Meadowbank Precinct on Map 1.

Definitions of Terms in this Specific Area Plan

Term	Definition
Camping area and caravan park.	Means use of land for accommodation in caravans, cabins, motorhomes, tents or the like, and includes amenities provided for residents and persons away from their normal place of residence.
Campsite	Means the site area that is suitable or used as temporary occupancy for camping purposes
Full supply level.	Means the level of the lake at which it is at its maximum operational level, as determined by Hydro Tasmania. The supply level is 73.15m above sea level.
MAST	Marine and Safety Tasmania
Maximum flood level	The maximum flood level is 79m above sea level, based on the 1:10,000 year flood.

Objectives of the Specific Area Plan

Objectives	Strategies
OB1. Recognise the importance of Lake Meadowbank as a hydro-generation storage and ensure that Hydro Tasmania's operational requirements for	S1.1. All applications for use and development within the Lake Meadowbank Precinct must be forwarded to Hydro Tasmania for review as part of

the lake are retained and not adversely impacted on by use or development.	the development appraisal process. S1.2. Hydro Tasmania will seek to rationalise and minimise the number of pontoons and boat ramps at Lake Meadowbank.
OB2. Retain the productive capacity of the agricultural land surrounding Lake Meadowbank.	S2.1. Minimise fragmentation of better quality soils (e.g. Classes 1-4 under the Land Capability Classification System). S2.2. Recognise that agriculture is the primary use of the land surrounding Lake Meadowbank and continuous use will be retained. S2.3. Limit residential, camping and caravan use and development to those areas that are compatible with adjacent agricultural use of the land.
OB3. Retain the rural character of Lake Meadowbank and surrounds.	S3.1. The use of non-reflective materials and natural hues on exterior surfaces must be encouraged.
OB4. Provide opportunities for rural landowners to diversify the revenue generation from their land, and increase their long-term viability.	S4.1. Provide opportunities for discretionary uses such as 'tourist operation' and 'visitor accommodation' within this Specific Area Plan.
OB5. Minimise local environmental impacts through the protection of habitat for biodiversity, maintenance of water quality, soil retention, and minimising resource demand.	S5.1. All buildings and structures must be set back from the lakeshore, watercourses and riparian vegetation, to protect water quality. S6.2. Water efficiency must be encouraged through the installation of rainwater tanks.
OB7. Ensure that Lake Meadowbank continues to provide opportunities for recreation and tourism.	S7.1. Provide opportunities for small-scale tourism development and visitor accommodation within proximity of the lake. S7.2. Continue to support the role of the lake as a multi-purpose recreational asset, providing opportunities for a range of water-based activities.

Use Table

No Permits Required	
Use Class:	Qualification:
Natural and cultural values management	
Passive Recreation	
Permitted	
Use Class:	Qualification:
Utilities	

Discretionary	
Use Class:	Qualification:
Pleasure Boat Facility	Only if a pontoon or boat ramp
Research and Development	
Residential	Only if a single dwelling or a home-based business
Resource Development	Only if an agricultural use.
Sport and Recreation	
Storage	Only if ancillary to a permitted use.
Tourist Operation	
Visitor Accommodation	Only if holiday cabin, backpackers, hostel, bed and breakfast, camping and caravan park, overnight camping area, and serviced apartment.

Application Requirements

- An Aboriginal Heritage Assessment or statement from Aboriginal Heritage Tasmania is required for all discretionary applications.

Development Standards for Camping Areas and Caravan Parks

DS1		Campsite Siting, Design and Appearance	
Objective		To provide the opportunity for buildings and structures associated with low-impact camping areas and caravan parks.	
Acceptable Solution		Performance Criteria	
A1	Any buildings and structures will be designed and constructed for temporary occupancy, will not have footings and will have the capacity to be easily removed from the site.	P1	Council will consider applications for permanent buildings and structures for the purposes of: <ul style="list-style-type: none"> a) a communal toilet/shower/laundry facility associated with a camping area; or b) storage associated with a camping area; or c) club facilities for sport and recreation purposes.
A2	Individual campsites or caravan park sites will be no more than a gross floor area of 50m ² .	P2	No performance criteria.
A3	Camping areas and caravan parks will have no more than 5 campsites or caravan park sites per title.	P3	Applications for camping areas and caravan parks with six or more campsites and/or caravan park sites will require a development plan, which must include: <ul style="list-style-type: none"> • The location and size of all camp sites and/or caravan

			<p>sites</p> <ul style="list-style-type: none"> • The design and location of facilities for the amenity of the camp sites and/or caravan site • Access points to the public road network, internal roads and parking areas • The location of any jetties, boat ramps or other structures on Lake Meadowbank • Landscaping of the site to minimise the visual impact of development on views to the site from Lake Meadowbank • How the development complies with the proposed Objectives and Strategies of this Part and the SAP • An operational plan including <ul style="list-style-type: none"> Waste management Complaint management Noise management
A4	The building height of buildings and structures within a campsite or caravan park site must be no more than 4m.	P4	No performance criteria.

A5	Campsites and caravan park sites must be setback no less than 40m from the full supply level of the lake.	P5	Council will consider applications for campsites and caravan park sites located a minimum of 20m from the full supply level of the lake, where it can be demonstrated that the local topography or other site characteristics mean that the Acceptable Solution cannot be achieved.
A6	Campsites, caravan park sites, buildings and structures must not be developed or located on land with a gradient greater than 1:5 or 20%.	P6	No performance criteria.

DS2		Waste Treatment Systems	
Objective		To ensure that waste treatment systems of an appropriate standard are provided in camping areas and caravan parks.	
Acceptable Solution		Performance Criteria	
A2	Waste treatment systems must be setback a minimum of 100m from the full supply level or above the maximum flood level of the lake, whichever is the greater.	P2	<p>Council will consider applications for communal waste facilities to be setback a minimum of 50m from the full supply level or above the maximum flood level of the lake, whichever is the greater where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) local topography or other site characteristics mean that the Acceptable Solution cannot be achieved; and b) that the waste treatment system will not result in adverse environmental impacts (e.g. water quality).

DS3		Aquatic Structures associated with Camping Areas and Caravan Parks	
Objective		To ensure that aquatic structures on Lake Meadowbank are safe, functional, and do not detract from the rural character or impede recreational use.	
Acceptable Solution		Performance Criteria	
A1	No acceptable solution.	P1	All aquatic structures, including pontoons and boat ramps must be approved by Hydro Tasmania and be located and designed to take account of full supply level and the maximum flood level of the lake.

A2	No acceptable solution.	P2	Aquatic structures will be sited to take into account natural values, cultural values and the intention to limit the number of aquatic structures at the lake.
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DS4		Outbuildings	
Objective		To ensure that outbuildings do not detract from the rural character of Lake Meadowbank, particularly those located within close proximity to the lake edge.	
Acceptable Solution		Performance Criteria	
A1	Outbuildings are not permitted in camping areas.	P1	Applications for outbuildings will only be considered for the purposes of: <ul style="list-style-type: none"> a) a storage facility; and b) housing a communal waste treatment system.

Development Standards for Tourism Operations and Visitor Accommodation

DS5		Tourism Operations and Visitor Accommodation	
Objective		To provide the opportunity for small-scale tourism operations and visitor accommodation, whilst maintaining the characteristics and amenity of the rural landscape.	
Acceptable Solution		Performance Criteria	
A1	All applications for tourism operations and visitor accommodation will require a development plan approved by Council, including site layout of buildings and infrastructure, and a total building footprint.	P1	No performance criteria.
A2	Building height may be no more than 5m.	P2	No performance criteria.
A3	Buildings must be setback a minimum of 100m from the full supply level of the lake or above the maximum flood level, whichever is greater.	P3	Buildings must be setback a minimum of 50m from the full supply level of the lake or above the maximum flood level, whichever is the greater, and satisfy all of the following: <ul style="list-style-type: none"> a) have a waste treatment system suitable for the site conditions, and approved by Council; and b) not compromise the visual amenity of the rural setting when viewed from adjoining lots, or from the lake

A4	Buildings must not be developed on land with a slope greater than 1:5 or 20%.	P4	No performance criteria.
A5	Buildings and outbuildings must have external finishes that are non-reflective (excluding photovoltaic panels, solar panels, solar water heaters, windows and door glazing).	P5	No performance criteria.

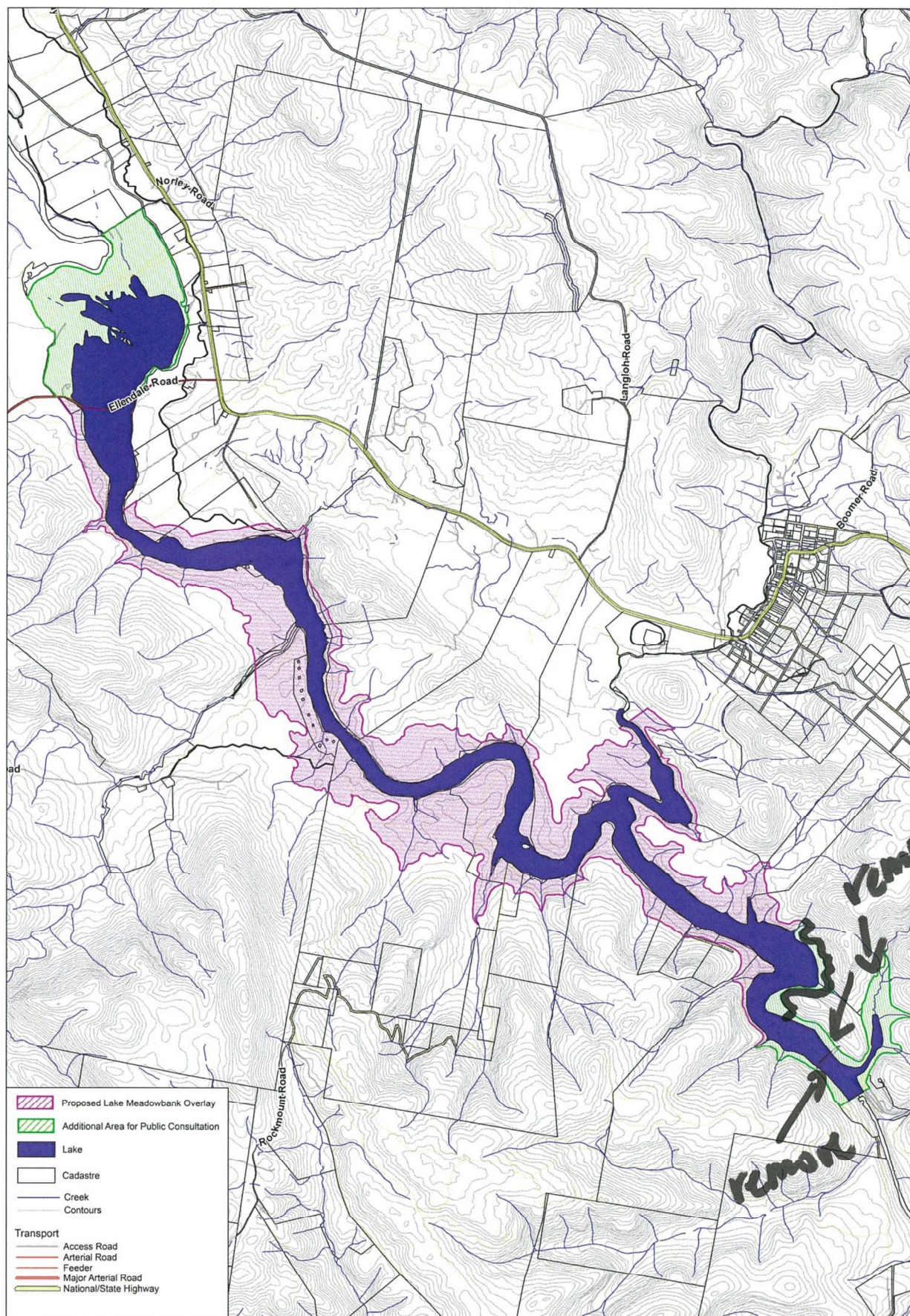
DS6	Roads and Tracks
Objective	<p>To ensure that safe and practicable vehicular access is provided to visitor accommodation or tourism operations. The design, construction and arrangement of roads must:</p> <ul style="list-style-type: none"> a) provide safe connections from existing road infrastructure to visitor accommodation or tourism operations for visitors, fire fighters and other emergency personal; b) minimise the total number of new roads and tracks within the Lake Meadowbank Precinct; and c) be appropriate to the setting, and not substantially detract from the rural character of the area.

