



# Central Highlands Council

## AGENDA – ORDINARY MEETING – 20<sup>th</sup> JANUARY 2015

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Monday 20<sup>th</sup> January 2015, commencing at 9am.

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

**Lyn Eyles**  
General Manager

### 1.0 OPENING

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### 2.0 PRESENT

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### 3.0 APOLOGIES

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### 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.

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### 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.

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## 5.1 MOTION INTO CLOSED MEETING

Moved **Clr**

Seconded **Clr**

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

**Carried**

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## 5.2 MATTERS DISCUSSED IN CLOSED MEETING

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## 5.3 MOTION OUT OF CLOSED MEETING

Moved **Clr**

Seconded **Clr**

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

**Carried**

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## OPEN MEETING TO PUBLIC

The Meeting will be opened to the public at 11.00am

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## 6.0 IN ATTENDANCE

Allan Garcia CEO and Barry Jarvis, President of LGAT will be in attendance at 10.30am for morning tea followed by discussion in Open Council at 11.00am.

Greg Ramsay will be in attendance at 11.30am.

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## 6.1 PUBLIC QUESTION TIME

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## 7.0 MAYORAL COMMITMENTS

8 <sup>th</sup> December 2014	Annual General Meeting Council Meeting – Bothwell
9 <sup>th</sup> December 2014	Combined Planning Authority Meeting
11 <sup>th</sup> December 2014	Tasmanian Irrigation with General Meeting – Submission Bothwell District School Presentation Gretna Fire Brigade Christmas Event
13 <sup>th</sup> December 2014	Judged New Norfolk Christmas Parade (other judges Sen J Lambie, Eric Hutchinson MP, Guy Barnett MP)
15 <sup>th</sup> December 2014	Southern Tasmanian Councils Authority
16 <sup>th</sup> December 2014	Miles Hampden – TasWater

	Graduation Ceremony UTAS Rural Youth Meeting – Ouse
17 <sup>th</sup> December 2014	Westerway District School Presentation
19 <sup>th</sup> December 2014	Bothwell Christmas Carols
20 <sup>th</sup> December 2014	Ellendale Christmas Family Activities, followed by Carols
23 <sup>rd</sup> December 2014	Hamilton Staff Christmas Party
5 <sup>th</sup> January 2015	ABC Radio Interview with John X – Topics Discussed: Heath & Education, Tas Irrigation – Southern Highlands Irrigation Scheme, Highland Lakes Road, Derwent Bridge Toilets, Tourism Developments including Pumphouse Point & Ratho, Stone & Berry Fruits
13 <sup>th</sup> January 2015	Bothwell Planning Meeting
16 <sup>th</sup> January 2015	Australasian Golf Museum AGM
19 <sup>th</sup> January 2015	Australasian Golf Museum General Meeting
14 <sup>th</sup> January 2015	Derwent Bridge Toilets with David Fitzgibbon & Jamie Wood
Discussions with: Chris Oldfield – Tas Irrigation, Senator Hon Eric Abetz, Eric Hutchinson MP, Senator Richard Colebeck.	

## 7.1 COUNCILLORS COMMITMENTS

### **Deputy Mayor A J Downie**

8 <sup>th</sup> December 2014	AGM & Ordinary Council Meeting Bothwell
15 <sup>th</sup> December 2014	Meeting with Minister for Local Government Glenora School Presentations
19 <sup>th</sup> December 2014	RAW opening Meet with Planning Commission Executive Commissioner
23 <sup>rd</sup> December 2014	Council Breakup
9 <sup>th</sup> January 2015	Meet with Planning Commission Executive Commissioner
13 <sup>th</sup> January 2015	Planning Committee
15 <sup>th</sup> January 2015	SWSA Board Meeting

### **Clr R L Cassidy**

8 <sup>th</sup> December 2014	AGM & Ordinary Council Meeting Bothwell
13 <sup>th</sup> January 2015	Planning Committee Meeting

### **Clr E M McRae**

8 <sup>th</sup> December 2014	AGM & Ordinary Council Meeting Bothwell
11 <sup>th</sup> December 2014	Bothwell District High School end of year assembly
5 <sup>th</sup> January 2015	Attended Tasman Bridge 40 year anniversary memorial

## 7.2 GENERAL MANAGER COMMITMENTS

8 December 2014	Annual General Meeting Council Meeting
15 December 2014	STCA Meeting
13 January 2015	Planning Committee Meeting

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## 8.0 NOTIFICATION OF COUNCIL WORKSHOPS

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### 8.1 FUTURE WORKSHOPS

Workshop to be held with Local Government Division re: rating on capital value. LGD are available first and last week in February, 2015. Council to determine date for workshop.

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## 9.0 MAYORAL ANNOUNCEMENTS

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## 10.0 MINUTES

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### 10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

**THAT** the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Monday 8<sup>th</sup> December 2014** be **received**.

**Carried**

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### 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 8<sup>th</sup> December 2014** be **confirmed**.

**Carried**

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### 10.3 RECEIVAL DRAFT AUDIT COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

**THAT** the Draft Minutes of **Audit Committee Meeting** of **Council** held on **Tuesday 10<sup>th</sup> September 2014** be **received**.

**Carried**

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### 10.4 RECEIVAL DRAFT PLANNING COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

**THAT** the Draft Minutes of **Planning Committee Meeting** of **Council** held on **Tuesday 13<sup>th</sup> January 2015** be **received**.

**Carried**

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### 10.5 RECEIVAL DRAFT MINUTES OF ANNUAL GENERAL MEETING

Moved C/r

Seconded C/r

**THAT** the Draft Minutes of the **Annual General Meeting** of **Council** held on **Monday 8<sup>th</sup> December 2014** be received.

Carried

## 11.0 BUSINESS ARISING

## 12.0 NRM REPORT

Moved C/r

Seconded C/r

**THAT** the **NRM Report** be received.

Carried



**Derwent Catchment Natural Resource Management Committee Inc.**

**PO Box 22 Hamilton Tas 7140 Phone: 6286 3211**

**Report for Central Highlands Council 8th December – 14<sup>th</sup> January 2015**

### Weed Management

Kathy Van Dulleman has formally become the DCNRM Weed Officer undertaking control work in the past month at the Shannon, Great Lake, Bronte's Lagoon, Pumphouse Bay and Liawinee Canal. Kathy has been contracted to undertake control works and to assist with facilitation. DCNRM has also put on a casual staff member (Cyrus Newman) to help Kathy undertake the weed works in the Central Highlands. The funding for Kathy's current works program comes from Hydro and NRM South and is additional to Kathy's work for Central Highlands Council. Funding for facilitation is however partly supported by Council for working on the collaborative program.

### Australian Government Landcare Grants

You may recall that two Australian Government Applications were submitted in October under the Australian Government 25<sup>th</sup> Anniversary Landcare Grants. One was successful, the Dairy project which works with farmer to improve fertilizer use and effluent management. The 'Dairy Cares for the Derwent' program has already attracted funding for Dairy Australia, the State Government and NRM South since the submission of this funding application. Farm planning is already underway with an agronomist consultant and I working on the farm plans.

### Background to the Dairy Cares for the Derwent

Currently there are 8 farmers in the Derwent Catchment with a 9<sup>th</sup> farm in conversion. There is significant potential for expansion in the Valley given the excellent water rights on some properties adjacent to the Derwent River. The Valley has the scale and topography for pivot irrigation that will mean dairy conversions are likely to be larger herds (400 cows plus).

*Over a 5 year period to 2020, our joint aims are:*

- Engage with ALL dairy farmers in the Derwent Catchment to plan and implement best management practices that will help protect water quality in the Derwent River.
- Use property management planning and farm mapping as the principal tool for engagement and planning.
- 100% stock exclusion and good riparian buffers for all dairy farms fronting the Derwent River. 100% stock exclusion from all tributaries on dairy farms draining to the Derwent River.
- All dairy farms to have a Fert\$mart <http://fertsmart.dairyingfortomorrow.com.au> nutrient management plan which is regularly reviewed and actioned.
- All dairy farms to have best practice effluent management as part of their Fert\$mart approach.

#### Progress to Date:

##### *Property management planning*

- Josie Kelman and Luke Taylor progressing.

##### *Fert\$mart*

- DairyTas has engaged Luke Taylor, Fert\$mart agronomist, to deliver Fert\$mart plans for all southern Tas farms. Soil testing currently underway. Cash contribution from Tas Govt Climate Change Office has made this possible.
- Derwent Catchment NRM has also been successful in its application under the Australian Government 25th Anniversary Landcare Grants 14-15, with funding awarded to support Fert\$mart and associated farm planning, advice and implementation.

#### *On ground works*

- Application to 20 Million Trees Funding program was made but was unsuccessful. We will continue to seek funding for restoration works to increase riparian buffering.
- We need to start with riparian fencing and installing off stream watering points – Taswater have given in principal support for \$10,000 for this component however this still requires a final on-ground project assessment before the funds will be confirmed.

#### *Dairy Cares for the Derwent Lunch (March/April 2015):*

- After all farmers have received their maps and some have finished their Fert\$mart plans, hold a lunch at Gretna/Hamilton pub to talk about what we are doing and get farmers to do some initial action planning from their maps. We want to get a sense of how much on ground work we've got to do to and develop future budgets.
- We will also go through Fert\$mart plans already complete and show what farmers have been getting out of it. Benchmarking of fertility across southern Tas dairy farms.
- Group to all complete DairySAT modules. Will be an anonymous collection of baseline environmental practices with the plan that we will come back in 5 years time and do similar.

#### *Relationships:*

- In the work we've done to date, we've built some good relationships and these will develop as on farm activities progress.

#### *Funding and collaborating partners to date:*

- Farmers – minimum of \$5,000 towards soil testing. Farmers paying for all soil/effluent testing.
- Dairy Australia - \$10,500 cash towards Fert\$mart/farm mapping and Dairy Cares
- Lunch. In-kind contribution to cover Rachel Brown, Dairying for Tomorrow.
- Tasmanian Government Climate Change office - \$15,000 cash towards Fert\$mart/farm mapping.
- Australian Government 25 year anniversary Landcare Grant - \$20,000 towards Fert\$mart/farm mapping
- NRM South - \$4,500 cash towards farm mapping through Derwent Catchment NRM
- Derwent Catchment NRM – in-kind contribution to cover Josie Kelman, NRM facilitator.

#### *Funding is still needed for:*

- Catchment planning
- Additional funding for riparian fencing and off-stream watering
- Riparian re-vegetation.

### **Project Proposals for future funding applications**

I would like to apply for funding under the Twenty Million Trees Program and the Green Army Program. These grants naturally tie together. The 20 million trees grants program is specifically for funding to support restoration works. Money is available for preparation of a site and planting of trees/shrubs and maintenance for a period of three years. Under the Green Army funding is available for labour. The projects employ 6-8 unemployed youths with an interest in the environment and land management. The green army programs run for a period of 26 weeks. During this time a supervisor and a team will be funded to undertake works on a given project.

I would like to have Council's support to submit proposals under these programs to undertake works at Hamilton along the Clyde River where willow control works have previously occurred along the Platypus Walk; and at Ouse in the park and along the River, as well as at the Tasmanian Trail camp site. The idea is to focus on the public spaces and improving the aesthetics and environmental condition of the sites. I have briefly discussed this with Jason Branch and he is supportive of the concept. It is hoped that this may also facilitate additional tourism and attract visitors to stop and stay for longer.

The reason I am requesting permission is that the grant programs have a short turn-around time frame often 30 days or less which makes it difficult for a full proposal to be presented to Council before the submission date has occurred. I would also ask that you consider making some funding available to support these grant programs as a cash contribution is required from the proponent.

I have been working with the Derwent Valley Council on a green army project at Tynwald Park and DVC made a cash contribution of approximately \$9,000 to undertake work on weed control and track restoration. I would ask that you consider making a similar sum available. The advantage being that the money spent would support considerable

investment in terms of labour and materials into the local area. I haven't yet submitted a grant and this funding is dependent on a competitive grant funding process which may or may not be successful.

Thanks and Happy New Year.

Dr Josie Kelman, Catchment Facilitator, 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 SA2014/42: JB MEDBURY PTY LTD: 92 TUNBRIDGE TIER, INTERLAKEN (CT149692/1): SUBDIVISION (2 LOTS & BALANCE) IN RURAL ZONE

##### **Report By:**

Contract Planner (D Allingham)

##### **Approved:**

Senior Contract Planner (S Wells)

##### **Applicant:**

JB Medbury Pty Ltd

##### **Owner:**

P P Woodland Company Pty Ltd

##### **Proposal:**

The proposal relates to a 1,595ha property (CT149692/1) at Tunbridge Tier Road, Interlaken adjoining Lake Sorell and Lake Crescent. An application for separate folios for the whole property (shown on the plan as "A", "B", "C", "D") in accordance with Section 80 (b) & (d) of the *Local Government (Building & Miscellaneous Provisions) Act 1993* (LOGBMP) has been made to the Land Titles Office. The "balance" land is proposed to be subdivided into two lots and balance and is the subject of this application.

Proposed Lot 1 is approximately 78ha and has frontage to Tunbridge Tier Road and Interlaken Road and has lake frontage to Lake Crescent. The western boundary is formed by a canal between Lake Crescent and Lake Sorell. A dwelling exists in the north-west corner of the site.

Proposed Lot 2 is approximately 182ha and also has frontage to Tunbridge Tier Road and Interlaken Road and lake frontage to Lake Crescent.

The proposed Balance lot is approximately 59ha and has frontage to Tunbridge Tier Road and lake frontage to Lake Sorell. A fishing shack exists on the narrow western part of the proposed lot.

No buildings are proposed for the site at this stage.

There are no reticulated services available to the proposed lots.

### Site Description:

#### *Site and Locality*

As mentioned above, the proposal relates to a 1,585ha parcel of land but this subdivision application only relates to approximately 319ha of land in the south western corner of the site.

The subject land is traversed by Interlaken Road from west to east until it forms a “T” where Tunbridge Tier Road continues on in a west to east direction and Interlaken Road continues north to south.