Acceptable Solution		Performance Criteria	
A1	Visitor accommodation is to be accessed from existing road infrastructure by one main road, from which individual driveways will originate.	P1	No performance criteria.

DS7		Aquatic Structures	
Objective		To ensure that aquatic structures on Lake Meadowbank are safe, functional, environmentally and visually sensitive, and do not impede recreational use.	
Acceptable Solution		Performance Criteria	
A1	All aquatic structures, including pontoons and boat ramps must be designed and constructed to meet MAST and Hydro Tasmania standards.	P1	No performance criteria.
A2	Aquatic structures will be restricted to: <ul style="list-style-type: none">a) one boat ramp per visitor accommodation or tourist operation development;b) one pontoon per tourist operation development; orc) one pontoon per four	P2	The number of aquatic structures is to be minimised, however where it can be demonstrated that there is sufficient need for the structure, the Acceptable Solution is impractical and the objective is satisfied, additional aquatic structures will be considered.

	individual visitor accommodation cabins or serviced apartments.		
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DS9		Outbuildings	
Objective		To ensure that outbuildings do not detract from the rural character of Lake Meadowbank and surrounds, do not visually dominate the tourist operation or visitor accommodation on the site, or impact on the amenity of adjoining lots.	
Acceptable Solution		Performance Criteria	
A1	Outbuildings must not exceed a maximum gross floor area of 50m ² .	P1	No performance criteria.



Recommendation

THAT Council resolve to:

Endorse the Lake Meadowbank Planning Project Background Report and SAP for inclusion within the Draft Interim Central Highlands Planning Scheme.

Carried

14.4 BIODIVERSITY OVERLAY

A Workshop on the Biodiversity Overlay was held on Tuesday 14th January 2014, at the Council Chambers at Bothwell, where Mr Graham Green and Damien Mackey were in attendance.

Through the consensus of the meeting it was noted that the overlay map was incorrect, and that the species identified were also incorrect.

A motion from this workshop was moved by Clr R G Bowden and Seconded by Clr T Bailey, and needs to be ratified by Council.

Recommendation

THAT Council does not proceed with the Biodiversity Code in the Planning Scheme.

Carried

14.5 PLAY CENTRE BUILDING – WAYATINAH

Mr Graham Rogers Manager of Development and Environmental Services will give a verbal report of the Play Centre Building at Wayatinah.

14.6 DES STATUS REPORT

- **310 - 17/2/09**

Sale of Council Land Wayatinah, responsibility of: DES Manager

A revised plan has been received taking into account Southern Waters requirements. As the lot sizes have now changed the application will need to be re-advertised. Amended Plan approved by Southern Water. Tenders to be called for Stage 1 (5 Lots)

- **323 - 16/11/2010**

Caravans – Meadow Bank Lake, responsibility of: DES Manager & Planning Consultant

Council endorsed the public exhibition and consultation process for the draft Lake Meadowbank Planning Project Background Report on the 17th September 2013 subject to the boundary being amended to include the entire Lake curtilage.

The plan has been on public exhibition for three (3) weeks and the comments are now being assessed.

- **331 - 16/7/13**

Vehicle body removal in Municipality, responsibility of: DES Manager

15.0 COMMUNITY & ECONOMIC DEVELOPMENT REPORT

Moved C/r

Seconded C/r

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

Carried

COMMUNITY & ECONOMIC DEVELOPMENT OFFICER'S REPORT JANUARY 2014

Highlands Tasmania – The Power of Waddamana DVD

The first print of the DVD was delivered on December 19, 2013, and distributed to Waddamana Power Station Museum; retail outlets in Bothwell and Hamilton; Australasian Golf Museum; Lake St Clair Information Centre; Nant Distillery Bar, in Hobart; Fullers ABC Shop, Launceston; Tarraleah Estate, and The Wall in the Wilderness.

Copies have been supplied to all band members and the St Andrew's Caledonian Pipe Band has also secured a consignment to be sold at its Celtic Force Show, in Devonport, on Saturday, January 18, during which part of the film will be used to feature band activities during 2013.

The wholesale price from Council to retailer is \$11, including GST, and retail price \$16.40, including GST. This gives Council \$5 recovery and the retailer \$5 per DVD sold.

Sales are going well without publicity and more than 200 copies have been distributed so far. It is expected it will be featured on ABC Radio's Drive Show, on Friday, January 17.

Highlands Tasmania Touring Map

These were collected from the printer on Monday, December 23, 2013 and distributed to Hobart Information Centre and Nant Distillery Bar, Hobart.

On the same day, I delivered to tourism and relevant businesses in Gretna, Hamilton, Ouse, Derwent Bridge, Lake St Clair, Bronte Park and Miena, in addition to the New Norfolk Information Centre.

On December 24, maps were delivered to outlets in Bothwell, and to Tarraleah on December 25.

On January 2, 2014, maps were delivered to the Mt Field National Park Information Centre and all tourism and related businesses in Westerway (both sides of the Tyenna River), Fentonbury and Ellendale.

The response from recipients was exceptional with some reporting guests had actually arrived with map in hand. This was also a valuable exercise in tourism operator consultation.

On January 3, maps were delivered to Waddamana; Great Western Tiers Information Centre, Deloraine; petrol stations, take away outlets and shops in Deloraine, Longford, Cressy and Poatina.

As a result of this activity, the management of the Great Western Tiers Information Centre has requested an in-depth briefing on accommodation and attractions in the Central Highlands and this is due to take place on Thursday, January 23.

The touring maps (200 pads X 50 sheets) have already proved popular and several outlets have been replenished.

There is clear evidence that the map has had the desired effect of bringing visitors to, and keeping them in, the Central Highlands.

Hamilton Information Bay Map

The latest draft of the Hamilton section of this map was received immediately prior to the holiday and was distributed to available operators for comment. Further distribution for comment will be made in the next week. The Hamilton Information Bay Map is included in the 2013-2014 Annual Budget.

Highlands Tasmania Tourism Brochure

The latest draft design has been produced as A2 folded to DL, to enable more information to be included. Copy is currently being compiled.

A near-complete draft will be presented to the February meeting of the Highlands Tasmania Tourism Committee, prior to further operator consultation.

Highlands Tasmania – Turning Of The Fagus Festival

I have consulted with the Mt Field Tourism Group and Mt Field Information Centre about joint marketing of this event, to be held around Anzac Day, 2014.

The Royal Botanical Gardens has also agreed to be part of the marketing programme.

I will be further consulting with Parks and Wildlife officers at Lake St Clair, where viewing of the Fagus on foot is a more difficult task.

Tasmanian Air Adventures is looking at the possibility of flights over Mt Olympus, taking off from Lake St Clair, during this period when the trees change colour several times over a two week period.

Agfest 2014

The working group met in December and will be presenting a report on progress at the February meeting of the Highlands Tasmania Tourism Committee.

Some of the preliminary work involves collection of promotional materials, logistics, storage and devising a site plan.

An invitation for expressions of interest of participation from Highlands' businesses has been distributed via email.

Confirmation of the site allocation is expected from the AGFEST organisers before the end of January.

Highlands Bushfest 2014

Work on the anticipated draft budget for this event is ongoing and will be presented to the Highlands Tasmania Tourism Committee, at its meeting on February 4, 2014.

Central Highlands News

The Latest Issue Will Be Published In The Week Commencing January 27, 2014.

Upper Derwent Power Scheme Interpretation Plan (Separate Attachment)

A copy of the final plan for an interpretation centre, at Tarraleah Estate, is attached. The centre will be funded by Hydro Tasmania and a Federal Government grant of \$60,000.

It was hoped to house the centre in a redundant Penstock, but Hydro Tasmania has been unable to buy back from a private owner in time to meet the conditions of the grant.

I have served on the interpretation plan advisory group with Hydro Tasmania, Tarraleah Estate and Tourism Tasmania.

15.1 WAYATINAH COUNTRY MUSIC FESTIVAL

Mr Philip Ridyard Community and Economic Development Officer will table this at the meeting.

16.0 WORKS & SERVICES

Moved Cllr

Seconded Cllr

THAT the Works & Services Report be received.

Carried

WORKS & SERVICES REPORT

7th December 2013 – 14th January 2014

Grading & Sheetting

Maintenance Grading

Potholing / shouldering

Humbie Rd	Wetheron Rd
Green Valley Rd	Dennistoun Rd
Arthurs Lake Rd	Little Pine Rd
Theissen Crescent	Berry Drive
Jones Rd	Johnson Rd
Robertson Rd	Trout Court
Anglers Court	

Culverts / Drainage:

Drainage ready for stabilization the Avenue

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
- 1079.5 Annual Leave Hours taken

Bridge Maintenance:**Bridges:****Refuse / recycling sites:**

Cover Hamilton Tip twice weekly

Other:

Ouse Recreation Ground: Tree removal, toilet repairs, general maintenance.

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

Weed control:**Buildings:****Plant: (Repairs and Maintenance)**

PM735 Works Manager Hilux serviced
 Pm739 Triton Serviced (H)
 Pm755 Triton Grader Ute (B) first service

Private Works:

Premix Garry Jones
 Gravel John Kuipers
 Premix Brian Jones

Casuals

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

Slashing

Tor Hill Rd

Program for next 4 weeks:

Stabilization Ellendale Road
 Stabilization The Avenue, Ellendale
 7 km reseal Hollow Tree Rd
 Drainage in Lakes area
 Culvert replacement on various Council roads
 Slashing, Gully Rd, Lower Mashers, Thousand Acre Lane
 Tree removal 14 Mile Rd
 Install two new toilet Systems Hamilton toilets
 Town spraying

16.1 RAMPS MEADSFIELD AND TOR HILL ROAD

In October of 2012 it was brought to Councils attention that the cattle ramps along Meadsfield Road and Tor Hill Road are not wide enough to allow agriculture machines through. As most of the cattle ramps are only 12 foot wide and need to be 14 foot wide.

The Works and Services Manager was asked to do a report for Council to have 16 foot gates placed alongside the cattle ramps, no costing was done but the report does show that considerable works need to be done. Report was placed in the November agenda of 2012 and was noted. This report is in this agenda for information also.

This issue has now being raised again by the poppy harvesters and as they need 14 foot to allow them through. In discussion with them they have recommended that instead of placing 16 foot gates beside all ramps that to take down the concrete wall of the ramp that is closest to the current gate that is there and to replace this wall with a gate and that can be swung open allowing enough room with the current gates that are currently alongside them. There are 4 ramps along Meadsfield and Tor Hill Road, two of the four ramps will not need to have this done as there is enough room to place the 16 foot gates alongside the ramp as noted in previous report. Two of the other ramps will need the concrete wall to be removed and replaced with a gate, the main concern of using gates for the walls on these ramps is that they may be stolen.

For Discussion



Central Highlands Council

MINUTES – ORDINARY MEETING – 20th NOVEMBER 2012

11.3 RAMPS ON MEADSFIELD ROAD

Noted

11.4 HAMILTON SHOWGROUND

Moved Cllr L M Triffitt

Seconded Cllr A W Bailey

THAT Council provide equipment and carry out works to relocate the road to make for better use of the existing ground space for exhibitors. As this is a basic road realignment and would only take 1 – 1 ½ days.

Carried

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

Cllr Downie moved back from the table

11.5 GRAVEL TENDERS

Discussed in-committee

11.6 MOWER TENDERS

Moved Cllr G L Herbert

Seconded Cllr L M Triffitt

THAT Council retain the current New Holland mower.

Carried

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

11.7 DANGEROUS TREES

Moved Cllr G L Herbert

Seconded Cllr A W Bailey

THAT the Works Manager be authorised to remove dangerous trees in Wayatlnah.

Carried

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

11.8 STATUS REPORT DISCUSSIONS

RAMPS ON MEADSFIELD ROAD

To improve gates to 16 foot beside the ramps on Meadsfield Road to allow large farm equipment will require:

1st Ramp

1 x 16 foot gate
 Ramp wall will need repairing
 10 loads of fill to be dug out
 2 x Truck and trailer gravel
 2 x Steels
 1 x Strut
 Digger for day
 2 x Trucks for day

2nd Ramp

Currently a 14 foot gate
 Room to put a 16 foot
 1 x Truck & trailer gravel

3rd Ramp

Currently 14 foot gate
 Pull up 12m of fence
 Would need to acquire 4 foot of ground from Wayne Jones

4th Ramp

Currently 12 foot gate
 Room to put a 16 foot
 1 x Truck & trailer gravel

Would need to purchase 16 foot gates for each site and would need to include labour to fence and install the gates.

For Discussion

16.2 BRADYS LAKE DAM CLOSURE

Hydro Tasmania are requesting written approval from Council to confirm that we have no concern for the closure of Bradys Lake Dam Road. All of the concerns that Council may have with the closure are covered in the e-mail below, the section of dam road is owned by Hydro but is in between two sections of Council owned Roads. All shack owners will access Bradys through the Lake Binny entrance.

Jason Branch

From: Anna Blake [Anna.Blake@hydro.com.au]
Sent: Friday, 10 January 2014 11:10 AM
To: Jason Branch
Cc: Andrew Rumsby
Subject: Council approval for Bradys Lake Road Closure
Attachments: TMP Bradys Dam Rd.docx; Site Plan_Bradys Lake Road closure.pdf

Hi Jason,

Hydro Tasmania would like to close the Bradys Dam crest section of Bradys Lake Road from 3rd – 25th Feb 2014, and we would like to request written approval from the Council to do so.

I've attached a site-plan to aid your understanding and noted some points of work below, give me call if you've got any questions

Logistical aspects:

- The section of Bradys Lake Road to be closed is the dam crest
- The road to be closed is owned by HT and we would also like to put signs on the Lyell Highway to inform people of the works.
- A site-plan is attached
- Shacks and boat ramps will be accessible
- A civil contractor (MSD) are to manage to road closure
- DIER is to approve signage on the Lyell Highway
- Council's letter of approval will be submitted to DIER as part of their permit process.

Our stakeholder liaison process will be:

- Mail-out to Bradys shack owners informing them of works
- Contact with Inland Fisheries and bulletin on their website
- Notification in the paper – can you advise of which papers are appropriate?

Reasons for work and road closure:

- The work is a dam geotechnical investigation, this will involve drilling and excavating into parts of the dam.
- The work is part of HT's risk management program, which helps use understand and manage our dams into the future.
- Heavy machinery will be moving across the dam crest, in view of public safety we believe it best to for to close the road to the public.

Impacts to residents, environmental and safety impacts

- Residents will have to use the appropriate junction on Lyell Highway to access the shacks (as shown on the site plan)

Attached documents

- Traffic Management Plan
- Site plan

Please give me a call if there's anything you'd like to discuss

Cheers

Anna Blake | Graduate Civil Engineer

Recommendation

THAT Council approves permission for closure.

Carried

16.3 BOTHWELL LUNCH ROOM UPGRADE

The Bothwell lunch room is in need of an upgrade to meet and comply with OH&S standards and of a overall tidy up. Hamilton lunch room has already had an upgrade some time ago and is still in excellent condition. The new lunch room at Bothwell will be re-lined with new lights, sink, fridge, cupboards, toilet, vanity, shower and fridge.

Two quotes have been received for the upgrade

1. Michael Mundy - \$16,467
2. Jarrod Horne - \$16,302

After the installation of the heat pumps at Hamilton there was \$6000 left from that allocation and that the remaining \$10,000 could be taken from the Works and Services Operating Budget under materials and contracts for supervision and indirect overheads.

Recommendation

THAT Council accepts the quotation from Jarrod Horne and that the \$6000 left from the heat pump installation and \$10,000 from the Works and Services Operating Budget under materials and contracts for supervision and indirect overhead is used to fund the project

And

THAT Council budget to install air conditioning/heat pumps in the 2014/15 financial year.

Carried

16.5 STATUS REPORT

- **328 - 20/4/2012**

Gorse at Christian Marsh, Responsible Officer: NRM

This item was asked to be placed on the Status Report at the March 2012 Meeting.

- **329 - 18/8/2012**

Platypus Walk, Responsible Officer: Works Manager

Regular Maintenance

- **332 - 17/9/2013**

Blackberry Removal, Responsible Officer: Works Manager / NRM

Clr Bowden requested that this item be placed on the Status Report

17.0 ADMINISTRATION

17.1 REMISSIONS UNDER DELEGATION

The following Remissions have been made under Delegation by the General Manager

01-0854-03448	\$19.20	Penalty on rates credited to wrong property
01-0805-02779	\$12.40	Penalty on property settlement
09-0500-03598	\$68.49	Penalty on cancelled property
10-0600-03593	\$158.25	penalty on cancelled crown lease
02-0205-00256	\$15.60	penalty on rate payment to incorrect property
03-0227-04022	\$16.00	penalty on rate payment to incorrect property
03-0222-01178	\$16.17	Penalty – property amalgamated

17.2 PROPOSED EVENT HAMILTON SHOW

Charles Downie, President of the Hamilton Show Committee is seeking Council's approval for the conduct of a small clay target shooting stand to be held at the 2014 Hamilton Show. Mr Downie is proposing that the stand be located on land next to the Clyde River, south east of the main showground, and have the target range toward the south onto Chris Downie's land where there are no buildings.

Dion Menzies the local police officer has been liaising with Firearm Services over their requirements, and in principal support for the event is conditional on the organisers meeting the conditions as set out in the attached email.

The correspondence was referred to our DES Department for comment. Issue identified by DES were buffer zones for animals and horses as they may become spooked by the shots, and responsibility for insurances.

The Show Committee would need to ensure that they held the relevant insurance cover and provide to Council prior to the show, if approval is granted by Council.

For Discussion

Lyn Eyles

From: Charles Downie <charles.downie@gmail.com>
Sent: Sunday, 22 December 2013 8:28 PM
To: Lyn Eyles
Subject: Hamilton Show

Hi Lyn,

I tried to get hold of you last week to discuss a proposed event at the show next year that requires Council approval, however we were unable to find a time that suited each of us to talk.

Some years ago I visited the Royal Show in England, where they had a small clay target shooting stand. For a small fee anyone could have a few shots at a target. I thought that an event like this would fit well at Hamilton.

I have spoken to Ray Williams from Derwent Valley Field & Game Association who is prepared to run a stand, provided we can comply with all requirements from Tasmania Police. I have also spoken to Chris Downie to get his permission to shoot toward his land.

My idea is to locate the stand on the land next to the Clyde River, south east of the main showground, and have the target range toward the south onto the Downie's land, where there are no buildings. Derwent Valley Field & Game would run the stand, charging patrons a small fee to cover the cost of clay targets and shot gun cartridges.

Dion Menzie, the Hamilton policeman has been liaising with Firearms Services over their requirements - see a copy below following my email. To hold the event we would have to declare a shooting range at the area, but to progress the request for a Shooting Range to Firearms Services, we require Council approval.

Would you please consider the event proposal. Please give me a call or email if you would like further information.

Regards,

Charles Downie
 President
 Ph 0417 591 118

From: Scholz, Claudia
Sent: Thursday, 12 December 2013 3:57 PM
To: Dion Menzie
Cc: Lieutier, Fiona
Subject: RE: Firearms Services Letter

Hi Dion,

I have discussed the proposal with the Inspector and she has given in-principal support for the event, provided that the organisers can meet the following conditions:

- Council permission for the event
- Compliant Range Inspection and temporary approval for the show
- Proposed to limit event to Down the line shooting

+

- Exemption for shooters to participate in event
- Exemption for Derwent Valley Field and Game Club members to supply firearm/ammunition to non-firearms licence holders, organisation of appropriate supervision of the shooters, transport and safe-keeping requirements must be met
- Fall of shot rights for the entire Range area, which will be identified in the Range Inspection (this should cover up to 250m from the shooting position), may impact on other property owners?
- Ensure there is Council permission to conduct the event in the proposed direction; I note that the direction of shots fired is over the Clyde River, possible lead and/or spent clays contamination may be an issue.

This is simply a brief overview of issues that need to be considered.
I hope it assists with your organisation of the event.
Please let me know if you wish to proceed.

Before I can continue the application for the Exemptions, I would require confirmation that the Central Highlands Council has given their approval. The next step would be to arrange for a proposed site inspection.

Feel free to contact me if you have any queries at this point in time.