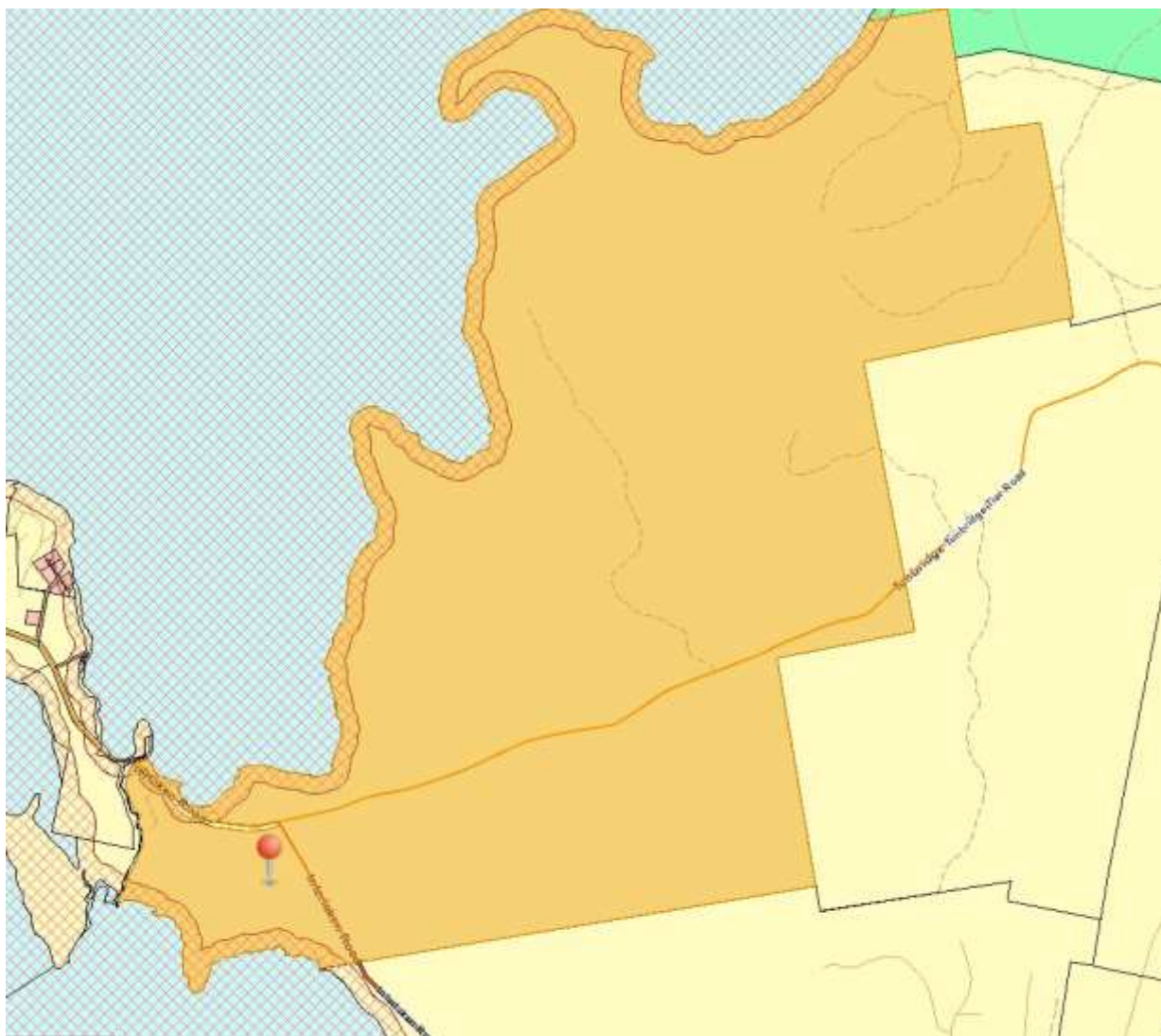
Lake Crescent forms the southern boundary of the subject land, Lake Sorell partially forms the northern boundary, and the western boundary is formed by a canal between the two lakes. Both lakes are popular trout fishing destinations.

Three small structures are located on the proposed balance lot on the northern side of Interlaken Road just passed the canal and a dwelling and a shed are located on proposed Lot 1 on the southern side of the road in the same area. The lots have no other improvements other than some informal vehicle tracks.

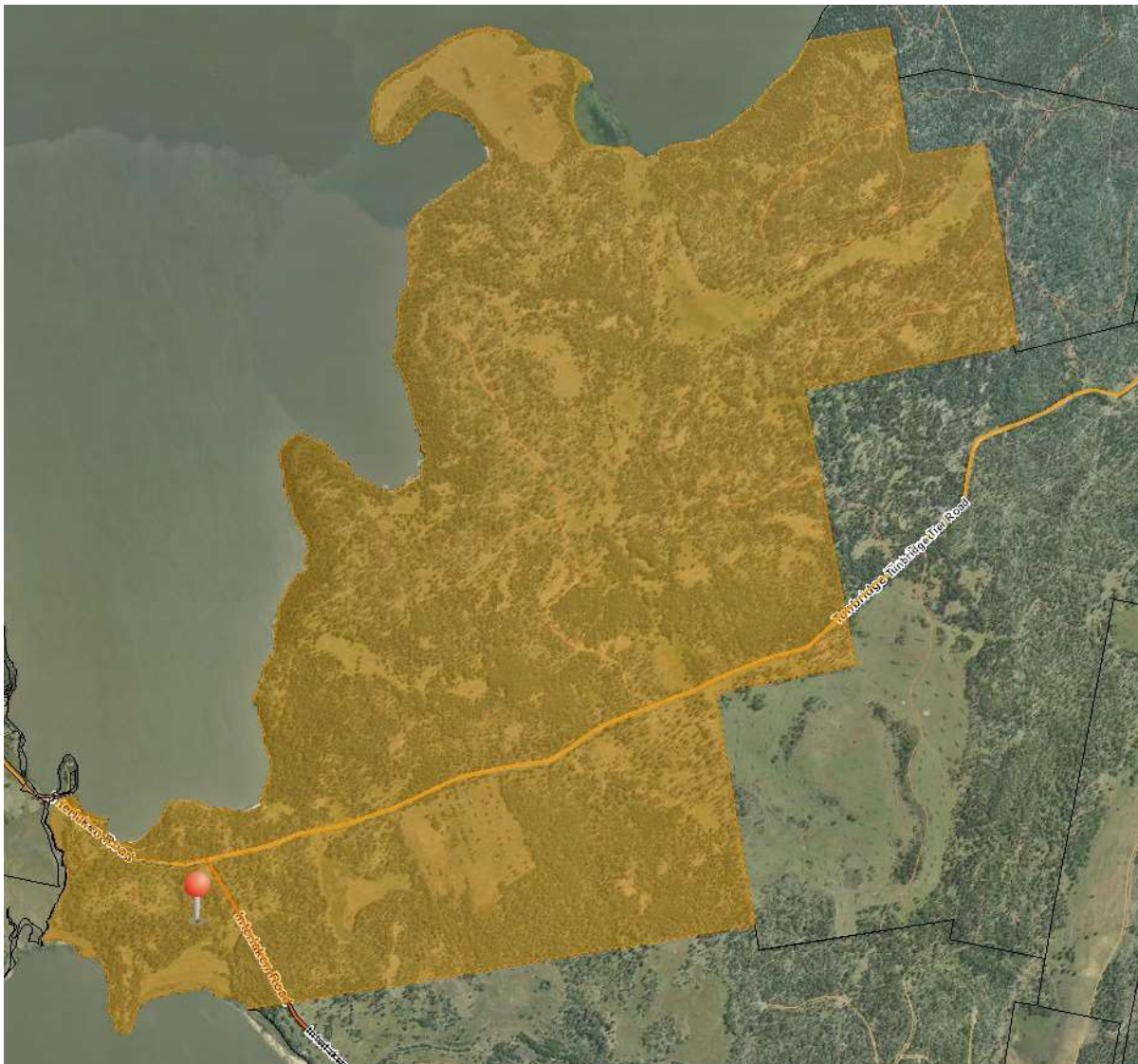
The property to the west of the canal is a large Interlaken Ramsar wetland site. The area to the north-west of the canal includes some shacks along the lake frontage. Further north is a second shack community. Adjoining properties to the east are larger rural properties which are generally used for grazing or forestry.

The subject site is zoned Rural and is covered by the Riverside, Lakeside and Wetlands Areas overlay along the Lake frontages. All surrounding properties are zoned Rural, except for the shack communities of Interlaken which are zoned Holiday Residential.





**Plate 1:** The subject title is located within the Rural Zone (beige) and partially subject to the Riverside, Lake and Wetland overlay (hatched area). The marker is located in the general area which is subject to the subdivision application.  
(Source: The List Map, 2014)



**Plate 2:** An aerial image of the subject land and surrounding built and natural environment.  
(Source: The List Map, 2014)

#### *Servicing provision*

No services are provided to the site.

#### *Environmental values*

The land is predominantly forested by Eucalyptus dry forest and woodland, with a pocket of Eucalyptus wet forest roughly in the centre of proposed Lot 1. There are also pockets of Highland grassy sedgeland and Highland poa grassland scattered over the subject land which are Threatened Native Vegetation Communities under the *Nature Conservation Act 2002*.

A search of the Natural Values Atlas reveals that Tasmanian devils and raptor nests have previously been identified within the subject land.

The *Pentachondra ericifolia*, which is a sub alpine shrub listed as rare under the *Threatened Species Protection Act 1995*, has also been previously identified in the area.

Given the prevalence of threatened flora and fauna species in the area it is recommended that a condition of any permit granted require that any future development require a flora and fauna report which assesses the impact of the development on threatened flora and fauna species and communities.

**Statutory Status:**

The land is located within the Rural Zone under the *Central Highlands Planning Scheme 1998* (the Planning Scheme). The proposal falls under the use category of a 'Subdivision' which is a Discretionary development type pursuant to Section 3 of the Rural Zone. The site is also partially covered by the Riverside, Lakeside and Wetland overlay.

**Advertising:**

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 25 November 2014 through to the 9 December 2014. One representation was received which is discussed later in this report.

**Notification**

The application was referred to Crown Land Services (CLS), Department of Primary Industries, Parks, Water and Environment (DPIPWE) and Inland Fisheries Services (IFS) as the managers of Lake Crescent and Lake Sorell. Both agencies want to promote public access to inland waterways for angling purposes.

IFS' preference is that a 20m wide strip from the lake boundary to the high water mark (HWM) as "Reserve" in accordance with s.98 of the LOGBMP. The Reserve would be dedicated a public reserve under the *Crown Lands Act 1979*.

CLS are supportive of the above approach, however its preference is for public right of way of the same width along the lake boundary(s). In this case, the land would remain in private ownership and the public would have lawful access to the land for recreational purpose.

The applicant has said that they strongly oppose the creation of a Crown Reserve on the subject site.

There is no strategic basis for the creation of the Crown Reserve other than there is limited public access to the lakes edge for Lake Crescent and Lake Sorell. However, there are existing boat ramps to both lakes and Crown Reserves on the lakes edge of the shack communities of Interlaken and Laycock Drive at Lake Crescent.

Given that the proposed subdivision is to create two additional lots, two of which already contain dwellings/shacks, the proposed subdivision is unlikely to create the demand for additional public access to the lake foreshore. It is preferable that a condition is included on any permit which requires a public open space contribution which is to be directed to the management of the existing public areas in the vicinity. A public open space contribution is not strictly consistent with Council policy as the area is rural in nature. However, it is considered reasonable to depart from the normal policy position given the unique location of the site and public use.

**Representations**

One representation was received within the public consultation timeframe. The concerns raised in the representation are detailed as follows:

<b><i>Issues raised</i></b>	<b><i>Planning response</i></b>
As an alternative to the creation of Crown Reserves, a public open space contribution should be made to support community, recreational users and land management authorities by way of improving signage and existing services in the Lake Crescent & Sorell area	The recommendation is supported.
Provision of pedestrian access to shorelines that are part of private reserves can be addressed through the "Anglers Access" program run by the IFS, whereby IFS negotiates access to fishing waters through private land.	The "Anglers Access" program is a voluntary program and cannot be required as a permit condition. The landowner should be encouraged to work with IFS to provide some public access to the foreshore.
There are not adequate resources to manage	Council do not support the creation of

existing public land, let alone additional public land.	additional public land in the absence of a strategic plan from IFS and CLS.
There is not adequate signage to Lake Crescent & Sorell.	Signage to the lakes is irrelevant to this application

### **Planning Evaluation**

#### **General Objectives:**

The General Objectives of the Planning Scheme are reproduced below:

- 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;*
- c) *To encourage public involvement in resource management and planning;*
- d) *To encourage economic development in accordance with the objectives listed above;*
- e) *To give effect to the relevant objectives of the Central Plateau, Midlands and Southern Midlands Strategic Plan and the Central Highlands Council Strategic Plan which are as follows:-*
  - i. *To encourage sustainable long term use of appropriate areas for agricultural, pastoral and forestry activities.*
  - ii. *To strengthen the commercial and tourist roles of the existing townships and create an appropriate network of settlements to meet the needs of residents and visitors.*
  - iii. *To conserve significant vegetation, habitat and scenic resources.*
  - iv. *To encourage land use and development to occur in consideration of land capability.*
  - v. *To maintain recreational values, including the wild fishery, and to expand opportunities for resource-related tourism.*
  - vi. *To protect places of cultural significance, and*
  - vii. *To reinforce the role of the area as a major water catchment for the generation of hydro-electric power, domestic water supply and irrigation.*

The proposed subdivision and boundary adjustment is considered to be consistent with the objectives above as it provides for an orderly subdivision with the proposed boundaries generally aligning with the existing roads. The subdivision will have no significant impact on natural values and will potentially provide greater public access to the lakes with appropriate permit conditions.

#### **Specific Objectives:**

The Specific Objectives of the Planning Scheme which are relevant to this application are reproduced below:

- (b) To encourage diverse uses and to foster the broadening of the economy of the Council area and of the region.*

The proposed subdivision provides for separate titles on land that is currently unused for agricultural purposes and the land will possibly be used as for a holiday home or potentially a fishing based tourist operation.

#### **Zone Objectives for the Rural Zone**

The passages outlining 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 is considered to be consistent with the Rural Zone objectives as the land is not currently being used for agricultural purposes and the subdivision does not prevent the land from being used for agriculture or other non-agricultural purposes in the future.

#### Development Standards

Part 6 of the Rural Zone prescribes the Development Standards relevant to all applications for use or development. The proposal complies with the 20ha minimum lot size.

In respect to frontage, each lot has a minimum frontage to a road in excess of 6 metres and qualifies as a Minimum lot under s.109(1)(d) of the *Local Government (Building and Miscellaneous Provision) Act 1993*.

The proposal complies with the subdivision Development Standards.