Regards
Claudia

Claudia Scholz
Policy and Research Officer
Firearms Services
ph: 62302228

17.3 TOILETS WAYATINAH

Hydro has recently repainted the public toilets at Wayatinah and is seeking assistance from Council in contributing to the cost of replenishing toilet rolls and hand towels on a regular basis. The tenants of the Shop/tavern provide a regular cleaning service as there are no public conveniences in the Tavern.

The toilets are owned by Council

12 December 2013

Mr G Rogers
Manager Development & Environmental Services
Central Highlands Council
Alexander Street
BOTHWELL TAS 7030

Dear Graham,

TOILETS – WAYATINAH VILLAGE

I am writing to enquire as to whether or not Council would be prepared to provide some assistance with the toilets at Wayatinah.

As you would be aware Hydro has in recent times re-painted the toilets and through our tenant (of the Shop / Tavern) provide a regular cleaning service.

What I am seeking from Council is an agreement to share in the costs of replenishing the toilet rolls and hand towels to these public toilets on a regular basis.

I look forward to a response in the near future.

Yours sincerely



Mick Watkins
Property Officer
Ph: 0438 029 349
Michael.watkins@hydro.com.au

17.4 SAFER RURAL ROADS – IMPLEMENTATION PHASE

DIER has advised that the roll out of new signs to replace existing 'end speed limit' signs will commence in early January, 2014. Included on these signs is a supplementary road safety message 'Changing Road Conditions'. This message will form the basis of the education campaign alerting drivers that the road environment which they are entering is changeable and the driver needs to adopt an appropriate driving speed and be aware of potential hazards to reduce the risk of having a crash.

From 1 February 2014, 80 km/h default speed limit will apply to unsealed roads in Tasmania unless otherwise signed.

Recommendation: That the report be noted

Department of Infrastructure, Energy and Resources
LAND TRANSPORT SAFETY DIVISION

Enquiries Jim Platt
Ph 03 61663278 Fax 03 6233 6006
Email jim.platt@dier.tas.gov.au Web www.dier.tas.gov.au
Your Ref: Our Ref: 041596



Ms Lyn Eyles
General Manager
Central Highlands Council
PO Box 20
HAMILTON 7140

Received	21.1.2014
Mail	<input checked="" type="checkbox"/> Fax <input type="checkbox"/> Email <input type="checkbox"/> DES <input type="checkbox"/>
Forwarded to	
GM	<input checked="" type="checkbox"/> FM <input type="checkbox"/> WM <input type="checkbox"/> DES <input type="checkbox"/>
Other	
Entered By:	
Ref:	

Dear Ms Eyles

Safer Rural Roads – Implementation Phase

In August this year the Minister for Infrastructure, Hon David O'Byrne MP wrote to you regarding changes to the Safer Roads: Non-Urban Road Network Strategy (the Strategy). We are now in a position to confirm details regarding the implementation phases of this important project.

The Strategy includes replacing 'end speed limit' signs, introducing an 80 km/h default speed limit on gravel roads, targeted road improvements and an education campaign.

The roll-out of the new signs that replace the existing 'end speed limit' signs will commence in early January 2014. Included on these signs is a supplementary road safety message 'Changing Road Conditions'. This message will form the basis of the education campaign alerting drivers that the road environment which they are entering is changeable and the driver needs to adopt an appropriate driving speed and be aware of the potential hazards to reduce the risk of having a crash.

The aim of the Strategy is not about reducing the mobility of Tasmanians or increasing travel times, it's designed to reduce serious casualty crashes. This can be achieved by increasing driver awareness of the risks on Tasmania's rural roads. The education campaign will promote the unpredictability of rural/country roads and demonstrate the positive impact that small changes in driver behaviour can have on road safety.

From 1 February 2014 a 80 km/h default speed limit will apply to unsealed roads in Tasmania, unless otherwise signed. This change is strongly supported by the community and reflects concern that currently there is no distinction made between the speed limit on rural sealed and unsealed roads. Members of the community frequently state that they think drivers need more direction on unsealed roads and should be encouraged to drive more slowly. This is especially so with tourists.

In implementing the Strategy DIER is keen to listen and work with your council and local community, by taking a long term strategic approach to achieve a significant reduction of serious casualty crashes on the 100 km/h rural road network.

In relation to the installation of the new signs on council roads, following earlier discussions with local government, DIER has committed to fund and undertake sign installation on all roads for this project.

If you have any questions regarding the above please contact Mr Jim Platt, 61663278 or email saferroads@dier.tas.gov.au for further information.

Yours sincerely


Penny Nicholls
GENERAL MANAGER LAND TRANSPORT SAFETY

20 December 2013

17.5 PARTICIPATION IN 2014 LOCAL GOVERNMENT BOARD OF REVIEW OF COUNCILLOR NUMBERS

A letter was sent to the Mayor from the Minister for Local Government on 31 October, 2013 inviting Council to participate in a review of councillor numbers in 2014. Participation in the review of Councillor numbers is entirely voluntary. This will be the last opportunity to participate prior to the 2014 local government elections.

13 Councils have participated in the first two reviews. At this stage only one Council will be participating in the 2014 review.

The Local Government Office is asking Council whether it wishes to be included or not.

For Decision

Lyn Eyles

From: Cranwell, Sarah (DPaC) <Sarah.Cranwell@dpac.tas.gov.au>
Sent: Wednesday, 18 December 2013 8:54 AM
To: Andrew Wardlaw (DPEM); Lyn Eyles; Tony Smart (DPEM); apaul@ccc.tas.gov.au; raoul.harper@flinders.tas.gov.au; swatson@huonvalley.tas.gov.au; gerald.monson@kentish.tas.gov.au; Mark Goode (DPEM); Gerald Monson (DPEM); Greg Preece (DPEM)
Cc: Cruise, Bettina (DPaC)
Subject: Participation in 2014 Local Government Board Review of Councillor numbers?

Good morning,

I am writing in regards to the letter (copied below) sent from the Minister for Local Government, on 31 October 2013, inviting your council to participate in a review of councillor numbers in 2014.

I understand that the due date provided in the letter to inform the Local Government Division of your council's decision is not until next week, however, if you are in a position to informally indicate your council's intentions, that would be gratefully received. This will allow the Division to commence formal processes so as the review can commence in a timely manner in the new year.

At this stage, one council will be participating in the 2014 review, four councils have chosen not to participate, and 11 councils have not provided advice. Please note, there is no threshold number of councils required for a review to be conducted, however it will greatly assist our planning processes to have an understanding of which councils intend to participate.

Thank you for your assistance and input into this matter.

Kind Regards

Sarah Cranwell

Sarah Cranwell, Policy Analyst

Local Government Division | Department of Premier and Cabinet
 P: 03 6232 7418 F: 03 6233 5602 E: sarah.cranwell@dpac.tas.gov.au

Dear Mayor,

I am writing to offer your Council an opportunity to participate in a proposed 2014 review of councillor numbers. This will be the final opportunity to participate in a review of councillor numbers prior to the 2014 local government elections.

Thirteen councils have participated in the first two reviews. As a result of those reviews, reductions were recommended at eight councils and councillor numbers were recommended to remain unchanged at five councils. Participating councils have reported that they have confidence in the framework used by the Board to review councillor numbers and that they feel confident that they can justify the number of councillors for their council to the community.

Participation in a review of councillor numbers is entirely voluntary and your Council will not be penalised in any way if it opts not to participate in the proposed 2014 review of councillor numbers. If your Council does wish to participate, please provide written advice to the Department of Premier and Cabinet's Local Government Division (LGD) by 24 December 2013. I envisage that the review will commence in January 2014 and conclude by July 2014.

If you would like further information regarding the proposed 2014 review of councillor number please contact Ms Bettina Cruise, Assistant Director, LGD. Ms Cruise can be contacted by telephone on 6232 7022 or by email at Bettina.Cruise@dpac.tas.gov.au.

Yours sincerely

Bryan Green MP
Minister for Local Government

17.6 Director Local Government – Shift from AAV to Capital Value for Rating

As part of the next stage of the Valuation and Rating Review, the State Government is planning to work with Councils that are considering a transition from the use of Assessed Annual Value (AAV) as the valuation base for determining rates to Capital Value (CV). The transition is best done in a revaluation year and as Central Highlands Council will be in the next round of revaluations, the Director is seeking advice on whether Council has an interest in considering a transition to CV.

The Local Government Division will be in a position to undertake preliminary modelling on the impacts of shifting valuation bases and undertake a presentation to Council if desired.

For Discussion

Department of Premier and Cabinet

Executive Building, 15 Murray Street, HOBART TAS 7000 Australia
 GPO Box 123, HOBART TAS 7001 Australia
 Ph: 1300 135 513 Fax: (03) 6233 5685
 Web: www.dpac.tas.gov.au



Received	24.11.2013
Mail <input checked="" type="checkbox"/>	Fax <input type="checkbox"/> Email <input type="checkbox"/> DES <input type="checkbox"/>
Forwarded to	
GM <input checked="" type="checkbox"/> FM <input checked="" type="checkbox"/> WM <input type="checkbox"/> DES <input type="checkbox"/>	
Other	Share
Entered By:	
Ref:	

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

Dear Ms Eyles

As part of the next stage of the Valuation and Local Government Rating Review, the State Government is planning to work with councils that are considering a transition from the use of Assessed Annual Value as the valuation base for determining rates to Capital Value (CV). If a transition is to occur, it is recognised that it is best done in a revaluation year and as your council will be in the next round of re-valuations undertaken by the Valuer-General, I am writing to identify whether your Council has an interest in considering a transition to CV.

In 2011, the Local Government Division (LGD) and the Department of Treasury and Finance developed a Microsoft Excel based program to model the impacts of shifting valuation bases. LGD is currently updating this model with the latest property valuation data from the Office of the Valuer-General. Once this is completed, for those councils considering a transition to CV, LGD will be in a position to undertake preliminary modeling on the impacts of shifting valuation bases. LGD can also undertake a presentation on the results to the Council if desired.

In conjunction with working directly with councils, LGD is also considering any further changes to the *Local Government Act 1993* and the *Local Government (General) Regulations 2005* that would assist councils to better manage and mitigate the initial impact of a change in valuation base to acceptable levels. A number of Tasmanian councils have made the shift to CV and it has been indicated that the use of additional variation factors in varying the general rate would improve the ability of councils to better manage the transition. For example the use of the Land Use Codes used by the Valuer-General.

Could you please advise if your council is considering or willing to consider a shift in valuation base and if so, if it would like to take the opportunity for LGD to assist with the provision of modelling. If you would like to discuss this matter further, or would like more information, the contact is Greg Brown, Deputy Director, Local Government Division. Greg can be contacted by phone on 6232 7020 or by email at greg.brown@dpac.tas.gov.au.

Yours sincerely

Phillip Hoysted
 Director of Local Government

20 December 2013

13/84825

17.7 LOAN OF BOTHWELL LITERARY SOCIETY BOOKS TO ART GALLERY OF BALLARAT

An exhibition that explores and celebrates the contribution of the Scots to the cultural and political life of the Colonial era in Australia will be held at the Ballarat Art Gallery from 12 April, 2014 to 27 July 2014.

One section of the exhibition will address the contribution of Scottish settlers in colonial Tasmania and the curators are keen to include a small selection of books (10-15) from the early collection of the Bothwell Literary Society. The curators have visited Bothwell and broached the matter of loans with Mary Ramsay and members of the Bothwell

Historical Society, all of whom are supportive in so far as it puts Tasmania 'into the picture' in a way that is not often achieved.

The books will be shown alongside the painting by John Glover of 'Ratho'.

The Art Gallery will take on responsibility for all costs associated with this loan, including packaging, transportation and insurance.

Lyn Eyles

From: Casey Bryant
Sent: Monday, 6 January 2014 10:42 AM
To: Lyn Eyles; Deirdre Flint
Subject: Fwd: Loan request letter - Ballarat
Attachments: Bothwell books p.1.jpg; ATT00001.htm; Bothwell books p.2.jpg; ATT00002.htm; Summary of exhibition.docx; ATT00003.htm; loan agr Bothwell.docx; ATT00004.htm

Sent from my iPhone

Begin forwarded message:

From: "Anne Rowland" <annerowland@ballarat.vic.gov.au>
To: "Casey Bryant" <CBryant@centralhighlands.tas.gov.au>
Subject: Loan request letter - Ballarat

Dear C Bryant –

Please find attached an e-mailed version of a loan request letter that was sent from the Art Gallery of Ballarat in early December, but has apparently never been received by the Mayor of the Central Highlands Council. Could you please pass this on, along with the accompanying documents which are mentioned in the letter.

Thank you very much,
 Anne

Anne Rowland
 Registrar
 Art Gallery of Ballarat
 40 Lydiard Street North
 Ballarat VIC 3350
 phone: 03 5320 5793
 e-mail: annerowland@ballarat.vic.gov.au<<mailto:annerowland@ballarat.vic.gov.au>>

Attention: This message is intended only for the use of the individual or entity named above and may contain information that is confidential and privileged. If you have received this e-mail in error, please notify the sender immediately and delete the message. Any views or opinions presented are solely those of the author.



6 December 2013

Deidre Flint OAM
Mayor of Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Art Gallery of Ballarat
40 Lydiard Street North
Ballarat Victoria 3350
Telephone (03) 5320 5858
Facsimile (03) 5320 5701
Email artgal@ballarat.vic.gov.au
www.artgalleryballarat.com.au

Dear Ms Flint

**Re: Loan request relating to an exhibition at the Art Gallery of Ballarat titled
'For Auld Lang Syne: Images of Scottish Australia from First Fleet to Federation'
10 April to 27 July 2014**

For the past two years, noted scholars Alison Inglis and Patricia Tryon Macdonald have been working on an exhibition that will explore and celebrate the contribution of the Scots to the cultural and political life of the Colonial era in Australia. I attach a copy of the rationale for this show which will be a one-off event in Ballarat.

The curators originally approached me because Ballarat is situated at the edge of a vast region of Western Victoria that was largely settled by Scots in the middle of the colonial period. In the Western District proper Scots made up a clear majority of the early pastoralists, while in the Wimmera the selectors who took up the land after 1860 were also predominantly of Scottish stock. Place names from Bannockburn to Hamilton and Dunkeld are evidence of this aspect of local heritage.

The Art Gallery of Ballarat shares with the Queen Victoria Museum and Art Gallery in Launceston, the distinction of being the oldest and largest art collection outside of the capital cities. We have a dynamic program of exhibitions and 'For Auld Lang Syne' is the most ambitious project that we have undertaken so far. It would not have been possible with the generous support of many of Australia's most significant philanthropic trusts and foundations.

One section of the exhibition will address the contribution of Scottish settlers in colonial Tasmania, especially in terms of the development of a uniquely Australian culture. Understandably the curators are keen to include a small selection of books from the important early collection of the Bothwell Literary Society. These books will be shown alongside the painting by John Glover of 'Ratho'.

The curators have visited Bothwell several times and have broached the matter of loans with Mary Ramsay and members of the Bothwell Historical Society, all of whom are supportive in so far as it puts Tasmania 'into the picture' in a way that is not often achieved. We would like to suggest that Ms Ramsay takes responsibility for the selection of approximately 15 books from the collection which will reflect the early character of this library.

I am writing to you specifically as I understand that the Central Highlands Council is the owner of this historical collection. It goes without saying that the Art Gallery of Ballarat would take on responsibility for all costs associated with this loan, including packing, transportation and insurance. You will of course be requiring a certificate of currency guaranteeing that these books

(1)

are covered under our insurance policy, and this documentation can be provided to you after we have entered into a formal loan agreement where you specify the value that you want placed on the set of books.

I have taken the liberty of including with this letter a duplicate set of loan agreements which are our standard means of setting out our obligations to you as a borrower. These documents should be fairly straightforward. The most important matter is that we state the purpose and duration of the loan, and ask for your permission to hold and display the items listed on it for the specified duration. We also ask you to provide a valuation. If you are not certain about what value to place on the books we can offer some suggestions. One copy of the agreement is for your records while the other needs to be sent back to the Gallery, hence the enclosed addressed envelope.

Yours sincerely



Gordon Morrison
Director

For Auld Lang Syne: Images of Scottish Australia from First Fleet to Federation

Exhibition summary

Of all the small nations on earth, perhaps only the ancient Greeks surpass the Scots in their contribution to Mankind...

Winston Churchill

In the Colonies those that make money are generally Scotchmen

Anthony Trollope

At a time when Australia is increasingly diverse culturally, it is important not to lose an awareness of the complex origins of Australian society.

Scots have made an extraordinary contribution to the cultural and political life of Australia, but this contribution is too often subsumed within a generalised 'Anglo-Celtic' view of Australia's settlement and development. Men and women, who were consciously and proudly Scottish were involved with almost every aspect of the exploration, settlement and development of the colonies. While the role of individual Scots has been celebrated, there has never been a serious attempt to assess the scale of the impact that these driven and dynamic people had on the evolution of Australian society as it can be traced in its visual culture.

This high profile paid-entry exhibition to be presented by the Art Gallery of Ballarat between April and June 2014 celebrates the Scottish ingenuity and industry that fuelled the development of the Australian nation from the First Fleet to the dawn of Federation, by bringing together artworks and objects from painting and sculpture to decorative arts and photography.

No less that one in five Australians claim Scottish descent, and in some regions like Ballarat and the Western District the percentage is much higher. While Australians have been exposed to some aspects of Scottish Culture, few people are aware of just how significant was the contribution of the Scots to the formation of the national psyche. The inhabitants of this poor small kingdom made an impact in the Victorian era also saw a vogue for things Scottish. From Queen Victoria down and throughout the British empire, Scottish music, literature and art and even an romanticised appreciation for the idealised Scottish lifestyle became a daily part of people's lives.

The exhibition will investigate the remarkable achievement of key Scots who contributed to almost every aspect of 19th century life in the Australian colonies—science, administration, exploration, commerce, education, design, farming, philanthropy, education, medicine and the arts.

This groundbreaking project will therefore present a fresh perspective on colonial culture, highlighting the impact of a particular section of society, the Scots, and its successful establishment of economic and cultural networks.

Some of the earliest artists associated with the British discovery of Australia were Scots—such as Sydney Parkinson, the artist on Cook's voyages and Thomas Watling, the so-called 'Limner of Dumfriess', who was transported in 1792 for forging Bank of Scotland notes. Their

reportage and depictions of the exotic landscape, flora and fauna of the new continent informed and inspired both the scientific communities and potential emigrant populations of Europe. The rich collections of visual material by Parkinson and Watling in Britain will be a feature of this exhibition.

The Scottish Enlightenment ensured that the majority of the nation's populace was literate and this meant that the Scots were well-positioned to advance within the expanding British Empire and to flourish in newly settled lands like the Australian colonies.

Governors or military figures were also botanists, astronomers or collectors of natural history; civil servants were also explorers, artists or writers; and pastoralists were also sportsmen, art patrons or anthropologists. The early settlers and officials that make up the first section of the exhibition, such as Governor and Mrs. Macquarie, Sir Thomas Brisbane, John Hunter, Sir Thomas Mitchell and Alexander Macleay, all testify to the multi-faceted nature of the activities and passions of the Scots.

The early Scots in Australia proved particularly adept as businessmen and traders — exploiting the wider imperial maritime system like Robert Campbell, or else maximizing the possibilities of new technology, like Macpherson Robertson and his Steam Confectionary Company. Scots were equally well represented within the professions—Scottish emigrants likewise dominated the pastoral industry. For example, the Western District of Victoria, the so called 'Australia Felix' discovered by Scot Major Mitchell—was settled by Scottish pioneers whose homesteads and properties were recorded by leading artists of the day.

The exhibition also explores the degree to which the Scots brought with them their cultural activities and celebrations in the form of their music, sport, literature and art. The significance of the poetry and writings of Sir Walter Scott and Robert Burns cannot be underestimated for their influence on iconic Australian poets such as 'Banjo' Paterson, who helped shape the Australian national identity.

No exhibition before this has drawn together the extraordinary story of Scottish Australia through rich visual heritage in all its forms. It will include objects and artworks from national, state and regional collections and from private collectors.

In association with the exhibition, the Gallery will be publishing a lavishly illustrated book which will include five or six essays by leading scholars on various aspects of the Scottish presence in Australia.

While there is a serious side to the project, we will also be taking the opportunity to allow visitors to relish the rich imagery generated by the Victorian vogue for things Scottish. From Queen Victoria down, Scottish music, literature and art and even a romanticised appreciation for the idealised Scottish lifestyle became a daily part of the lives of people throughout the British Empire.

There is a comprehensive calendar of public programs, which is likely to include the following:

- Bagpipe performances, including the street march to mark the opening of the Australian Pipe Band Championships as well as demonstrations and workshops
- Highland Dancing in the Gallery on selected weekends through the run of the exhibition
- A Highland Ball or Ceilidh at the Ballarat Mechanics Institute, including demonstrations of Scottish Country Dancing
- Spoken word and musical presentations by folk singer and folklorist Danny Spooner

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- A Highland Ball or Ceilidh at the Ballarat Mechanics Institute, including demonstrations of Scottish Country Dancing
- Spoken word and musical presentations by folk singer and folklorist Danny Spooner

CONDITIONS COVERING THE LOAN:

The Lender hereby agrees to lend and the Borrower hereby agrees to borrow the said Work of Art in accordance with the following terms and conditions during the period of the Loan Agreement.

USE AND REPAIR: The Borrower will exercise the same care and respect to all works on loan as it does to comparable property of its own. No conservation work will be carried out on the loan/s without prior consultation with the Lender and confirmation in writing.

EXHIBITION: The loan/s shall remain in the possession of the Lender and/or institutions participating in the exhibition, under contract with the Borrower, for the duration of the loan period stated on this Agreement, but may be withdrawn from the exhibition at any time by the Director, or the Trustees of the institutions.