#### Part 6 – Riverside, Lakeside and Wetlands Areas

The lakeside areas of Lake Crescent and Lake Sorell and 100 metres from the HWM is covered by the Riverside, Lakeside and Wetlands Areas. The aims and objectives of Riverside, Lakeside and Wetland Areas are:

- a. *To protect and enhance the aesthetic, landscape and ecological values, biodiversity and water quality of specified areas,*
- b. *To prevent unsustainable impacts such as land degradation, erosion, water pollution, sedimentation or disturbance of natural ecosystems or development which conflicts with the attributes of natural and heritage landscapes.*

No development or change of land use within the overlay is proposed as part of the subdivision application. However to prevent future impacts on the values of these areas it is recommended that a condition of any permit require that no development, including removal of vegetation, wastewater treatment areas and buildings be excluded from the areas covered by the overlay.

#### 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 relevant matters 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.*

The proposal is considered to further the relevant General, Specific Zone and overlays as demonstrated throughout the report.

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

The subject land has significant natural values that are protected under State legislation. A condition is recommended for a Part 5 Agreement which requires future development proposals to be supported by a Natural Values Assessment.

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

The social and economic effect on the locality will not be significant.

##### *S.5.9 Whether the proposed use or development is satisfactory in terms of the character, location, siting, bulk, scale, size, height, density, design, layout or external appearance and levels of emissions in relation to;*

- (a) existing site features;*
- (b) adjoining land uses and zones;*
- (c) the streetscape and/or landscape;*

- (d) the natural environment;*
- (e) a place of cultural significance;*
- (f) any special area;*
- (g) water supply for domestic or fire fighting purposes;*
- (h) any perceived pollution or hazard; or*
- (i) powerline easement;*

The layout of the subdivision complies with the development standards.

*S.5.10 The size and shape of the land to which the proposed use or development application relates, the siting of any building or works on that land and the area to be occupied by the use or development;*

The proposed lots are well in excess of the 20ha minimum lot size required in the Rural Zone and the siting of future buildings is not likely to be an issue.

*S.5.11 Whether the land to which the proposed use or development application relates is unsuitable for the proposed use or development by reason to its being, or being likely to be, subject to flooding, bushfire hazard, subsidence, slip or to any other risk, limitation or constraint;*

The proposed subdivision is within a bushfire prone area given the slope of the land and the surrounding grassland. Future development will be subject to a bushfire hazard management plan (BHMP).

*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 proposal would have minimal impact, if any, upon the existing neighbouring 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.*

Access will need to be constructed to the road for each lot prior to the sealing of the Final Plan.

*S.5.14 Whether the proposed use or development will be supplied with an adequate level and standard of physical and human services infrastructure and whether appropriate infrastructure can be supplied before development commences.*

The proposed lots will not be supplied with any reticulated services and on-site water storage and wastewater treatment will need to be addressed as part of future development. Access is discussed above.

*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 amount of traffic generated will be able to be absorbed by the existing road network.

*S.5.19 The effect on the natural, cultural and built heritage;*

The land is greatly disturbed and no development is proposed as part of the application. There will be no impact on the above.

### **State Policy Implications**



- **State Policy of 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. The subject land is Class 6 land and is predominantly unused for agricultural purposes. The proposal meets the minimum 20 ha lot size for the Rural Zone which suggests that land can still be used as a viable agricultural unit in the future. .

### Technical Matters

- Roads:** All lots have frontage to Interlaken Road or Tunbridge Tier Road which are unsealed Rural roads. Proposed Lot 1 has an existing gravel access to the existing house.
- Proposed lot 2 and the balance lot will require new gravel accesses to be constructed from the edge of the road to the property boundary.
- Furthermore the road reserve should be continued along Interlaken Road and Tunbridge Tier Road where it currently terminates at the intersection.
- Stormwater:** Council cannot provide a means of stormwater disposal to the lots. Roof drainage from future buildings will need to be retained on-site.
- Water & Sewer:** No reticulated services are available. On-site water storage will be required for future dwellings and wastewater will need to be treated through an on-site wastewater system.

No other issues of concern have been raised.

### Environmental Implications

As mentioned previously there are environmental values on the subject land which are protected under State legislation. It is recommended to include a condition for a Part 5 Agreement which requires any future development or works to be supported by a Natural Values Assessment.

### CONCLUSION

The application is for a 2 lot subdivision and balance relating to 92 Tunbridge Tier Road, Interlaken (CT149692/1). The application only applies to a 319ha parcel to the south east of the title as separate folios for the rest of the property are being created through s80 (b) & (d) of LOGBMP.

The proposed lots comply with the Development Standards of the *Central Highlands Planning Scheme 1998*. Three representations were received during the public notification period. Two of these were from government agencies requesting a 20m wide Crown Reserve be created along the edge of both Lake Crescent & Sorell under s.98 of LOGBMP as permit condition. The request has no strategic basis and it is considered that there is already good public access to the Lakes edge around the population settlements. A more sensible approach is to take a financial contribution for public open space which should be directed to the management of existing public areas in the locality. This approach is supported by the third representation.

The application is considered to satisfy the relevant provision of the Planning Scheme and the application is recommended for approval with conditions.

### LEGAL ADVICE

Following the Planning Committee Meeting held on Tuesday 13<sup>th</sup> January 2015 Council's General Manager sought legal advice on Council's ability to deviate from the Public Open Space Policy. Council's Solicitor has advised that in his view Council cannot deviate from the policy as it is a published policy and available on Council's website. Therefore the conditions relating to public open space have been removed from the recommendation below.

## Recommendation

Moved Clr

Seconded Clr

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 subdivision (2 lots & balance at 'The Dogs Head' – Turnbridge Tier Road, Interlaken (CT149692/1) subject to the following conditions:

### General

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

### Easements

- (3) 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

- (4) The final plan of survey must be noted that Council and TasWater cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

### Covenants

- (5) 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 Senior Planner.

### Agreements

- (6) Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.
- (7) Prior to the sealing of the Final Plan, a Part 5 Agreement (to which Council is to be made a party) must be created for all lots to the satisfaction of Council's General Manager to:
  - a. Prohibit the erection of any building (other than a boat shed), the removal of vegetation (other than for vehicular access), the disposal of wastewater or the carrying out of any works within 100m of the high water mark of Lake Sorell and Lake Crescent.
  - b. Require a Natural Values Report to be prepared by a suitably qualified environmental consultant which assesses the impact on the natural values of the site for any future use or development for habitable purposes. The Natural Values Report must be prepared in accordance with the "Guidelines for Natural Values Assessments" prepared by the Department of Primary Industries, Parks, Water and Environment, July 2009 or any subsequent best practice.

### Final plan

- (8) Council directs that the Final Plan of Survey must be amended to provide for a 20m wide strip of land along the western boundary, for the length of the canal, to be dedicated as a reserve in accordance with the provisions of Section 85 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. This reserve must be transferred to the Central Highlands Council by Memorandum of Transfer submitted with the Final Plan of Survey.
- (9) A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- (10) A fee, as determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.



- (11) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
- (12) The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

#### **Engineering**

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

#### **Existing services**

- (14) 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.

#### **Access**

- (15) A vehicle access must be provided from the road carriageway to each lot. Accesses must be located and constructed in accordance with the standards shown on standard drawings TSD-R03-v1 *Rural Roads Typical Property Access*, TSD-R04-v1 *Rural Roads Typical Driveway Profile*, and TSD-RF01-v1 *Guide to Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's General Manager.

#### **Road Widening**

- (16) Land within 7.5 metres of the centreline of Interlaken Road and Tunbridge Tier Road for the full frontage of the subdivision must be provided for the widening or deviation of the existing road(s) in accordance with the Central Highlands Council Subdivision Guidelines 2012 and to the satisfaction of the Council's General Manager.

#### **Defects Liability Period**

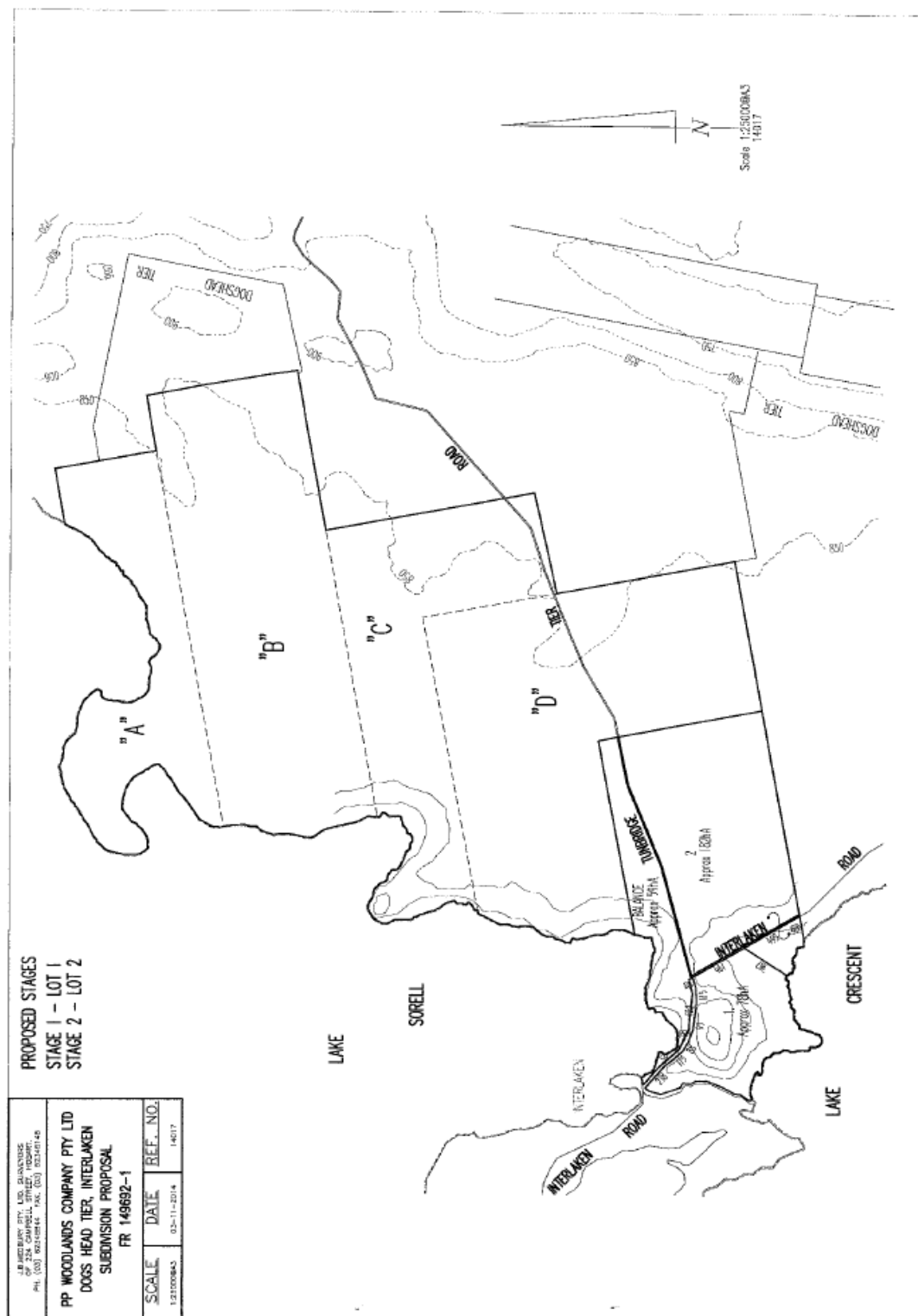
- (17) The subdivision must be placed onto a 12 month maintenance and defects liability period following the completion of the works in accordance with the permit conditions.

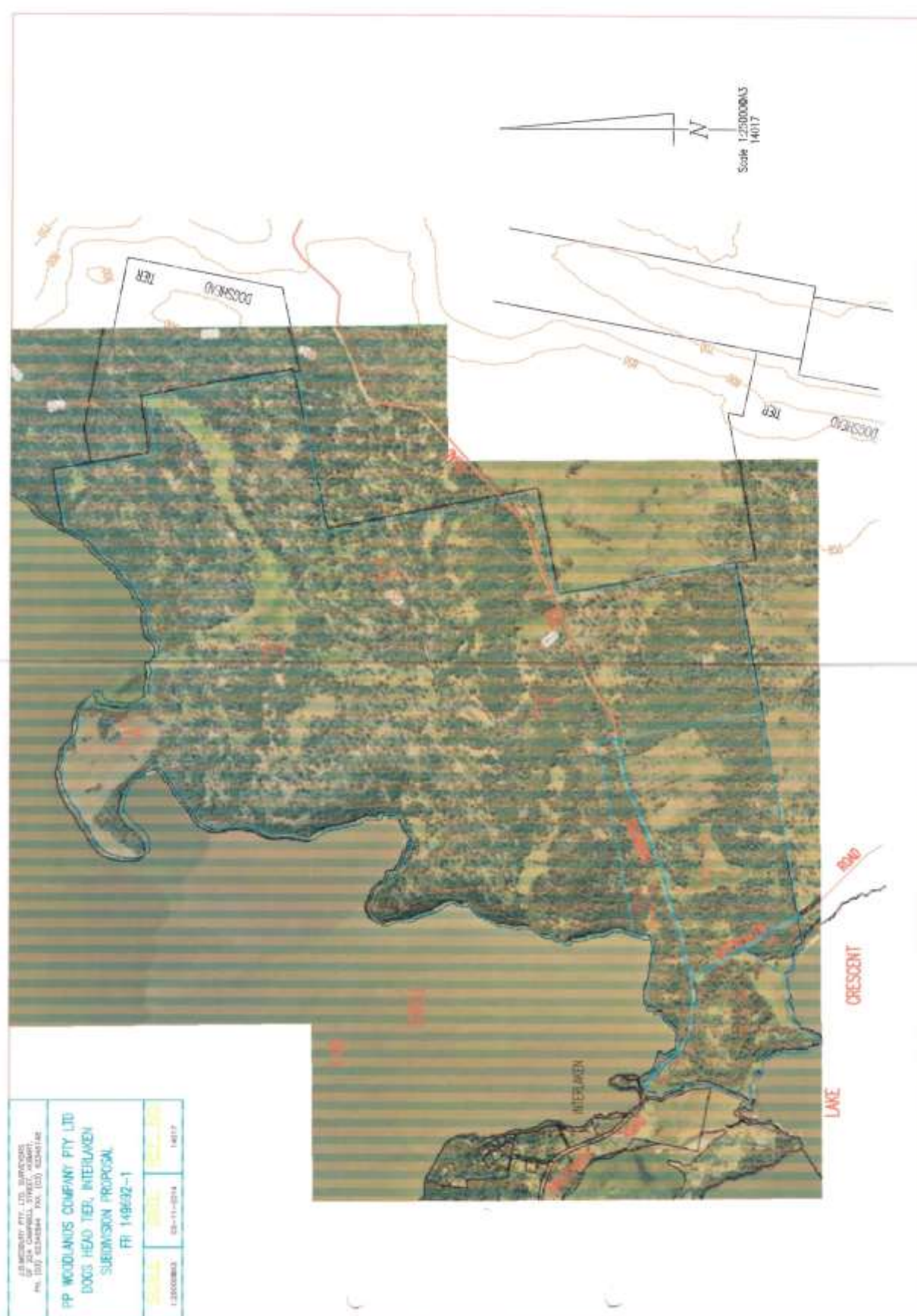
#### **THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- 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 Commonwealth *Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
  - Minimise site disturbance and vegetation removal;
  - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
  - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
  - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
  - Rehabilitation of all disturbed areas as soon as possible.
- E. **If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.**

- F. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

Carried





## 14.2 CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2014

At the Planning Committee Meeting held on Tuesday 13<sup>th</sup> January 2015 the draft Directions Notice contained in Appendix 2 – Draft Central Highlands Interim Planning Scheme of the exposure draft of the compliance report prepared by the Tasmanian Planning Commission's Interim Planning Scheme Advisory Committee was discussed with the following recommendations being made:

### Recommendation

Moved **Clr**

Seconded **Clr**

**THAT** land at 9 Mackersey Head Road, Miena (CT 132080/1) does not reflect a fair translation of the existing zoning and that this land should be zoned Rural Resource consistent with its current rural zoning.