TRANSPORT & PACKING: The Borrower agrees to make all transport and packing arrangements in consultation with the Lender and cover these costs.


INSURANCE: Unless the Lender expressly elects to maintain their own insurance cover on the loan/s, the Borrower will carry the risk up to the amount indicated on this Agreement for the entire duration of the loan as specified in this agreement.

ACKNOWLEDGMENT: The Borrower will acknowledge the Lender in the exhibition labels, and in all agreed reproductions, in the form indicated by the Lender on this Agreement under the heading 'Credit Line'.

REPRODUCTION: Unless otherwise indicated under the heading 'Reproduction', and subject to the Gallery obtaining the necessary copyright consent (if required), the Borrower may reproduce and photograph the Work for publicity, lending, sale or educational purposes.

RETURN OF WORK: At the end of the loan period the Borrower will return the Work to the Lender at the address specified in this Agreement, unless a formal agreement in writing is made between the Lender and the Borrower.

AUTHORISATION: I have read the terms and conditions of the Agreement and accept them.

Lender/Agent:	Borrower: 
Position:	Position: ...REGISTRAR.....
Date:	Date:6 December 2013.....

**Please return one copy of this loan agreement to Anne Rowland, Registrar,
Art Gallery of Ballarat, 40 Lydiard Street North, Ballarat VIC 3350
Keep the second copy for your own records.**

Recommendation:**That Council:**

1. Supply 10-15 books from the Bothwell Literary Society for loan to the Art Gallery of Ballarat for the 'Auld Lang Syne: Images of Scottish Australia from First Fleet to Federation' exhibition;
2. The Art Gallery of Ballarat liaise with Mary Ramsay re selection of books; and
3. Mary Ramsay be asked to provide/obtain an insurance value of the books for inclusion on the Inwards Loan Agreement

Carried

17.8 LOCAL GOVERNMENT ROLE ASSESSMENT INTERIM REPORT DECEMBER 2013 (SEPARATE ATTACHMENT)

This report was distributed to Councillors on 13 December, 2013 to enable Councillors to review the document and provide feedback on the report findings and input into the proposed work plans for the PLGC working groups. The Premier's Local Government Council (PLGC) accepted the recommendation made in the Interim Report to establish four PLGC working groups in early 2014. The working groups will be tasked with developing a range of reform initiatives for the following priority areas: governance, legislation, collaboration and economic development.

The Local Government Division requests feedback by 24 January, 2014.

For Discussion

17.9 MOBILE BLACKSPOT COVERAGE PROGRAMME DISCUSSION PAPER

This is the first step in the Government's \$100 million mobile black spot programme. The paper sets out some possible delivery models and key elements of the programme.

The mobile coverage programme has two components. \$80 million will be provided under the Mobile Network Expansion Project to improve mobile phone coverage along major transport routes, in small communities and in locations prone to experiencing natural disasters. An additional \$20 million will be provided under the Mobile Black Spots Project to address unique mobile coverage problems.

The \$20 million Black Spot Project aims to improve mobile phone services in small communities which currently experience problems especially when populations increase during the peak seasons. It aims to support the establishment of base stations in areas that are not captured in the first component of the programme and is likely to call for Expressions of Interest from Local Government for base station locations. The draft programme calls for co-contributions in the form of cash or in kind.

For Noting

Lyn Eyles

From: Georgia Palmer <georgia.palmer@lgat.tas.gov.au>
Sent: Monday, 23 December 2013 2:53 PM
To: Break O'Day Council (E-mail); Brighton Council ; Burnie Council (E-mail); Central Coast Council; Lyn Eyles; Circular Head; Clarence City Council (E-mail); Derwent Valley Council (E-mail); Devonport Council (E-mail); Dorset Council (E-mail); Flinders Council; George Town Council (E-mail); Glamorgan Spring Bay Council (Email); Glenorchy City Council; Huon Valley Council; Kentish Council; King Island Council; Kingborough Council; Latrobe Council (E-mail); Launceston City Council (Email); Meander Valley Council; Northern Midlands Council; Sorell Council; Southern Midlands Council (E-mail); Tasman Council (E-mail); Waratah/Wynyard Council (E-mail); West Coast Council (E-mail); West Tamar Council
Cc: Katrena Stephenson
Subject: Mobile Blackspot Coverage Programme Discussion Paper- consultation forum opportunity

Dear General Managers,

The Federal Government has recently released its mobile coverage programme discussion paper (http://www.communications.gov.au/mobile_services/mobile_coverage_programme). This is the first step in the Government's \$100 million mobile black spot programme. The paper sets out some possible delivery models and key elements of the programme.

This programme may go some way to addressing an issue raised in a motion by Launceston City Council at the July General Meeting which expressed concern about the lack of mobile phone coverage in rural areas within Tasmania.

The Department of Communications is particularly interested in talking with local councils about the second part to the programme – the \$20 million mobile black spots project. This component of the programme aims to improve mobile phone services in small communities which currently experience problems, especially when populations increase during peak seasonal periods. It aims to support the establishment of base stations in areas that are not captured in the first component of the programme and is likely to call for Expression of Interest from local government for base station locations. The draft programme calls for co-contributions in the form of cash or in-kind (provision of site, access road etc.) . The Department would like to organise a **webinar or video conference** with interested Tasmanian councils to further discuss the proposed programme and to determine council interest and feedback about the proposed programme. The Department is hoping to organise the webinar for the end of January 2014.

In the first instance could you **please let me know by COB 17 January 2014** if your council would like to participate in these discussions with the Department of Communications or alternatively if you have feedback about the programme that you would like LGAT to provide directly to the Department please provide it to me by the 17 January.

Thank you and have a great Christmas.

Regards

Georgia Palmer

Senior Policy Officer
 Local Government Association of Tasmania
 326 Macquarie Street, Hobart

Lyn Eyles

From: Georgia Palmer <georgia.palmer@lgat.tas.gov.au>
Sent: Monday, 23 December 2013 2:53 PM
To: Break O'Day Council (E-mail); Brighton Council ; Burnie Council (E-mail); Central Coast Council; Lyn Eyles; Circular Head; Clarence City Council (E-mail); Derwent Valley Council (E-mail); Devonport Council (E-mail); Dorset Council (E-mail); Flinders Council; George Town Council (E-mail); Glamorgan Spring Bay Council (Email); Glenorchy City Council; Huon Valley Council; Kentish Council; King Island Council; Kingborough Council; Latrobe Council (E-mail); Launceston City Council (Email); Meander Valley Council; Northern Midlands Council; Sorell Council; Southern Midlands Council (E-mail); Tasman Council (E-mail); Waratah/Wynyard Council (E-mail); West Coast Council (E-mail); West Tamar Council
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In the first instance could you **please let me know by COB 17 January 2014** if your council would like to participate in these discussions with the Department of Communications or alternatively if you have feedback about the programme that you would like LGAT to provide directly to the Department please provide it to me by the 17 January.

Thank you and have a great Christmas.

Regards

Georgia Palmer

Senior Policy Officer
 Local Government Association of Tasmania
 326 Macquarie Street, Hobart



Australian Government
Department of Communications

Mobile Coverage Programme

Discussion Paper

16 December 2013

Contents

Introduction.....	3
Background.....	3
Programme funding	3
\$80 million Mobile Network Expansion Project	4
Delivery option 1 – Single mobile network operator contracted to deliver the programme.....	4
Delivery option 2 – Order of merit from base stations proposed by multiple MNOs	5
Delivery option 3 – Network infrastructure provider to co-ordinate implementation	6
\$20 million Mobile Black Spots Project	8
Open access and co-location provisions	9
Proposed Assessment Criteria	11
Utilising the NBN fixed wireless network.....	13
Next steps.....	15
Preparing Submissions	15
Lodging Submissions	15
Contact us	15

Introduction

The Department of Communications is seeking input from the telecommunications industry, all levels of government and other interested stakeholders on the best way to deliver the Government's funding commitment of \$100 million (GST exclusive) towards a programme to improve mobile coverage and competition in regional Australia.

Submissions from stakeholders, including responses to the key questions raised within this Discussion Paper, will help inform the Government's consideration of potential methods of allocating the funding to ensure it best meets the policy objective and achieves maximum value for money.

Further information on the Government's consultation process can be found at page 15 of this Discussion Paper, including instructions on how to make a submission.

Background

Inadequate mobile phone coverage remains a significant issue for Australians living, working and travelling in regional areas of the country. The 2011-12 Regional Telecommunications Review identified a lack of adequate mobile voice and broadband coverage as the issue of greatest concern to regional communities.

Australia's three national mobile network operators (MNOs) - Optus, Telstra and Vodafone Hutchison Australia - collectively claim to provide mobile coverage to 99 per cent of the population (i.e. premises). However, reflecting our country's highly urbanised population, this level of coverage equates to only around 25 per cent of the landmass. In addition:

- in some locations within the mobile coverage footprint, reception is only possible using additional equipment such as a car kit or external antenna – handheld reception is not available; and
- for significant portions of regional Australia where coverage is available, it is provided by only a single MNO.

The objective of the Mobile Coverage Programme is to invest in telecommunications network infrastructure to improve both coverage of high quality terrestrial mobile voice and wireless broadband services in regional Australia, and competition in the provision of such services.

This paper also includes discussion on the role that the NBN fixed wireless rollout can play in enabling greater competition for mobile services in regional Australia (see page 13). A greater role for NBN Co in supporting mobile wireless outcomes would complement the Mobile Coverage Programme.

Programme funding

The Government's \$100 million funding commitment to the Mobile Coverage Programme includes two complementary components:

- **\$80 million Mobile Network Expansion Project:** to improve mobile coverage along major transport routes, in small communities and in areas that are prone to experiencing natural disasters.
- **\$20 million Mobile Black Spots Project:** to improve mobile coverage in locations with unique coverage problems, such as areas with high demand for services during seasonal holiday periods.

\$80 million Mobile Network Expansion Project

Three broad options have been identified for the design of this component of the programme.

Delivery option 1 – Single mobile network operator contracted to deliver the programme

Under this option, the Commonwealth would call for bids from MNOs or consortia of MNOs. The bids would specify the number of proposed mobile network base stations to be built Australia-wide, the location of the base stations, and the improved coverage that would be provided from these base stations, in exchange for receiving funding of \$80 million.

As part of each funding bid, the bidder would be required to specify:

- the total capital cost it would incur in building these base stations (and associated facilities such as fibre optic or microwave backhaul); and
- the amount to be contributed by the bidder in arriving at that total capital cost (in addition to the \$80 million to be contributed by the Commonwealth).

The bidder should also have regard for the list of locations established by the Commonwealth of areas that are reported to have poor, or no, mobile coverage.

The Commonwealth will prepare this list based on:

- representations made by citizens, organisations and elected representatives about locations which have poor, or no, mobile coverage;
- advice provided by state and territory governments; and
- mapping, drive test and other relevant data.

As part of the mandatory criteria, the selected MNO would be required to commit to:

- contributing significantly to the capital costs of the project;
- delivering voice and wireless broadband services in the agreed areas for at least 10 years;
- delivering the services at a specified minimum quality (see questions 1 and 2 on page 5 of this document);
- a range of open access and co-location provisions and arrangements for enforcing these, as described at page 9;
- an agreed timeframe for construction and operation of the services; and
- claw-back and make-good mechanisms to protect against non-compliance at any time during the 10 year duration of the agreement.

Bids would be required to identify the proposed locations at which new services would be provided (either by building new base stations or using existing base stations and infrastructure that is not currently used for mobile services, e.g. existing microwave towers). These locations would need to be in addition to locations already planned to be built in the next three years by the bidder. MNOs would be required to provide, in confidence, details of their mobile coverage extension expenditure and coverage achieved over the past three years and planned for the next three years.

As with options 1 and 2, bidders would need to specify the location of the base stations to be built, the improved coverage to be delivered, the total capital cost, the capital the bidder intended to contribute; and how the location matched the locations on the list specified by the Commonwealth. The bidder would also need to meet the mandatory criteria.

Bids for funding under these two sub-options would also need to identify each proposed base station (or group of base stations) as under options 1 and 2. These would also be assessed using the same criteria. There may not be a need to specify additional open access provisions beyond the existing facilities access regime as it is in the commercial interest of the network infrastructure provider to have multiple MNOs utilising the infrastructure. Key issues with this option would include:

- whether there would be merit in this option operating in conjunction with options 1 or 2, allowing network infrastructure providers to compete directly with MNOs for funding;
- whether wholesale access costs would need to be regulated (or whether the market would ensure the best outcome); and
- if option 3(a) was to be combined with options 1 or 2, the mandatory open access provisions would have to be identical for all bidders.

Pros and Cons

- This option is likely to maximise competition benefits as it is in the interests of the network infrastructure provider to have as many MNOs operating on the infrastructure as possible.
- Option 3(b) would minimise costs of building and operating the infrastructure, as only one set of network equipment may be needed on each new base station.
- There are a number of uncertainties and risks with sub-option 3(b) that would need to be addressed (e.g. access to spectrum by the network infrastructure provider, capabilities of the infrastructure provider to run a wholesale service).

Questions

4. Could options 3(a) or 3(b) for the \$80 million Mobile Network Expansion Project be delivered in conjunction with options 1 or 2 to enable network infrastructure providers to compete with MNOs?
5. Should bidders be able to propose to incorporate the use of base stations owned by NBN Co as part of their bid?
6. Should a joint bid (between a specialist network infrastructure provider and a MNO) be permitted? Should it be encouraged?
7. Is it realistic to expect specialist network infrastructure providers to provide backhaul (recognising that they would presumably need to contract with a third party to provide this)?
8. Is option 3(b) suitable for Australia's regional mobile market?

\$20 million Mobile Black Spots Project

The Mobile Black Spots Project will improve mobile phone services in locations with unique mobile coverage problems, such as small communities that experience increased population during peak seasonal periods.

This component of the programme will be implemented in three stages:

Stage 1 involves (as foreshadowed under the \$80 million component) the establishment of a list of locations that currently receive poor, or no, mobile coverage, to which interested stakeholders can contribute (including local communities and local governments). The list of locations will be made available as part of the Request for Tender process under the \$80 million component. A number of locations put forward by local communities may be funded under this component, however there is no guarantee that funding will be available for all such locations.

Stage 2 once the outcomes of the \$80 million component are publicly announced, Expressions of Interest (EOI) will be sought from local communities for locations that were not funded under the \$80 million component, but for which the local community is seeking improved mobile coverage. It is anticipated that EOIs will be received from local governments, however other entities such as significant local businesses may also submit an EOI.

All EOIs that are submitted at this stage must include a commitment to provide a co-contribution towards the proposed base station. This co-contribution could be provided, for example, by the local government, significant local businesses, large community groups, or the state or territory government. These co-contributions could be in the form of cash, or in-kind contributions such as site access or road and power installation.

Stage 3 is envisaged to operate in a similar fashion to the \$80 million component, with bids being made by a bidding entity (MNOs and/or network infrastructure providers) for funding support towards a new mobile base station. However, a key difference is that under this component bidders may only propose new base stations from the list of locations that were nominated in the EOI process.

The Commonwealth would fund some of the costs of delivering improved mobile coverage to locations proposed by communities, with co-funding provided by other parties such as local governments, state or territory governments, commercial entities, MNOs and/or network infrastructure providers.

Bidders would be responsible for preparing the funding bids, including arranging for the necessary planning and approvals and securing necessary third party co-contributions. The mandatory criteria at page 4 would apply, as well as the assessment criteria at page 11.

In addition, the number of sites/rooms/cabins offered by accommodation providers in the area which will receive new coverage could form part of the assessment criteria for this component, to account for communities which experience high seasonal demand.

A cut-off point in the order of merit would be identified, being the point below which the available funding of \$20 million was expected to be exhausted. Contract negotiations would initially take place in respect of base stations ranked above the cut-off point.

If this component of the programme is undersubscribed, there would be an opportunity to review and potentially fund additional base stations applied for under the \$80 million component.

Open access and co-location provisions

The proposed open access and co-location provisions¹ are as follows:

- **Base station design:** a provision could be included that all new (or “greenfield”) base stations are designed and built to ensure they are capable of supporting at least two further MNOs’ equipment. To meet this requirement, base stations would need to include site space for housing arrangements such as cabinets, as well as providing access to power.

Existing (or “brownfield”) base stations being upgraded to provide mobile coverage would not be required to meet this mandatory requirement.

The successful bidder/s would be required to maintain an online database on the status and progress of subsidised base stations. The required information could include the base station name, proposed location, key build milestones, and expected go-live dates. This would assist MNOs that are interested to make informed decisions about co-locating services.

The successful bidder/s would notify MNOs that have registered on the co-location database when they are ready to discuss base station location and design. To assist in the initial planning and design stages, MNOs would be required to advise the successful bidder/s within 20 days of being notified whether they wish to co-locate their equipment on the base station. MNOs seeking to co-locate their equipment must use all reasonable endeavours to work together with the successful bidder/s to co-ordinate the build activities to maximise efficiency and to reduce costs of any infrastructure being funded through the programme.

- **Base station access and pricing:** it is proposed that all new “greenfield” base stations should be made available for use by all MNOs. In addition, access to new “greenfield” base stations by MNOs seeking to co-locate their equipment on the base stations should be offered at a price which appropriately reflects the level of Commonwealth subsidy provided (which will be made publicly available).

MNOs will, in the first instance, be required to negotiate in good faith the base station access and price terms and enter into commercial arrangements. A starting principle could be that the base station access costs are shared equally between all MNOs using the base station.

Comments are sought from stakeholders on the most appropriate means of determining the price which sufficiently reflects the level of Commonwealth subsidy provided.

- **Backhaul access and pricing:** it is proposed that any new fibre backhaul being provided to new “greenfield” base stations must have sufficient capacity, transmission, and interfacing equipment to enable at least three MNOs to deliver the agreed services.

¹ Recent international examples of open access requirements can be found at the following links:

- <http://www.med.govt.nz/sectors-industries/technology-communication/communications/broadband-policy/rural-broadband-initiative/rural-broadband-initiative-contracts>
- <https://www.gov.uk/government/consultations/mobile-infrastructure-project-industry-stakeholder-engagement>

- c. *[For the \$20 million component only]* The number of sites/rooms/cabins offered by accommodation providers (for example, motels or caravan parks) within the new 'handheld' and 'external antenna' footprints.
- 4. **Co-contributions** – each proposed base station (or group of base stations) will be assessed according to:
 - a. The amount of co-contribution being provided by the bidder.
 - b. The amount of co-contribution being provided by the relevant state or territory government or other third party. Bidders will need to consult with the relevant state and territory governments to determine and secure their level of co-contribution for each base station.
- 5. **Value for money to the Commonwealth** – each proposed base station (or group of base stations) will be assessed according to:
 - a. The cost to the Commonwealth per square kilometre of coverage provided by the base station/s.
 - b. The cost to the Commonwealth per premises covered by the base station/s.
 - c. The cost to the Commonwealth per kilometre of national or state highway and arterial road covered by the base station/s.
- 6. **Open access** – each proposed base station (or group of base stations) will be assessed according to:
 - a. The capacity of the new base station/s to support three network operators' equipment. See the Open Access Provisions at page 9 for further information on this requirement.
 - b. The capacity of the new fibre backhaul available at the base station/s to enable three network operators to deliver the minimum mandatory service solution. See the Open Access Provisions at page 9 for further information on this requirement.
- 7. **Commitment from more than one MNO** – each proposed base station (or group of base stations) will be assessed according to the number of MNOs that have committed to utilising the proposed base station/s to deliver the mobile services on a commercial basis for a minimum of ten years.
 - a. The minimum requirement for each proposed base station is a commitment from one MNO to deliver the specified services.
 - b. Additional weight will be given to base stations (or groups of base stations) where more than one MNO has agreed to deliver the specified services.

Questions

- 15. Do the proposed assessment criteria achieve the right balance to deliver the best value for money outcomes?
- 16. Should the proposed assessment criteria be weighted, and if so, how?
- 17. Is there a more effective means of assessing seasonal demand than proposed in criterion 3(c)?

Utilising the NBN fixed wireless network

The rollout of the National Broadband Network (NBN) fixed wireless network provides an opportunity to improve mobile phone coverage and competition in Australia. These opportunities include co-locating mobile equipment on NBN facilities and NBN Co offering additional services such as backhaul to mobile base stations.

NBN Co is already working with MNOs and mobile infrastructure providers to allow shared and 'build-to-suit' options and may be able to play a more active role in aligning common opportunities. In some instances, NBN Co has negotiated with MNOs to take advantage of existing mobile base stations in constructing its fixed wireless service. There is of course the potential for MNOs to take advantage of NBN Co's base stations and fixed wireless backhaul as these are rolled out further.

Although NBN Co has entered into agreements with some MNOs to share base station infrastructure, to date it has not been tasked explicitly with considering how it can assist in improving mobile coverage and competition. For example:

- NBN Co fixed wireless base stations could specifically be designed to support co-location of MNO's equipment on a commercial basis. While this may involve some marginal additional cost for NBN Co, this cost may well be outweighed by commercial returns;
- consideration of the precise locations of NBN Co fixed wireless base stations could be undertaken in consultation with MNOs to see if mutually beneficial locations could be identified, noting the benefits of early consultation given the significant lead times required; and
- in some circumstances, NBN Co could also sell backhaul to MNOs – given that NBN Co will be installing fibre or microwave backhaul to each of its base stations, it makes sense for it to sell backhaul capacity to MNOs.

There are locations where NBN Co is building new base stations for the delivery of fixed wireless services where there will be limited (or in some cases no) mobile coverage. Encouraging MNOs to co-locate their equipment or to participate in share-build arrangements would lower the cost of providing mobile coverage in these areas. NBN Co could play a more active role to encourage MNOs to work collaboratively to take advantage of these locations. If MNOs engage early in the process, there may be opportunities to negotiate mutually suitable locations and to incorporate their technical requirements in the design process.