**Carried**

### Recommendation

Moved **Clr**

Seconded **Clr**

**THAT** a letter be sent to the Minister for Planning and Local Government outlining Council's opposition for the inclusion of a Biodiversity Code and advising that Council would like to map the Significant Agriculture Zone based on the Ellendale and Oatlands 1:100000 Reconnaissance Soil Maps of Tasmania and advice from a Soil Scientist.

**Carried**

## 14.3 PROPOSED PUBLIC TOILETS AT DERWENT BRIDGE

A full report and plan will be tabled at the meeting.

### Recommendation

Moved **Clr**

Seconded **Clr**

### THAT

1. Council purchase the Olympus 3 Toilet Building and Shelter Modular Kit from Modus Australia.
2. Jamie Wood to contact the owner of the Derwent Bridge Hotel to discuss the possibility of connecting into their existing sewerage system.
3. A site plan be prepared by Inspiring Place and be tabled at the Council Meeting on Tuesday 20<sup>th</sup> January 2015.

**Carried**

## 14.4 DA 2014/45 : ENTERTAINMENT FACILITY (VISITOR CENTRE) IN VILLAGE ZONE & HERITAGE CONSERVATION AREA & HERITAGE SITE(S) : 4 & 6-8 MARKET PLACE, BOTHWELL : REMISSION OF FEES

Council is in receipt of the Development Application for the linking of the Golf Museum and the Old School House at Market Place, Bothwell. The fees associated with the application are as follows:

Planning Fee - \$305.00  
Advertising Fee - \$300.00

As the buildings are owned by Council on Council property a remission of the fees has been requested by the Australasian Golf Museum.

## Recommendation

Moved **Clr**

Seconded **Clr**

**THAT** the Planning and Advertising Fees of \$605.00 for DA 2014/45 be remitted.

**Carried**



Australasian Golf Museum  
Market Place  
Bothwell  
Tasmania 7030  
Phone: 03 62594033  
Email [info@ausgolfmuseum.com](mailto:info@ausgolfmuseum.com)

ABN 797 516 716 96

Ms Lyn Eyles  
Central Highland Council  
19 Alexander Street  
Bothwell  
Tas 7030

Dear Lyn

I would like to make a formal request to the Council for remittance of the Development Application Invoice no. 2484 for \$605.00.

This concerns the Visitor Centre link in Market Place Bothwell. It is to be built on Council property and will be a Council owned building.

I am grateful for your referring this matter for Council consideration on 20<sup>th</sup> January 2015.

Yours sincerely

Dorothy Evans  
Manager

#### 14.5 BA & PA 2015/1 : COMMUNITY FACILITY (CLUB ROOMS) : 26 HOLLOW TREE ROAD, BOTHWELL : REMISSION OF FEES

Council is in receipt of the Building and Plumbing Applications for the construction of the club rooms at the Bothwell Recreation Ground, 26 Hollow Tree Road, Bothwell. The fees associated with the application are as follows:

##### **Building**

Building Fee - \$200.00

Building Inspection Fee - \$300.00

Certificate of Likely Compliance - \$150.00

##### **Plumbing**

Plumbing Assessment Fee - \$200.00

Plumbing Inspection Fee - \$300.00

##### **State Government Levies**

ITB Levy - \$160.00

Building Permit Levy - \$80.00

As the property is owned by Council a remission of the building and plumbing fees is requested with the State Government Levies to be met by the Bothwell Football Club.

##### **Recommendation**

Moved **Clr**

Seconded **Clr**

THAT the Building and Plumbing Fees of \$1,150.00 for BA & PA 2015/1 be remitted.

**Carried**

#### 14.6 TASMANIAN BUILDING REGULATORY FRAMEWORK REVIEW

The Department of Justice has been conducting a review of the Tasmanian Building Regulatory Framework. Following consultation with councils and other stakeholders to date, a position paper has now been developed

This Position Paper was signed off by the Treasurer on the 28th of November, and the Building Standards and Occupational Licensing Unit is now seeking any responses to the Paper.

Submissions close on Friday 30 January 2015. Below is a list of the recommendations with comments from the Manager DES. Councillors comments are to be received no later than **Tuesday 27<sup>th</sup> January 2015** to allow time for a response to be prepared.

See separate attachment for a full copy of the Position Paper.

RECOMMENDATION	DESCRIPTION	RESPONSE	COMMENT (MANAGER DES)
<b>Recommendation 1</b>	Update objectives and include in legislation	Support	As in most Legislation (needs updating)
<b>Recommendation 2</b>	Legislation provides for Director Building Control to make determinations in areas of innovation and emerging technologies	Don't Support	This would only allow for 1 person's views even if information is supplied on new technologies or innovations. People have differing opinions.
<b>Recommendation 3</b>	Legislation be separated into its components, namely undertaking building work, licensing, warranties and disputes including contracts and security of payment	Support	Agree that separating components of legislation would simplify.

<b>Recommendation 4</b>	Introduce reporting requirements for Building Surveyors	Don't Support	Already systems in place by Professional Standards (records etc).
<b>Recommendation 5</b>	Introduce reporting requirements for Permit Authorities	Don't Support	Already systems in place. Extra work / cost for Council staff.
<b>Recommendation 6</b>	The Director Building Control to report annually to Parliament on regulatory cost and regulatory timeliness by municipal area	Don't Support	As I haven't supported 4 & 5 no data would be supplied to the Director of Building Control
<b>Recommendation 7</b>	Increase penalties for illegal building works including additional fees for certificates of substantial compliance and certificate to proceed	Don't Support	Don't believe that increasing penalties or additional fees will stop works. Up to Council's to set penalties. Agree that making it more difficult to obtain certification from professional (Engineers) etc for illegal works approval maybe a deterrent to the community.
<b>Recommendation 8</b>	Allow for Builder certification of certain low risk building work	Support	If works are conducted by an accredited Builder / Plumber, the value of works is under \$15,000 and built to NCC /BCA
<b>Recommendation 9</b>	Define Building Work in such a way as to exclude low risk work and exclude work which is subject to other regulatory or certification processes.	Don't Support	The report for recommendation 9 does not mention farm buildings. Note – report seems misleading with no mention that Planning may be required.
<b>Recommendation 10</b>	Allow for builder certification for a range of non-inhabited farm buildings	Support	Support non habitable buildings to a certain size only. Garages should require approval by authority. Planning requirement may cover this.
<b>Option 11a</b>	Increase the threshold for minor alterations or minor repairs not subject to the building permit process to \$20,000 and index the threshold	Don't Support	\$20,000 is too high. Would be subject to person's honesty with value of works. More illegal works.
<b>Option 11b</b>	Remove the threshold for minor alterations or minor repairs and introduce clear determination for scope of the exemption	Support	Would give clear determination on what work's but still subject to Builder Accreditation and NCC / BCA requirements.
<b>Recommendation 12</b>	Increase awareness of Planning Directive 4	Support	Simplifies the planning process (in some Council areas)
<b>Option 13</b>	Introduce a Building Directive which allows for a standard pre-approved residential design	Don't Support	Too much one dimensional (re Housing Department)
<b>Option 14</b>	Reduce need for plumbing permits, increase risk-based auditing, replace with notification process	Don't Support	Permits to remain by Permit Authority. Permit Authority to still conduct inspections on wastewater disposal but self certification (Form 33) sufficient for plumbing git-out for dwelling extension.
<b>Recommendation 15</b>	Promote awareness of the scope of the certifiable works provision.	Support	Once mapping is complete it will be more accurate and is available to all professional services will save time and costs.
<b>Recommendation 16</b>	Remove requirement for most on-site waste water treatment systems to be approved for sale by the Director	Support	As long as the system meet the Australian Standard and are marked as such, this should be accepted.
<b>Option 17a</b>	Retain the current system of certification and separate permits with improvements	Support	CHC area is different to most other Council areas. Staff have understanding of areas and Planning Requirements
<b>Option 17b</b>	Reduce the number of permit	Don't Support	Already resource share

	authorities, improve auditing, documentation requirements, clarification of roles		
<b>Option 17c</b>	Introduce fully contestable building certification (including permits)	Don't Support	Council (Permit Authority) would start to lose control of development in the Municipality.
<b>Option 18</b>	The Director set minimum schedule of fees for building surveying services	Don't Support	Increase cost for Highlands / Lakes area
<b>Recommendation 19</b>	Clarify the essential maintenance requirements for Class 2–9 Buildings	Support	Agree that needs review to provide clear guidelines for commercial operators as to their requirements under the legislation. Public safety must be a priority and the owners of these type of buildings (Class 2-9) must be accountable for safety of its occupants.
<b>Recommendation 20</b>	Clarify role and responsibilities of Building Surveyors and protections for Building Surveyors through the Building Act	Support	No comment
<b>Recommendation 21</b>	Strengthen provisions allowing for the property owners to appoint Building Surveyors and excluding the certifying Building Surveyor from having contractual relationship with builders	Don't Support	Many Builders and Building Surveyors have worked together for many years. Professionally I would think that the majority of property owners or clients of builders would not be concerned as to the Building Surveyor / Builder relationship but to more the unnecessary burden of finding their own Building Surveyor.
<b>Option 22</b>	Performance-based solutions are outside the scope of work of Building Surveyors unless the Building Surveyor undertakes additional specific qualifications in performance-based solutions	Support	This field (performance based) is and should be a specialist field and require accreditation.
<b>Recommendation 23</b>	Make mandatory building notifications mandatory inspection points	Support	Would think that these stages are currently undertaken as inspections by Building Surveyors and Council Inspectors and should be mandatory inspection points.
<b>Option 24</b>	Every council must appoint a Municipal Building Surveyor	Don't Support	Would prevent Municipal Building Surveyor from practicing in that Municipality (eg Hobart area).
<b>Option 25</b>	Introduce a new "inspector" level of building surveyor	Support	May create problems over supply of Building Surveyors (quote apprentice type). Cost savings to Building Surveying Companies.
<b>Recommendation 26</b>	Use regular reporting and targeted audits to drive compliance	Don't Support	Not Council issue. Targeted at Private Building Surveying Services
<b>Recommendation 27</b>	Mandatory component of Continuing Professional Development for Building Surveyors	Support	Mandatory system would ensure Building Surveyors are up to date with current regulations and legislation requirements.
<b>Recommendation 28</b>	Include strengthened code of conduct for Building Surveyors in legislation	Support	No comment.
<b>Recommendation 29</b>	Allow for corporations/partnerships to obtain contracting licence	Don't Support	No Comment (complicated)
<b>Recommendation 30</b>	Licensing scheme (formerly Accreditation scheme) be modified to ensure that every practitioner licensed	Support	Would simplify the requirement



	meet the requirements of the industry		
<b>Option 31a</b>	Set time limit for “grandfathered” practitioners to bring their skills up to scratch	Don’t Support	
<b>Option 31b</b>	Set once-off mandatory CPD for grandfathered practitioners to bring their skills up to scratch	Support	But may drive practitioners out of profession.
<b>Option 32</b>	Explore licensing process for Engineers which is similar to current process for Architects in the Building Act.	Support	No comment.
<b>Recommendation 33</b>	Clarify role of roof plumber	Support	Builders should be able to do roof works under a restricted licence.
<b>Recommendation 34</b>	No owner builder status for class 2 to 9 buildings	Support	Owner Builder on Class 1 & 10 and some 7 (farm) buildings only.
<b>Recommendation 35</b>	An owner builder can register but not self-certify	Support	To be certified by all builders as to meet regulations / requirements. This would remove risk of bad building practices.
<b>Option 36</b>	Replace the number of projects rule by specifying the length of time before an owner builder can sell	Don’t Support	Would discriminate the owner builder as they have legally gone through the same compliance process. Final inspection by Building Surveyor.
<b>Recommendation 37</b>	Statutory warranties given to future owners and a compulsory inspection prior to sale	Don’t Support	No comment.
<b>Recommendation 38</b>	Definition of project is limited to one building permit per owner builder licence	Support	Would bring it in to line the same as registered builders who are required to apply for each Building Permit to conduct works.
<b>Recommendation 39</b>	Owner builders will be subject to increased inspections	Don’t Support	Extra cost burden for owner builder.
<b>Option 40</b>	Add “owner builder” to title	Don’t Support	No comment
<b>Recommendation 41</b>	Owner Builder to pay licence fees and have correct insurances	Support	Grater protection for all parties.
<b>Recommendation 42</b>	Introduce CPD for plumbers, electricians and other occupations under the Occupational Licensing Act	Support	Would ensure trades / contractors are skilled and up to date with legislative requirements.
<b>Recommendation 43</b>	Limit CPD to genuine learning activities pre-approved by Director Building Control or Administrator of Occupational Licensing	Support	No comment.
<b>Recommendation 44</b>	The Director Building Control may mandate certain activities	Support	Would make it clear to practitioners that they must undertake these activities to remain licensed.
<b>Recommendation 45</b>	Strengthen code of conduct for building practitioners	Don’t Support	No comment.
<b>Recommendation 46</b>	Move building practitioners to the occupational licensing regime therefore adopting sanctions of that regime	Don’t Support	No comment.
<b>Recommendation 47</b>	Infringement regime if builder does not comply with Rectification Order	Don’t Support	Leave as is.
<b>Recommendation 48</b>	Director Building Control to provide a sample best practice contract and guide for residential building projects	Support	Being written in a simpler format would be beneficial to most consumers as industry contract formats can be unclear and confusing even for seasoned builders and contractors.
<b>Recommendation 49</b>	Mandate clauses that must be included in a contract for residential building projects over the value of <\$15,000>	Support	Agree, better protection for consumers.
<b>Recommendation 50</b>	Variations to a contract must be in	Support	No comment.

	writing and signed by both parties		
<b>Recommendation 51</b>	Introduce mediation as first step in dispute resolution	Support	Who will mediate (professionals in the construction area or independent of the construction / building industry ?
<b>Recommendation 52</b>	Establish Disputes Process by Director's Determination	Don't Support	Too many legal issues.
<b>Recommendation 53</b>	Review penalties and who should have the power to order them	Support	Agree to review penalties but should be an independent body or person that has power to apply such penalties.
<b>Recommendation 54</b>	Adopt a risk-based approach to auditing	Don't Support	No comment.
<b>Recommendation 55</b>	Identify particular categories and do 100% inspections	Support	Already covered by mandatory notification stages when issuing a Certificate of Likely Compliance and Building Permit etc.
<b>Recommendation 56</b>	Implement a user-pays auditing regime for repeat inspections	Don't Support	Most if not all Building Surveyors & Council's already have fees in place for re-inspection.
<b>Recommendation 57</b>	Specify the powers available to a Building Surveyor, Council officers or Delegate of the Director	Support	No comments.
<b>Recommendation 58</b>	A party may seek review of a Rectification Order within specified time	Support	No comments.
<b>Recommendation 59</b>	Streamline Appeal and Review Processes	Support	No comments.