Designing and building future NBN fixed wireless services to take advantage of the potential synergies with mobile services could mean the significant investment in the NBN telecommunications infrastructure is used more efficiently and effectively. Of course, in the areas which are to receive fixed wireless coverage from NBN Co, there may already be mobile coverage from one or more MNOs (the fixed wireless network will cover the 93rd to 97th percentile of the population, and in many cases these are not particularly remote parts of Australia). There may still be benefit however, through allowing MNOs to use NBN Co's base stations, for example by making it easier for a second or third MNO to offer mobile coverage in an area. This would deliver increased mobile competition even though it would not increase the total area where mobile coverage was available.

Questions

18. To what extent would the use of the NBN fixed wireless network result in improved mobile coverage outcomes in regional Australia?

19. How best can a greater role for NBN Co improve competition and choice for consumers in regional Australia?
20. In addition to base station location, design and backhaul access, what other considerations would NBN Co need to take into account if it were to also support mobile coverage and competition benefits as part of its mandate?
21. How can early engagement between NBN Co and MNOs be facilitated in the design of each base station? Is there a role here for the Australian Mobile Telecommunications Association (AMTA)?
22. How can the Mobile Coverage Programme best complement any role that the NBN fixed wireless service plays in improving mobile coverage and competition?

Next steps

Preparing Submissions

All interested stakeholders wishing to have their views considered by the Government on possible implementation methods of delivering the Government's Mobile Coverage Programme are invited to provide a submission to the Department. All submissions must include the name and contact details of the person making the submission and the organisation which they represent (if applicable).

All submissions and comments, or parts thereof, will be treated as non-confidential information unless specifically requested, and acceptable reasons should accompany each request. Email disclaimers will not be considered sufficient confidentiality requests.

Respondents lodging a submission should be aware that submissions (excluding any information agreed to be treated as confidential information) will be made publicly available, including on the Department of Communications' website. Submissions and comments will be subject to freedom of information provisions. Despite a submission being identified as confidential or sensitive, submissions may be disclosed where authorised or required by law, or for the purpose of parliamentary processes.

Submissions should be accompanied by the Submission Cover Sheet which is available at www.communications.gov.au/mobile_coverage and be submitted via email (in MS Word or PDF) or by post (see below). Questions raised in this Discussion Paper are intended as a guide only. The Submission Form template enables respondents to provide more general comments on the issues raised in this paper.

Lodging Submissions

Email submissions are to be sent to the following email address:

Email: mobilecoverage@communications.gov.au

Alternatively, submissions may be sent to the postal address below to arrive by the closing date:

Post: The Manager
Mobile Coverage Programme
Department of Communications
GPO Box 2154
CANBERRA ACT 2615

The closing date for lodging submissions is **5:00pm Friday 28 February 2014.**

All submissions lodged will be acknowledged by the Department of Communications by email (or by letter if no email is provided). Respondents lodging a submission who do not receive acknowledgement of their submission should contact the Department. Submissions which are not acknowledged by the Department as being received may not be considered. Respondents should be aware that emails greater than 10Mb may not be successfully delivered.

Contact us

For further information about the Government's Mobile Coverage Programme or to discuss any elements of this Discussion Paper, please contact the Department of Communications via the above email address or by phone 1800 113 486.

17.10 REVIEW OF POLICIES (SEPARATE ATTACHMENT)

As part of the continuing review of policies, the following policies are submitted to Council for adoption:

2013-19	Asbestos
2014-20	Media Policy
2014-21	Alleviation of Dust Nuisance – Roadworks
2014-22	Customer Service Charter
2014-23	Maintenance of Roads & Bridges Behind Gates on Council Roads

The following policies have been reviewed and it is recommended they be rescinded:

Policy 5/1997	Notification of Development to the Bothwell Historical Society
Policy 6/1997	Protection of Survey Pegs: Subdivisions
Policy 8/1997	Final Plans: Digitised Format
Policy 18/03	Complaints Management Policy
Policy 19/03	Customer Service Policy
Policy 34/05	Development Applications – Councillors or their Immediate Family
Policy 31/03	Water Restriction Policy
Policy 5/37	Development & Environmental Services Enforcement

Recommendation:

That:

- (a) Council adopt policies 2013-19 and 2014-20 to 2014-23; and
- (b) Council rescind the following policies:
 - Policy 5/1997 Notification of Development to the Bothwell Historical Society
 - Policy 6/1997 Protection of Survey Pegs: Subdivisions
 - Policy 8/1997 Final Plans: Digitised Format
 - Policy 18/03 Complaints Management Policy
 - Policy 19/03 Customer Service Policy
 - Policy 34/05 Development Applications – Councillors or their Immediate Family
 - Policy 31/03 Water Restriction Policy
 - Policy 5/37 Development & Environmental Services Enforcement

Carried

17.11 DESTINATION SOUTHERN TASMANIA

Mr Ben Targett, CEO of Destination Southern Tasmania will be attending the February Council Meeting at 10.15 to provide an outline of the Destination Management Plan.

For Information

17.12 LGAT ANNUAL GENERAL MEETING

The 2014 LGAT Annual General Meeting will be held at Wrest Point Casino commencing on Wednesday 23 July, 2014.

Motions for the meeting are required by 14 March, 2014 and the agenda will be distributed on 25 June, 2014.

For Noting



Local Government Association Tasmania

8 January 2014

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

Our Ref: AG:CA
File No:

Received	B.I.14		
Mail <input checked="" type="checkbox"/>	Fax <input type="checkbox"/>	Email <input type="checkbox"/>	DES <input type="checkbox"/>
Forwarded to			
GM <input checked="" type="checkbox"/>	FM <input type="checkbox"/>	WM <input type="checkbox"/>	DES <input type="checkbox"/>
Other			
Entered By:			
Date:			

Dear Lyn

**Annual General Meeting and General Meeting
23 July 2014**

In accordance with the Rules of the Association, I give formal notice of the General Meeting and the Annual General Meeting of the Association to be held at Wrest Point Casino, commencing at 11.00am on Wednesday 23 July, 2014.

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

It is planned to distribute the agenda on Wednesday 25 June 2014 and motions will need to be received at the Association's offices by no later than close of business, Friday 14 March, 2014. This lead time will ensure relevant matters can be forwarded to the State Government for comment in accordance with the Communication and Consultation Protocol Agreement. The responses from State Government will then be included with the agenda to provide councils with a full briefing of the issues to be considered.

A standard template is attached but electronic versions are available on our website or will be forwarded by email upon request.

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

Should you require any assistance or advice on the background to issues concerning your Council, the procedures to bring them forward or the wording of motions, Association staff would be only too pleased to assist.

Yours sincerely

Allan Garcia
CHIEF EXECUTIVE OFFICER

326 Macquarie Street, Hobart Tasmania 7000 | GPO Box 1521, Hobart Tasmania 7001 | ABN 48 014 914 743
Ph 03 6233 5966 | Fax 03 6233 5986 | Email reception@lgat.tas.gov.au | www.lgat.tas.gov.au

17.13 FUNDRAISING EVENT

VMC Remembrance Riders are holding a charity event for the burn victims Fletcher and Spencer at the Hamilton Recreation Ground on the 1st of February.

Gretna Green Hotel has been approached to supply refreshments for the event and is seeking Council's approval. They have applied for a special liquor permit for 11am to 2pm.

Recommendation

THAT Council approve the request to serve liquor at the Hamilton Recreation Ground on the 1st of February between 11am and 2pm.

GRETNA GREEN HOTEL
3423 LYELL HWY
GRETNA

TAS 7140
15/1/2014

GENERAL MANAGER
CENTRAL HIGHLANDS COUNCIL
ALEXANDER ST
BOTHWELL TAS

THIS LETTER IS TO INFORM THE CENTRAL HIGHLANDS COUNCIL, THE GRETNA GREEN HOTEL HAS BEEN APPROACHED BY THE V.M.C REMEMBRANCE RIDERS TO SUPPLY LIQUID REFRESHMENTS TO CLUB MEMBERS AND SUPPORTERS ATTENDING A CHARITY FUNDRAISING EVENT FOR BURN VICTIMS FLETCHER & SPENCER AT THE HAMILTON SHOWGROUNDS ON SATURDAY 1ST FEBRUARY 2014.

INFORMATION SUPPLIED TO DATE NUMBERS COULD POSSIBLY REACH BETWEEN 200 & 250 PERSONS. THE MAJORITY OF PERSONS WILL BE TRAVELLING ON MOTOR CYCLES, PRIVATE VEHICLES, MOT RODS AND MINI BUSES. THIS EVENT IS EXPECTED TO COMMENCE AT APPROXIMATELY 11AM AND SHOULD CONCLUDE NO LATER THAN 1.30PM.

REFRESHMENTS SUPPLIED BY THE GRETNA GREEN HOTEL WOULD ALL BE SERVED IN ALUMINIUM CANS AND PLASTIC BOTTLES. NO GLASS CONTAINERS WILL BE SERVED. REFRESHMENTS WILL INCLUDE PRE MIXED SPIRIT CANS, BEER CANS

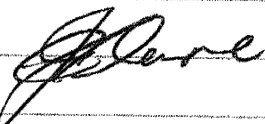
(2)

RANGING FROM HEAVY, M.I.D. STRENGTH & LIGHT, SOFT DRINK CANS AND PLASTIC WATER BOTTLES. ONLY STAFF ATTACHED TO THE GREYNA GREEN HOTEL WILL BE SERVING REFRESHMENTS.

THE GREYNA GREEN HOTEL HAS MADE APPLICATION FOR A SPECIAL PERMIT TO BE ISSUED BY LIQUOR & GAMING 80 ELIZABETH STREET HOBART IN RELATION TO THIS EVENT. ALL STAFF ATTENDING THIS FUNCTION HAVE CURRENT R.S.A. CERTIFICATES AND ARE AWARE OF LIQUOR LICENSING REQUIREMENTS.

I TRUST THIS REQUEST WILL RECEIVE FAVOURABLE CONSIDERATION BY COUNCIL. IT IS FURTHER NOTED THAT OTHER BUSINESS IN HAMILTON AND BOTHWELL SHOULD ALSO BENEFIT FROM THE APPROVAL FOR THIS EVENT

YOURS FAITHFULLY



COLLEEN SHARPE

LICENSING

GREYNA GREEN HOTEL

18.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

THAT Council consider the matters on the Supplementary Agenda.

Carried

19.0 COMMITTEE REPORTS

20.0 CLOSURE

Filename: January Agenda Public
Directory: P:\Agendas & Minutes\Agendas\Agendas 2014\Ordinary Meeting
Template: C:\Users\cbryant.CHC\AppData\Roaming\Microsoft\Templates\Normal.dotm
Title:
Subject:
Author: Casey Bryant
Keywords:
Comments:
Creation Date: 16/01/2014 10:01:00 AM
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