#### 14.7 APPLICATION TO PURCHASE CROWN LAND : PJ DOWNIE

Council is in receipt of a letter from Crown Land Services seeking Council's input on an application by PJ Downie to purchase a section of a road that passes through his property at 5000 Interlaken Road, Steppes.

The parcel of land is part of the Old Arthurs Lake Road which has been discussed by Council recently.

#### ***For Discussion***

Department of Primary Industries, Parks, Water & Environment  
CROWN LAND SERVICES

Hobart GPO Box 44, Hobart, Tasmania, 7001  
Ph 1300 368 550  
Web [www.dpipwe.tas.gov.au](http://www.dpipwe.tas.gov.au)  
Enquiries: Nigel Sowter  
Ph: (03) 616 54674  
Fax: (03) 6233 3622  
Email: [Nigel.Sowter@dpipwe.tas.gov.au](mailto:Nigel.Sowter@dpipwe.tas.gov.au)  
Our ref: LM-LM-CW-JB-241533  
Your Ref:



8 January 2015

The Development Manager  
Central Highlands Council  
PO Box 20  
HAMILTON  
TAS 7140

Received	12.1.14
Mail	<input checked="" type="checkbox"/> Fax <input type="checkbox"/> Email <input type="checkbox"/> DES <input type="checkbox"/>
Forwarded to	
GM	<input type="checkbox"/> FM <input type="checkbox"/> WM <input type="checkbox"/> DES <input checked="" type="checkbox"/>
Other	.....
Entered By:	.....
Ref:	.....

Dear Sir/ Madam,

**APPLICATION TO PURCHASE CROWN LAND – PJ Downie at Sheffield**

PJ Downie has applied to purchase a section of road that passes through his property at 5000 Interlacken Road, Steppes CT 36492/2. He wishes to purchase the section of road north of Jacks Creek to his northern boundary as outlined in red on the attached map and have it consolidated with his freehold outlined in yellow. Right of Ways will be created in favour of the Forestry Tas land PID 2520384 and the HEC easements if necessary.

In order that the Department may develop an informed view on the application I am seeking your comments from a local government and planning perspective, on whether or not the Department should recommend the sale of the Crown land to the applicant. Your comments might include any conditions that should apply to a recommendation for the sale of the Crown land.

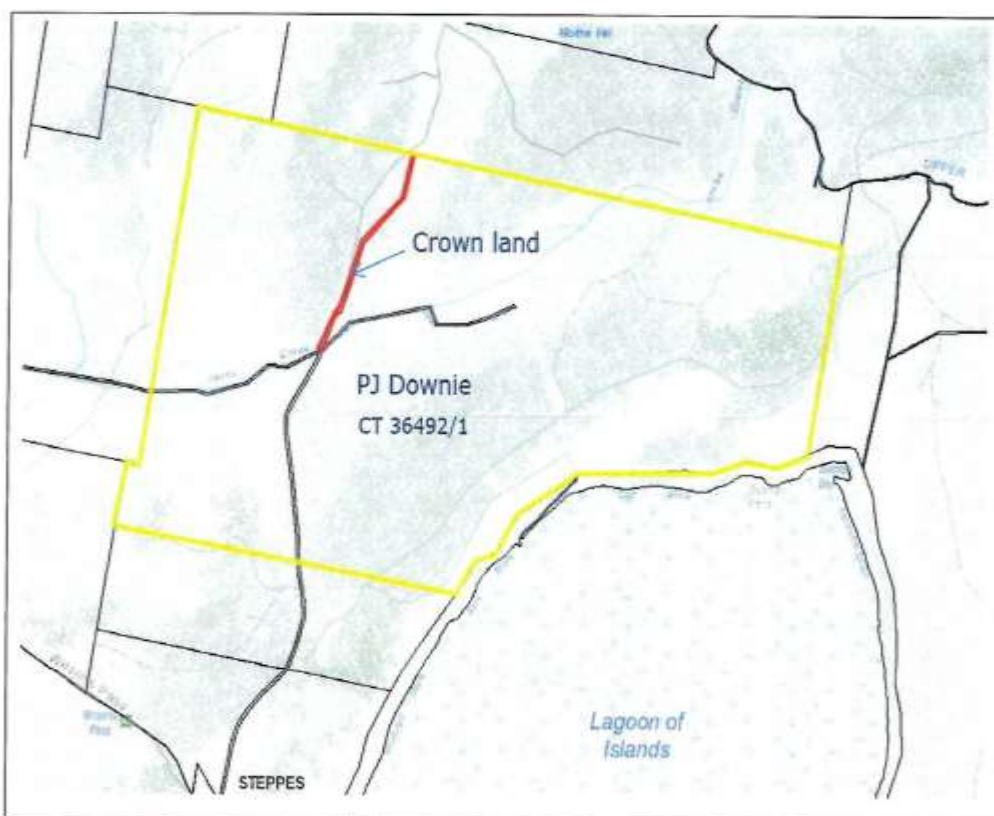
I look forward to receiving your comments.

Yours faithfully


Nigel Sowter  
Sales Team  
CROWN LAND SERVICES


Enclosure

## MAP OF SUBJECT AREA LOCALITY: STEPPES



**PLAN IS FOR ILLUSTRATION  
PURPOSES ONLY**

 Area of Crown land  
subject to this application

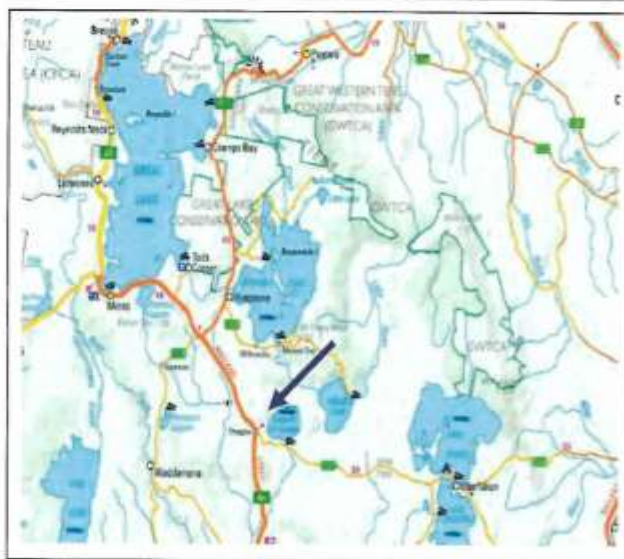
 Applicant's freehold

Locality point 

File Number: 241533

Approximate CL area: 2.5ha±

### Locality Plan



## 14.8 STATUS REPORT

310	17/2/09	Sale of Council Land Wayatinah	DES Manager	<p>Development Permit has been issued.</p> <p>Graham Rogers &amp; Richard Cassidy met at Wayatinah on Tuesday 25<sup>th</sup> February to discuss final details. Pitt &amp; Sherry are now preparing tender documents and Engineer Drawings for Stage 1 (5 Lots).</p> <p>11/11/14 - Ownership of infrastructure within the village is currently be investigated by Council's Solicitor</p>
323	16/11/2010	Caravans – Meadow Bank Lake	DES Manager & Planning Consultant	<p>Meadowbank Special Area Plan has been included in the draft Interim Central Highlands Planning Scheme 2014. Caravan By-Law has been adopted by Council.</p>
331	16/7/13	Vehicle body removal in Municipality	DES Manager	<p>Being monitored regularly.</p>

## 14.8 DES BRIEFING REPORT

### PLANNING PERMITS ISSUED UNDER DELEGATION

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

#### PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2014/63	Shedcorptas (obo DF & DM Lade)	22 Lakeview Drive, Cramps Bay	Garage
2014/61	S A Glover	2869 Dennistoun Road, Interlaken	Shed
2014/64	Shedcorptas (obo MN & DL Shade)	38 Lochiel Drive, Miena	Garage
2014/68	Statewide Constructions (obo M Smith)	RA 571 Thousand Acre Lane, Hamilton	Dwelling
2014/69	B H Lee	13 Wilburville Road, Wilburville	Dwelling

#### DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2014/28	P A Blizzard	15 Robertson Road, Miena	Residential (Shed) in Holiday Residential Zone requiring variation to side setback
2014/36	J M Douglas	32 High Street, Bothwell	Carport in Village Zone and Heritage Conservation Area
2014/39	Bothwell Football Club	RA 26 Hollow Tree Road, Bothwell	Community Facility (Club

			Rooms) in the Rural Zone
2014/41	D L & P J Rolls	48 High Street, Bothwell	Depot (Truck Storage) in Rural Zone
2014/44	S R & A Lovell	3655 Lyell Highway, Gretna	Dwelling Addition in the Rural Zone
2014/43	Marine & Safety Tasmania	Penstock Lagoon Boat Ramp, Waddamana Road, Pentock Lagoon (CT 133339/1)	Recreation Facility (Jetty) in Water Conservation Zone

#### **NO PERMIT REQUIRED UNDER PLANNING DIRECTIVE 4**

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#### **IMPOUNDED DOGS**

Following a request by Council to be advised of all dogs impounded at Council's Bothwell and Hamilton pounds and the outcome of the impoundment, please be advised as follows:

<b>Date Impounded</b>	<b>Pound Location</b>	<b>Reason for Impoundment</b>	<b>Outcome</b>
19 November 2014	Hamilton	Staffy found on Dawsons Road, Ouse	Owner traced through micro-chip number. Infringement Fine issued as this dog had previously been impounded.
19 November 2014	Hamilton	Hound found on Dawsons Road, Ouse	Dog not micro-chipped. Owner unknown. Dog taken to Dogs Home 25 November 2014



Tasmania Fire Service

Community Protection Planning

File 1627  
Officer: CC:JA

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

Dear Ms Eyles

#### **COMMUNITY FIRE REFUGES - EVACUATION CENTRES (FIRE)**

Recently, Tasmania Fire Service in consultation with State Emergency Service has made the decision to alter the terminology around formal shelter options for bushfire emergency.

What were previously known as **Community Fire Refuges** will now be known as **Evacuation Centres (fire)**.

The change in terminology is based on the following considerations:

- There is some confusion between the terms Evacuation Centre, Community Fire Refuge and Nearby Safer Place
- Most Community Fire Refuge sites are already identified as Evacuation Centres
- There is little difference between the characteristics of a Community Fire Refuge and an Evacuation Centre
- The term 'Evacuation' better describes the purpose of these sites, rather than the term 'Refuge'

Our Community Planning Unit will be working with SES and Local Government in the next couple months to facilitate this transition.

The identification of evacuation centres (fire) is being coordinated by SES regional managers in consultation with councils. TFS will evaluate the suitability of proposed evacuation centres (fire), and compile the final schedule.

For this fire season, the arrangements for the activation of evacuation centres (fire) remains largely unchanged from those for community fire refuges.

A copy of the arrangements is attached for your reference, and can also be accessed electronically:

[http://www.fire.tas.gov.au/userfiles/stuartp/file/CommunityProtectionPlans/20141106\\_Evacuation\\_Centre\\_Arrangments\\_V3.pdf](http://www.fire.tas.gov.au/userfiles/stuartp/file/CommunityProtectionPlans/20141106_Evacuation_Centre_Arrangments_V3.pdf)

TFS is working to update these arrangements in consultation with SES, Local Government, Tasmania Police, and Department of Health & Human Services; with a view to finalising this work early next year.

Please disseminate this information to relevant people within your organisation.

Yours sincerely



Mike Brown  
CHIEF OFFICER

12 December 2014



# **Evacuation Centre (fire)** (formally known as Community Fire Refuge) **Arrangements**



Tasmania Fire Service

**DATE: 06-11-2014**

**VERSION: 3.0**

**Enquiries: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au) or 1800 000 699**



Evacuation Centre (fire) Arrangements Version 3.0

2

**Contents**

1. Evacuation Centre (fire) Definition .....	3
2. Evacuation Centre (fire) Functions.....	3
3. Key Points.....	4
4. Activation .....	4
5. Evacuation Centre (fire) Locations .....	4
6. Arrangements Summary .....	5
7. Coordination Summary .....	6
8. Summary of Roles and Responsibility for Operations .....	7

## 1. Evacuation Centre (fire) Definition

An Evacuation Centre (fire) is a place where people may seek short term shelter from a bushfire. Recovery functions may operate from Evacuation Centres (fire), and some Evacuation Centres (fire) may transition into formal recovery centres depending on the nature of the incident.

Evacuation Centres (fire) are distinct from Nearby Safer Places (NSPs), in that the physical effects of bushfires (smoke, embers and radiant heat) will be negligible at Evacuation Centre (fire) sites; thus providing amenity and ensuring a high degree of safety to those seeking shelter.

Evacuation Centres (fire) provide an option for people who have decided to leave early rather than defend their homes when they are threatened by bushfires, or those who have been dislocated from their homes due to bushfire.

Evacuation Centres (fire) will usually be public buildings offering basic amenities including temporary shelter, drinking water and toilet facilities.

Evacuation Centres (fire) will be established in a way that allows response and recovery, if required, to operate in parallel. Evacuation Centres (fire) may therefore be used in the provision of community recovery services when appropriate.

## 2. Evacuation Centre (fire) Functions

It is envisaged that once activated, Evacuation Centres (fire) will remain open until formal evacuation and/or recovery arrangements, if required, are established.

The key functions of Evacuation Centres (fire) include:

- Provide shelter to displaced persons (including domestic animals)
- Provide basic amenities – drinking water; toilet facilities
- Provision of information to the public

Other functions may include, but are not limited to:

- Registration of displaced persons
- Provision of personal support
- Interpretation services for those of Non-English Speaking Background

### 3. Key Points

- Evacuation Centres (fire) will not be used in all bushfires and there will not be one in every local area.
- If an Evacuation Centre (fire) is opened, the TFS will advertise it through ABC Local Radio and the TFS website.
- It is up to each individual as to whether or not they go to the Evacuation Centre (fire). If people are in any doubt about what they should do when bushfires are affecting their area and an Evacuation Centre (fire) is opened, TFS reminds them that not being in bushfire affected areas is always the safer option.

### 4. Activation

The activation arrangements detailed in the Activation Summary table are designed to be flexible/discretionary and scalable (up or down).

Upon activation of an Evacuation Centre (fire), the community will be notified via the usual media outlets and TFS website.

Interpretation of these activation arrangements should be done in consideration that the FDRs provided are an indicative guide only.

Before activation of Evacuation Centres (fire), consideration must be given to the following:

- Location of the site in regard to current, and likely future bushfire impact
- Safe access routes to Evacuation Centre (fire) for displaced persons
- Access for service providers and Evacuation Centre (fire) staff
- Capacity of Evacuation Centre (fire) to accommodate the volume of displaced persons
- Activation of alternative or additional Evacuation Centres (fire)

### 5. Evacuation Centre (fire) Locations

Up-to-date Evacuation Centre (fire) locations can be sourced from:

- Community Bushfire Response Plans
- ListMap <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- TFS Intranet (member login) [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

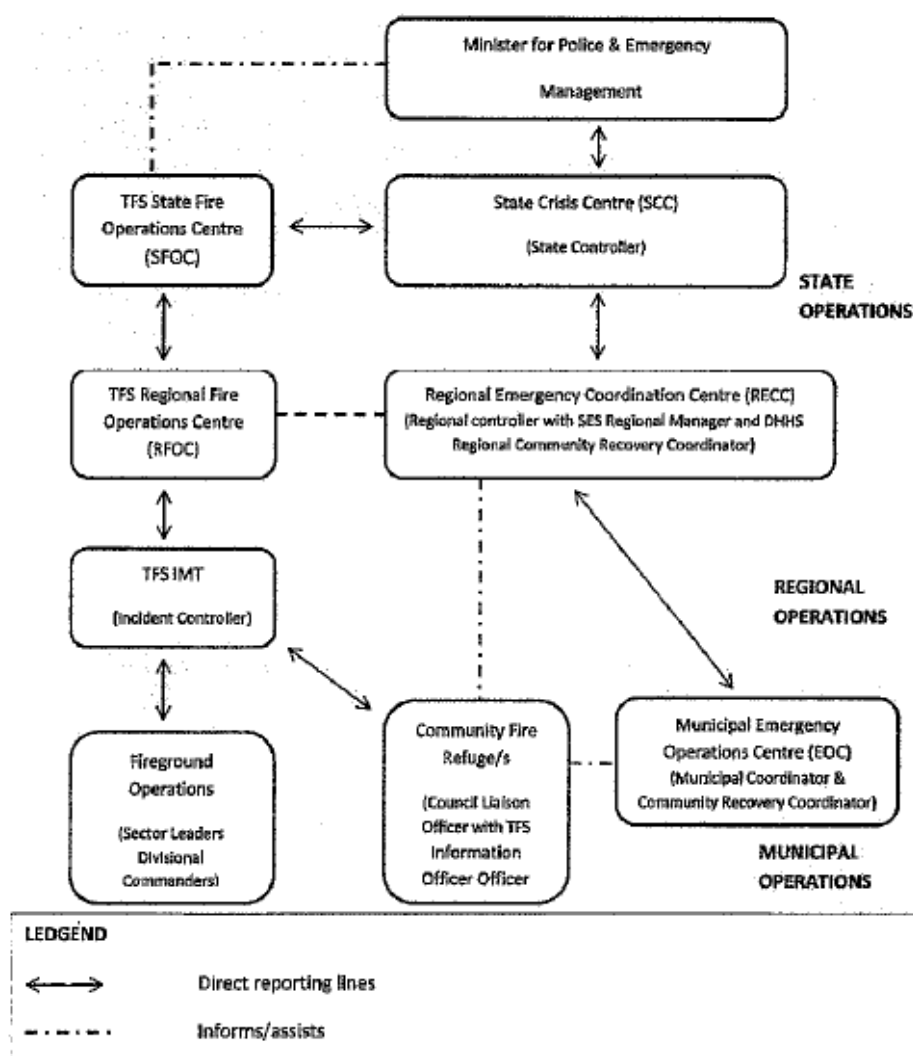
## 6. Arrangements Summary

Phase	Arrangements	Guide/Trigger	Suggested Actions
Phase 1 Alert	<ol style="list-style-type: none"> <li>1. TFS advises SES Regional Duty Officer to move to Phase 1 "Alert".</li> <li>2. SES Regional Duty Officer briefs affected councils and stakeholders including: <ul style="list-style-type: none"> <li>• Police Liaison</li> <li>• Regional Controller</li> <li>• DHHS Regional Community Recovery Coordinator</li> </ul> </li> </ol>	<p><b>FDI: 24+</b></p> <p><b>FDR: Very High</b></p> <p><b>Fires Burning</b></p> <p><b>Fires Impacting or likely to Impact Communities</b></p>	<ul style="list-style-type: none"> <li>• Advise Council EM stakeholders</li> <li>• Monitor fire/weather conditions</li> </ul> <p><i>Note: Evacuation Centres (fire) should not be opened at this stage.</i></p>
Phase 2 Standby	<ol style="list-style-type: none"> <li>1. TFS advises SES Regional Duty Officer to move to Phase 2 "Standby".</li> <li>2. SES Regional Duty Officer requests Municipal Coordinator/s to prepare to take requests to open Evacuation Centre (fire)s.</li> <li>3. SES Regional Duty Officer updates affected councils and stakeholders including: <ul style="list-style-type: none"> <li>• Police Liaison</li> <li>• Regional Controller</li> <li>• DHHS Regional Community Recovery Coordinator</li> </ul> </li> </ol>	<p><b>FDI: 38+</b></p> <p><b>FDR: Very High +</b></p> <p><b>Fires Burning</b></p> <p><b>Fires Impacting or likely to Impact Communities</b></p>	<ul style="list-style-type: none"> <li>• Identify most appropriate Evacuation Centre (fire) site(s)</li> <li>• Confirm ready access arrangements with site manager</li> <li>• Advise council &amp; DHHS</li> <li>• Identify council Liaison Officers</li> <li>• Make ready necessary supplies for Evacuation Centre (fire)</li> <li>• Continue to monitor fire progress &amp; weather conditions</li> </ul> <p><i>Note: Evacuation Centres (fire) should not be opened at this stage.</i></p>
Phase 3 Evacuation Centre (fire) Operations	<ol style="list-style-type: none"> <li>1. TFS requests SES Regional Duty Officer to arrange for nominated Evacuation Centre (fire)(s) to be opened (activated).</li> <li>2. SES Regional Duty Officer requests the Municipal Coordinator to open and operate Evacuation Centre (fire)s</li> <li>3. SES Regional Duty Officer updates affected councils and stakeholders including: <ul style="list-style-type: none"> <li>• Police Liaison Officer</li> <li>• Regional Controller</li> <li>• DHHS Regional Community Recovery Coordinator</li> </ul> </li> <li>• TFS provides public information about the Evacuation Centre (fire) location and allocates an Information Officer for each site.</li> </ol>	<p><b>As required</b></p> <p><b>Fires Burning</b></p> <p><b>Fires Impacting Communities</b></p>	<p><b>Open Evacuation Centre (fire)</b></p> <ul style="list-style-type: none"> <li>• Appoint council Liaison Officer</li> <li>• Advise council &amp; DHHS</li> <li>• Monitor/support council Liaison Officer including relief</li> <li>• Assess the need for short-term community recovery services</li> </ul>
Phase 4 Stand Down	<ol style="list-style-type: none"> <li>1. TFS requests SES Regional Duty Officer to arrange for nominated Evacuation Centre (fire)(s) to be closed (de-activated).</li> </ol>	<p><b>As required</b></p>	<ul style="list-style-type: none"> <li>• Close Evacuation Centre (fire)</li> <li>• Arrange cleaning, cost collation, debriefing etc.</li> </ul>

## 7. Coordination Summary

This figure shows a summary of the coordination arrangements for Evacuation Centre (fire) operations. Key points:

- This diagram shows a summary of all relevant sectors/areas however they may not all be operating for every bushfire
- Evacuation Centres (fire) are only opened after advice from the TFS Incident Management Team (IMT)
- TFS will arrange for a TFS Information Officer to be available for each Evacuation Centre (fire).



## 8. Summary of Roles and Responsibility for Operations

### TFS

- Provide advice to SES regarding Phase 1 'Alert' and Phase 2 'Standby' for councils
- Make the request to open Evacuation Centre (fire)/s (Phase 3 'Operation')
- Publish/issue public information when Evacuation Centre (fire)s are available (through ABC local radio and the TFS website)
- Allocate a TFS Information Officer for each Evacuation Centre (fire). As the Evacuation Centre (fire) will be outside the fire impact area a TFS resource (i.e. truck/appliance/tanker) will not usually be allocated to it
- Confirm Evacuation Centre (fire)/s can be closed.

### Councils

- Maintain arrangements so the identified facility/s is available for use as a Evacuation Centre (fire)
- Arrange for the facility to be opened as a Evacuation Centre (fire) following a request from TFS (aim for within one hour)
- Allocate a worker to act as the council Liaison Officer at the Evacuation Centre (fire)
- Make basic supplies available at the Evacuation Centre (fire) (see list supplied in 'FAQs')
- Arrange cleaning, securing and any maintenance of the facility after the Evacuation Centre (fire) operation ends.

### Councils Liaison Officer

The council Liaison Officer is considered the primary point of contact at the Evacuation Centre (fire). They are responsible for:

- finalising the opening of the Evacuation Centre (fire) (after the TFS is received )
- confirming the time the Evacuation Centre (fire) will be 'open' (aim for within one hour of request)
- confirming important contacts for Evacuation Centre (fire) operations (i.e. council, TFS, SES, DHHS)
- arranging for basic supplies to be available for community members who attend the Evacuation Centre (fire)
- as needed, participating in the decision to close the Evacuation Centre (fire) and advising the people there of the decision
- arranging for closing/cleaning of the Evacuation Centre (fire) or other instructions from council.

### SES

- Request councils to open Evacuation Centre (fire)s following advice from the TFS
- Advise relevant stakeholders of the request to open Evacuation Centre (fire)/s (eg DHHS Regional Community Recovery Coordinator, neighbouring council for resource sharing etc)
- Assist Evacuation Centre (fire) operations as required.

### DHHS (Community Recovery)

- Assist councils as required to open and close Evacuation Centre (fire)s (this may include advice for determining the most appropriate times to close or transition the Evacuation Centre (fire) service)
- Assist councils to provide for the well-being of individuals/families of Evacuation Centre (fire).



Central Highlands Council  
19 Alexander Street  
Bothwell TAS 7030

22 December 2014

Dear Sir/Madam

**PERMANENT BOIL WATER ADVISORY FOR WAYATINAH**

TasWater advises that consumers in Wayatinah should boil drinking water until further notice. A map of the affected area is attached.

This advice has been issued due to the current water supply not having consistent treatment to control microbial contamination.

Customers should bring water to a boil by heating the water until a continuous and rapid stream of air-bubbles is produced from the bottom of a pan or kettle. Kettles with automatic cut-off switches are suitable and variable temperature kettles should be set to boil. After heating, water must be allowed to cool before using it, and be stored in a clean, closed container for later use. Care should be taken to avoid scalding injuries.

Customers should boil all water used for:

- drinking
- brushing teeth
- washing and preparing food or beverages
- preparing baby formula
- making ice.

Unboiled water may be used for:

Tasmanian Water & Sewerage Corporation Pty Ltd  
GPO Box 1393 Hobart Tas 7001  
Email: [enquiries@taswater.com.au](mailto:enquiries@taswater.com.au)  
Tel: 13 6992

TW file number:

ABN: 47 162 220 653





- showering and bathing (avoid swallowing water). As a precaution babies and toddlers should be sponge bathed to prevent them swallowing water
- washing dishes by hand or in a dishwasher, providing dishes are air-dried before being used after washing
- washing clothes.

The Department of Health and Human Services advises that consumption of unboiled water could lead to nausea, vomiting, diarrhoea, abdominal cramps and a general feeling of being unwell. If you are concerned that you may have been affected by contaminated water please contact your GP and advise them about this notice.

TasWater is working closely with the Department of Health and Human Services to identify conditions that will enable the boil water advice to be lifted. To correct the problem TasWater has installed additional treatment barriers, and is currently verifying their effectiveness. It is expected that this verification process will take several months, as it is vital to demonstrate effective operation. The advisory will be in effect until TasWater and the Department of Health and Human Services are confident that there is no longer a public health concern.

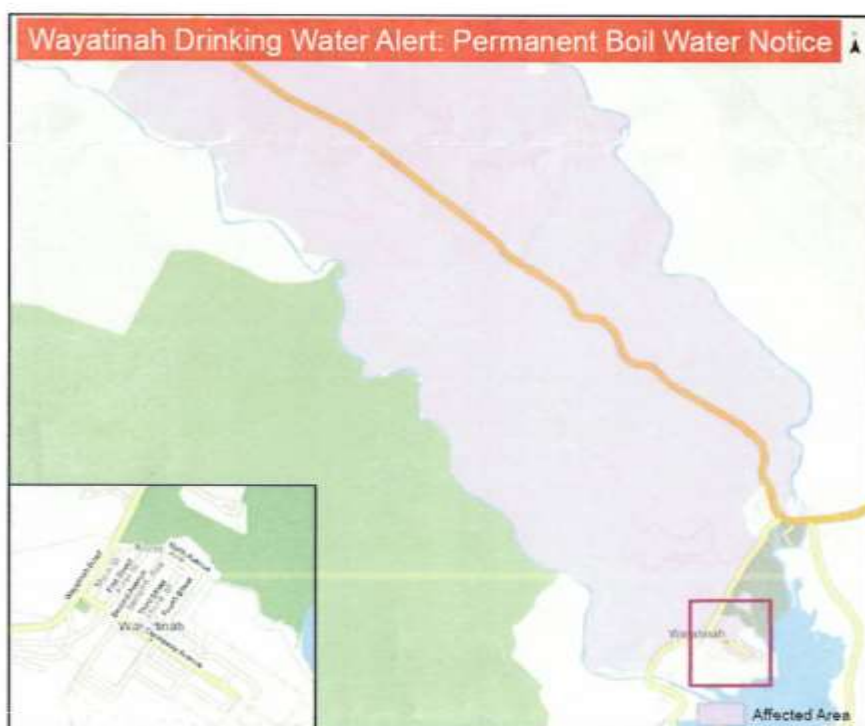
Please share this advice with neighbours and friends in the affected area. Landlords must provide this information to their tenants or real estate agents.

If you have any health concerns please contact the Department of Health and Human Services on 1800 671 738. Quarterly updates will be provided, in the meantime for more information go to [www.taswater.com.au](http://www.taswater.com.au) or call 13 6992.

Yours Sincerely

A handwritten signature in black ink that reads "Jayne Shepherd".

**Jayne Shepherd**  
Department Manager Customer Services



## 15.0 WORKS & SERVICES

Moved **Clr**

Seconded **Clr**

**THAT the Works & Services Report be received.**

**Carried**

### **WORKS & SERVICES REPORT** **12th November 2014 – 3rd December 2014**

#### **Potholing / shouldering**

Todds Corner                      Miena Subdivisions

#### **Road Side Spraying**

Torhill Rd	Norley Road
Woodmore Rd	Bluff Rd
Jones River Rd	Holmes Rd
Victoria Valley Rd	Dillions Rd

#### **Culverts / Drainage:**

Clean blocked culverts at Morass Bay

#### **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
- **194hrs** Long Service Leave taken
- **38hrs** Sick Leave taken
- **578hrs** Annual Leave taken

#### **Refuse / recycling sites:**

Cover Hamilton Tip twice weekly

#### **Other:**

Repair ramps on Torhill Rd and Meadsfield Rd  
 Clean up Council House Bothwell  
 Repair fence in Cemetery  
 Scrubbing Pearce's Rd  
 Swimming pool maintenance  
 Washing guide posts  
 Trim trees Ellendale Township  
 Move offal pit Bothwell WTS  
 Tree removal Strickland Rd  
 Clean out truck wash  
 Repair fence Ouse toilets  
 Remove Broom bushes top of Croakers Alley  
 Dangerous tree removal Dennistoun Rd  
 Push up green waste

#### **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

#### **Private Works:**

Mowing - Bothwell Golf Club

Gravel - Water Industries

Gravel - Bothwell D.H.S

Gravel - Darren Brady

Concrete premix Andrew Evans

Gravel - Bothwell Grange

Concrete premix - Patrick Shearer

Grader hire - Brett Gleeson

#### **Casuals**

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

#### **Program for next 4 weeks:**

Sealing of Arthurs Lake Rd

Move offal pit Hamilton tip

Dismantle light poles Hamilton rec

Drainage Ellendale, Dennistoun Rd and Ouse

## **15.1 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

## **16.0 ADMINISTRATION**

### **16.1 ELECTED MEMBERS DEVELOPMENT WEEKEND**

A professional Development Weekend for elected members will be held at Peppers Seaport Hotel from 28 February – 1 March 2015. The full 2 day program and Dinner is \$420 per person.

Accommodation is available at Peppers Resort for \$229 per night and at The Sebel Launceston for \$180 per night. The block booking of rooms by LGAT is being held until 23 January 2015.

**Recommendation:**Moved **Clr**Seconded **Clr**

**THAT** approval be granted for the following Councillors to attend the Elected Members Professional Development Weekend from 28 February – 1 March 2015:

Clr.....

Clr.....

Clr.....

**Carried****Lyn Eyles**

**From:** Stephanie Watson <stephanie.watson@lgat.tas.gov.au>  
**Sent:** Thursday, 11 December 2014 5:12 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:** Break O'Day Angela Matthews; Brighton Janine Banks (E-mail); Burnie Nicole Mobbs (E-mail); Central Coast Jan Scolyer (E-mail); Casey Bryant; Circular Head Kelly Sweeney (E-mail); Clarence Helen Mateljan (E-mail); Devonport Robyn Woolsey (E-mail); Dorset Sarah Forsyth (E-mail); Flinders Council; Glamorgan Angela Turvey; Glenorchy City June King; Huon Valley Sue Brezinscak; Kentish Bronie Furley (E-mail); King Island Beth Vellekoop (E-mail); Kingborough Amanda Morton (E-mail); Latrobe Candice Gardam (E-mail); Launceston Janine Walter; Meander Valley Lisa Doolan; Meander Valley Marilyn Young; Northern Midlands Gail Eacher (E-mail); Sorell Betty Spaulding (E-mail); Southern Midlands; Tasman Lee Wilson (E-mail); Waratah-Wynyard Sally Blanc; West Coast Jane Wray-McCann; West Tamar Diane Sheppard (E-mail)  
**Subject:** Elected Members' Professional Development Weekend Program and Registration Form  
**Attachments:** Workshop Program and Registration Form - Feb 2015.pdf; About the Presenters - Feb 2015.pdf

Dear General Manager,

The Elected Members' Professional Development Weekend, will be held at **Peppers Seaport Hotel** in Launceston, from **28 February - 1 March**. Attached for your information is a copy of the workshop program and details about the presenters.

Topics to be covered include:

- The Role of LGAT and ALGA;
- The Fundamentals of Council Finance;
- Land Use Planning;
- Ethical Risks;
- The ABC of Asset Management, and
- Getting the Most out of your Meetings.

Registration forms have been emailed to elected members and hard copies will be sent by post. Whilst all elected members are welcome to attend, we particularly encourage the participation of newly elected members.

A block booking of rooms is being held until Friday, 23 January 2015 at **Peppers Seaport Hotel** and at **The Sebel Launceston**. Early bookings are encouraged to avoid disappointment.

Workshop registrations are required by Friday, 20 February 2015.

Kind regards

## REGISTRATION FORM

**TAX INVOICE** ABN 48 014 914 743

Please retain a copy of this form for your tax records. Inclusive of GST.

☒ Please email your completed form to [reception@lgat.tas.gov.au](mailto:reception@lgat.tas.gov.au), or post to the **Local Government Association of Tasmania, PO Box 1521, Hobart 7001** by **Friday, 20 February 2015**.

Title: \_\_\_\_\_ Name: \_\_\_\_\_

Council: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Mobile: \_\_\_\_\_

Special Requirements: \_\_\_\_\_

Accommodation Provider: \_\_\_\_\_

Please tick ☒

Full 2-day Program & Dinner - \$420 (prices incl. GST) ☐

Full 2-day Program (excluding dinner) - \$345 ☐

Day One only (includes lunch & program) - \$260 ☐

Day Two only (includes lunch & program) - \$180 ☐

Partner Attendance at Dinner - \$75 ☐

**NOTE:** Quoted prices are for LGAT members and do NOT include the cost of accommodation. The Bass Strait Subsidy is available on application.

Payment by Eftpos - AMEX and Diners Club not accepted

Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

Payment for (Registrants' name) \_\_\_\_\_

Name on Card \_\_\_\_\_ Card Type \_\_\_\_\_

Card No. \_\_\_\_\_ Expiry Date \_\_\_\_\_

Authorised Signature \_\_\_\_\_

**MAKING THE MOST OF LIFE IN LOCAL GOVERNMENT**

## Making the Most of Life in Local Government

Events for Local Government Elected Members

### Elected Members' Professional Development Weekend

'Silt Room'  
Peppers Seaport Hotel  
28 Seaport Blvd, Launceston TAS 7250

28 February – 1 March 2015

Closing date for accommodation bookings  
Friday, 23 January

Closing date for workshop registrations  
Friday, 20 February



**LGAT**  
Local Government Association Tasmania

## Program Outline

LGAT is pleased to offer you a valuable learning and networking experience over two days at Peppers Seaport Hotel, located at Launceston's vibrant seaport. Don't miss this opportunity to hear from experienced and learned professionals and to get to know your Local Government colleagues in a relaxed atmosphere. Come for a day, or two! Bring your partner and enjoy a little luxury. Make the most of life in Local Government!

## Program Day One – Saturday, 28 February

10.00am	<b>Registration &amp; coffee on arrival</b> – Silt Foyer
10.25am	<b>Welcome</b> - LGAT President, Mayor Barry Jarvis
10.30am	<b>The Role of LGAT and ALGA</b> <b>Allan Garcia - CEO, Local Government Association of Tasmania (LGAT)</b> As an elected member, you automatically become part of a bigger Local Government entity. LGAT has 28 member councils and the ALGA (Australian Local Government Association) represents member states at a national level. What role do these organisations play?
11.00am	<b>The Fundamentals of Council Finance</b> <b>Samantha Davis - Executive Manager, Finance, Burnie City Council</b> This interactive presentation will cover budgeting, internal and external reporting, accountability, financial planning and performance management. Sam will present a practical overview of the financial framework of Local Government and provide opportunities to explore the budget process and the role of councillors in financial management of the council.
12.30pm	<b>Lunch</b> – Cube Seaport, 5/28 Seaport Blvd, Launceston
1.45pm	<b>Land Use Planning</b> <b>Jo Oliver – Senior Town Planner, Meander Valley Council</b> Developing an understanding of land use planning is vital for elected members. This session will examine some themes around planning theory, the system in Tasmania, look at the key players in the process and their roles, and will highlight the challenges facing councils and planners.
3.30pm	<b>Afternoon Tea</b> – Silt Foyer
4.00pm	<b>Ethical Risks: what are they, what can happen, what can councillors do?</b> <b>Nic D'Alessandro &amp; Jenny McQuilkin, Integrity Commission</b> A frank and open exploration of the key ethical risks that councillors often face, including the consequences of misconduct for individuals and the public. This session will provide practical guidance and hands-on tools to assist councillors to make good, ethical decisions and avoid potential pitfalls.
5.00pm	<b>Close - Day One</b>
6.30pm	<b>Pre-dinner Drinks</b> – Levee Food Company
7.00pm	<b>Dinner</b> – Levee Food Company 27 Seaport Blvd, Launceston

## Program Day Two – Sunday, 1 March

**9.00am**  
**The ABC of Asset Management**  
**Harry Galea - Director Infrastructure Services, Launceston City Council**  
Find out why elected members should become engaged in asset management, the link between asset management and the long-term finances of the council, and how the process works.

10.30am	<b>Morning Tea</b> – Silt Foyer
11.15am	<b>Get the Most out of your Meetings</b> <b>Lynn Mason</b> Find out what you ought to know about meeting regulations and learn some helpful techniques for making the most of being at the council table and chairing meetings.
1.30pm	<b>Lunch</b> – Cube Seaport, 5/28 Seaport Blvd, Launceston
2.30pm	<b>Close Day Two</b>

## Registration

The closing date for registrations is **Friday, 20 February 2015**. Numbers are limited so early bookings are recommended. To register your attendance, please complete the registration form and email to [reception@lgat.tas.gov.au](mailto:reception@lgat.tas.gov.au), or post to LGAT, GPO Box 1521, HOBART 7001. For enquiries, phone 6233 5966.

## Accommodation

**IMPORTANT:** To secure a room, delegates must book their accommodation direct with either Peppers Seaport Hotel, or The Sebel Launceston, quoting the block booking number below.

**Accommodation bookings are required by Friday, 23 January 2015.**

**Peppers Seaport Hotel**, 28 Seaport Boulevard, Launceston - Ph 6345 3333  
**Peppers Seaport Hotel** offers one bedroom River View and City View Studios at \$229 per night (Quote block booking ref. LGAT 0215). Prices include GST. Note: limited parking is available onsite.

**The Sebel Launceston**, Corner St John and William Streets, Launceston - Ph 1800 990 970  
The Sebel Launceston offers one bedroom Superior Suites at \$190 per night and Deluxe Suites at \$190 per night (Quote block booking ref. 327950).

## Workshop Cancellation Policy

If you register and are unable to attend, a substitute participant is welcome at no extra charge. If a substitute cannot be found, there will be no charge if you notify us by 5pm on 24 February. We regret that if such notice is not possible, there will be a 50% charge for cancellations received after this date. If no cancellation notice is received, full payment will apply. LGAT does not accept responsibility for cancellation charges for accommodation or tours booked independently with a provider. Delegates are advised to check cancellation policies for accommodation and tours.



**Elected Members'  
Professional Development Weekend  
Peppers Seaport Hotel, Launceston  
28 February - 1 March 2015**

**ABOUT THE PRESENTERS**

**Allan Garcia**



Allan Garcia is the Chief Executive Officer of the Local Government Association of Tasmania. He is also a Board member of Quadrant Superannuation and a member of the MAV Insurance Committee. Allan held senior positions previously with the Tasmanian Government in the economic development agency managing industry policy and planning, and as the Director of Issues Management for the Department of Premier and Cabinet.

**Samantha Davis**

As the Executive Manager, Sam Davis leads the Finance and Information Services department within Burnie City Council. She has over 15 years' experience in the accounting and finance industry and holds a Bachelor of Commerce, majoring in Accounting and Financial Planning. She is a member of CPA Australia and came to Local Government 11 years ago in 2004 with experience in tax and external audit. A key part of Sam's role includes the provision of financial advice and preparation of Council's long-term financial plan, annual plan and budget estimates.



**Jo Oliver**



Qualified in architecture and town planning, with Bachelor Degrees in Environmental Design, Architecture and Urban and Regional Planning, Jo is currently employed by Meander Valley Council as Senior Town Planner and has held this position for 9 years. Jo's experience includes several years in both the private and public development sector, previously working as a design practitioner and also with GHD as a planner, representing private developers and councils.



### Nic D'Alessandro & Jenny McQuilkin



Nic D'Alessandro currently manages the Integrity Commission's Misconduct Prevention, Education and Research unit. He leads the provision of prevention and training services and products to public sector agencies across the State, including work with Local Government. Nic has experience as a consultant and manager in business, higher-education, vocational education and has worked in various public sector contexts.

Jenny McQuilkin has worked for seven years in Local Government - at Glenorchy City Council and the City of Greater Bendigo. She is now the Integrity Commission's Local Government Liaison Officer and is working with councils across the State to identify how the Commission can support councils in strengthening their integrity framework, providing advice and assistance.



### Harry Galea



Harry Galea is Launceston City Council's Director of Infrastructure Services and part of executive management team. Harry is responsible for Council's road and storm water assets, parks and recreation, project management, waste management, cleansing, spatial information, heavy fleet and rolling out asset management for assets managed by other council directorates. Prior to Launceston, Harry worked at Northern Midlands Council as the Manager of Technical Services. Harry has been on the executive of the Institute of Public Works Engineering for the

last 19 years, including 6 years as President, and for the last 4 years he has represented Tasmania on the National Asset Management Committee.

### Lynn Mason

Lynn Mason served as a Councillor with Flinders Council from 1983 - 2006, including one term as Deputy Mayor and three terms as Mayor. In addition, Lynn was President of the Local Government Association of Tasmania from 2000 - 2006 and Vice President of the Australian Local Government Association in 2001. Lynn's contribution to Local Government has been recognised with a Life Membership of the Local Government Association of Tasmania. She was also awarded Telstra Australian Business Owner of the Year 2000 and Tasmanian Business Woman of the Year 2000. Lynn is currently Chairman of Metro Tasmania and the Tasmanian Community Fund, Director of Crime Stoppers Tasmania and the Primary Industries Education Foundation Australia.



## **16.2 REVIEW OF THE ROLE OF THE TASMANIAN ECONOMIC REGULATOR (SEPARATE ATTACHMENT)**

The purpose of the review is to scope the Regulator's functions to identify any potential reductions in regulatory costs for the Tasmanian community where the overall benefits exceed the costs

The Independent Economic Regulator is responsible for regulatory activities in respect of:

- The electricity industry
- The gas industry
- The water and sewerage industry; and
- A range of prices oversight issues

The Local Government Association of Tasmania is seeking comments from Council by 23 January 2015.

### **For Discussion**

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## **16.3 NATIONAL PLAN TO REDUCE VIOLENCE AGAINST WOMEN AND THEIR CHILDREN**

LGAT has been asked to put forward nominations for a representative to support the Tasmanian Government's commitment to the National Plan to Reduce Violence against Women and their Children 2010 - 2022.

Membership of the Consultative Group is reviewed annually to ensure member's expertise aligns with the priorities of the current three-year Action Plan, with membership being on a voluntary basis. The Consultative Group meets three times each year and some out of session work may be required by Members.

Nominations are to be submitted to LGAT by 6 February 2015 and should include a completed Statement in Support of Nomination form and current curriculum vitae.

### **For Information**



Local Government Association Tasmania

Our Ref: CA/CA  
File No.:

23 December 2014

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

Dear Lyn

**National Plan to Reduce Violence Against Women and their Children**

The LGAT has been requested to put forward nominations for a representative to support the Tasmanian Government's commitment to the National Plan to Reduce Violence against Women and their Children 2010-2022 (the National Plan) and the implementation of its Second Action Plan - Moving Ahead 2013-2016.

The National Plan focuses on stopping violence before it happens in the first place, supporting women who have experienced violence, stopping men from committing violence and building the evidence base so that we learn more about 'what works' in reducing domestic and family violence and sexual assault. The Second Action plan builds on the First Action Plan to channel efforts towards ongoing and new priorities and broaden communication and consultation mechanisms to engage a more diverse range of sectors, groups and communities. An integral part of focusing efforts in the right direction is ensuring that the Tasmanian community has a voice in the implementation of the National Plan.

Membership of the Consultative Group is reviewed annually to ensure members expertise aligns with the priorities of the current three-year Action Plan, with Membership of the Consultative Group undertaken on a voluntary basis.

The Consultative Group comprises both government and non government members and meets up to three times each year and some out of session work may be required by Members.

Nominations, together with a completed Statement in Support of Nomination form and a current Curriculum Vitae, should reach this office by Friday 6 February 2015. The Association understands that nominations from either elected members or officers are welcome.

Yours sincerely

Allan Garcia  
Chief Executive Officer



## Local Government Representation Statement in Support of Nomination

**Name of Nominee** \_\_\_\_\_

**Council** \_\_\_\_\_

**Name of Body** \_\_\_\_\_

**Qualifications Relevant to the Role**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Experience Relevant to the Role**

Please tick ✓

Government Policy Generally	<input type="checkbox"/>
Management	<input type="checkbox"/>
Administration	<input type="checkbox"/>
Economics	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Planning	<input type="checkbox"/>
Legal	<input type="checkbox"/>
Public Health	<input type="checkbox"/>
Environment	<input type="checkbox"/>
Building	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Economic Development	<input type="checkbox"/>
Other	<input type="checkbox"/>

\_\_\_\_\_  
\_\_\_\_\_

**Address** \_\_\_\_\_

**Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

More overleaf.....

**Please provide a paragraph in support of your nomination which describes your interest in the role and your capacity to meet the requirements of the role as specified in the terms of reference and/or criteria supplied.**

**If insufficient room is provided, please use a separate sheet and attach.**

---

**Signature**

---

**Date**

**Do you currently hold other positions as a representative of Local Government?  
Please detail.**

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This form will be submitted to the Local Government Association of Tasmania General Management Committee and a copy will be kept in the Association records system.

Authorised LGAT officers will have access to information provided.

Support staff for General Management Committee members may have access to the details in this form.

## 16.4 LEGISLATIVE INQUIRY INTO THE TASMANIAN ELECTORAL COMMISSION

The Legislative Council Government Administration Committee "B" has recently determined to inquire and report upon the operations of the Tasmanian Electoral Office with particular reference to:

1. The administration of the Electoral Act 2004;
2. The resourcing available to the Tasmanian Electoral Commission;
3. Any deficiencies with the Electoral Act 2004;
4. Any other matters incidental there to.

LGAT are preparing a response on behalf of Councils and would like comments by 13 February 2015.

### For Discussion



Parliament of Tasmania, Hobart, TAS, 7000  
www.parliament.tas.gov.au

Received	Stakeholder
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: .....	

## Sessional Committee GOVERNMENT ADMINISTRATION 'B'

Phone: (03) 6212 2250  
Email: [tec@parliament.tas.gov.au](mailto:tec@parliament.tas.gov.au)

24 November 2014

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

Dear Ms Eyles

### Invitation to make a Written Submission

The Legislative Council Government Administration Committee 'B' has recently determined to inquire into and report upon the operations of the Tasmanian Electoral Commission.

A copy of the public advertisement containing the Terms of Reference for this inquiry is attached for your information.

The Committee invites written submissions from interested individuals or organisations. Electronic submissions are preferred and can be forwarded to the Committee Secretary at [tec@parliament.tas.gov.au](mailto:tec@parliament.tas.gov.au).

Alternatively, written submissions can be forwarded to:

Mr Stuart Wright  
Committee Secretary  
Legislative Council  
Parliament House  
HOBART TAS 7000  
Tel: (03) 6212 2250



## LEGISLATIVE COUNCIL

## LEGISLATIVE COUNCIL INQUIRY INTO

## THE TASMANIAN ELECTORAL COMMISSION

The Legislative Council Government Administration Committee 'B' has recently determined to inquire into and report upon the operations of the Tasmanian Electoral Commission, with particular reference to:

1. The administration of the Electoral Act 2004;
2. The resourcing available to the Tasmanian Electoral Commission;
3. Any deficiencies with the Electoral Act 2004;
4. Any other matters incidental thereto.

The Committee invites written submissions from interested individuals or organisations addressing the above terms of reference. **Electronic submissions are preferred** and can be forwarded to the Committee Secretary at [tec@parliament.tas.gov.au](mailto:tec@parliament.tas.gov.au). Alternatively, written submissions can be forwarded to:

Mr Stuart Wright  
Committee Secretary  
Legislative Council  
Parliament House  
HOBART TAS 7000  
Tel: (03) 6212 2250

**Submissions should be received no later than close of business, Friday 27 February 2015**

Submissions become the property of the Committee and should not be disclosed to any party prior to the Committee's final report. The Committee's Terms of Reference and other information are also available on the Parliament of Tasmania website ([www.parliament.tas.gov.au](http://www.parliament.tas.gov.au)) or by contacting the Committee Secretary.

**Members of the Committee:**

Hon Rosemary Armitage MLC, Member for Launceston (Chair)  
Hon Ivan Dean MLC, Member for Windermere (Deputy Chair)  
Hon Kerry Finch MLC, Member for Rosevears  
Hon Greg Hall MLC, Member for Western Tiers  
Hon Tania Rattray MLC, Member for Apsley  
Hon Adriana Taylor MLC, Member for Elwick  
Hon Rob Valentine MLC, Member for Hobart

## 16.5 REMISSION UNDER DELEGATION

The following remission was granted by the General Manager under delegation:

01-0821-02264	\$19.13	Penalty – estate did not receive notice
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### For Information

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## 16.6 STRATEGIC PLAN UPDATE

Council are in the process of preparing the Strategic Plan for 2015 - 2024.

Clr Downie has given notice of his intention to move the following motion:

***As part of the Strategic Plan update Central Highlands Council review current shared services and investigate whether there is further potential for sharing services.***

The following has been provided by Clr Downie to support his motion:

The government has called a meeting of Mayors, Deputy Mayors and General Managers in early February to discuss council amalgamation. While it is keen to emphasise that any amalgamation is voluntary it is clear that they believe less councils will be more efficient. Council already share planning and engineering services and use outside financial programs. It is appropriate that Central Highlands Council, as part of the Strategic Plan update, consider whether there is further scope for sharing services.

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## 16.7 VOLUNTARY MERGERS (SEPARATE ATTACHMENT)

The Minister for Local Government, Peter Gutwein MP, has written to all Mayors regarding his intentions to encourage all Councils to commence a process of investigating voluntary amalgamations.

The Minister intends to bring Councils together on a regional basis so that we can have a conversation about amalgamation opportunities that may benefit communities. It will also provide the Minister with the opportunity to outline the process the Government recommends and discuss timeframes. The Minister recognises Councils will be required to commit a considerable outlay to conduct feasibility studies into mergers and he will be discussing the level of support the Government will provide at the regional meetings.

The Minister has some very clear principles that must be met before he will consider an amalgamation proposal. Amalgamations must:

- Be in the interest of ratepayers;
- Improve the level of services for communities;
- Preserve and maintain local representation; and
- Ensure that the financial status of the entities is strengthened.

Meetings have been scheduled for early February.

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## 16.8 TASWATER BRIEFING

TasWater are offering Council the opportunity for their Chairman, Mr Miles Hampton and their Chief Executive Officer, Mr Mike Brewster to meet with Council to look at what is planned for the year ahead and to discuss local water and sewerage projects and issues.



**Recommendation:**Moved **Clr**Seconded **Clr****THAT** TasWater be invited to attend a future Council Meeting.**Carried**

15 December 2014

Ms Lyn Eyles  
General Manager  
Central Highlands Council  
6 Tarleton Street  
HAMILTON TAS 7140

Dear Lyn

**TasWater briefing**

Following a busy year in which TasWater consolidated its statewide operations and progressed a large number of capital programs, I would like to offer your council the opportunity to meet with our Chairman and myself for a look at what is planned for the year ahead.

When visiting your Council, we would also be pleased to discuss local water and sewerage projects and issues, and give your elected members the opportunity to ask questions or raise issues for us.

If you would like to make arrangements to have us visit your Council during 2015, can you kindly contact Lynn Willisicroft in my office on 6237 8809 or email [lynn.willisicroft@taswater.com.au](mailto:lynn.willisicroft@taswater.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Michael Brewster".

**Michael Brewster**  
Chief Executive Officer

## 16.9 TASWATER CORRESPONDENCE GRETNA WATER SUPPLY PROJECT

Attached is correspondence received from a Gretna Ratepayer regarding interim works and outcomes of community engagement survey.

### For Information

ATT DEIRDRE - FAINT  
ATT COUNCILLORS



KATE - BARNETT

11 December 2014

Dear Sir/Madam

#### Gretna Water Supply Project – Interim works and outcomes of community engagement survey

In early October we wrote to customers in Gretna to provide an update on the water supply project and to invite you to a community meeting to present and discuss the options we are considering. At the community meeting on 9 October, the Chairman and I committed to get back to the Gretna community with an additional update prior to the Christmas break.

#### Status of interim system improvements

At the meeting, community members identified a number of issues that potentially impact on the performance of the water supply system. Following the meeting, we looked into these in order to resolve any issues as soon as possible. You may have seen a number of TasWater staff working in and around Gretna since then and I have summarised the status of works in the table below.

Issue	Community concern	TasWater response/actions	Cost	Timing
Gretna pump station condition and performance	Concern expressed by community that the pumps were unreliable and pump stations only had one pump.	Both the low and high lift pump stations have two pumps (second pump for back up). Condition inspection completed and minor repairs (seals) undertaken on pump 1 in low lift pump station.	\$1000	Completed
Sediment and dirt in the reservoir	Sediment and dirt in the reservoir is potentially causing the water to be dirty.	The reservoir has been cleaned using divers. Normal amounts of sediment/dirt were removed from reservoir floor. Issues with ladder identified during cleaning.	\$4000	Completed
Reservoir leaking	It appears that the reservoir is leaking, with water running down the slides.	There is minimal seepage and staining around the reservoir. This is normal for a reservoir of this material and construction type.	N/A	Completed
Reservoir overflow	When the reservoir overflows it drops water to the ground, scouring out land below the reservoir and flowing into the neighbour's property.	Investigation completed. The solution includes a pipe to drop overflow to ground level then onto rock bed, with flow dispersed over land. TasWater will liaise with adjacent property owner and advise outcome.	\$1000	9 January 2015
Network pressure and flow	When the fire service fills tankers for training, the pressure drops across the network, particularly in the Pub.	Due to configuration of the system, it is susceptible to pressure drops. TasWater will manage network pressure issues with Tas Fire Service	\$nil	Ongoing

Issue	Community concern	TasWater response/actions	Cost	Timing
Reservoir ladder	During the reservoir clean an inspection of the internal ladder was completed. Ladder in poor condition.	Issues referred to TasWater engineering team to investigate and advise on options.	\$5000	Complete investigation by 19 December 2014

### Community engagement survey

At the community meeting we obtained clear feedback about our three possible options for a long term solution for Gretna's water supply from those who attended. To ensure we captured all views in a robust way, we committed to undertaking a community survey. The survey results generally reflect the feedback we obtained at the community meeting.

Results are:

- |  |                           |
|--|---------------------------|
| 1. Construct a new water treatment plant at Gretna   | Support was 6.1 out of 7* |
| 2. Build a new pipeline from the Fenton Main         | Support was 5.2 out of 7  |
| 3. Replace the existing service with rainwater tanks | Support was 2.2 out of 7  |
| 4. Rainwater tanks plus irrigation                   | Support was 4.4 out of 7  |

(\*The higher the score out of 7, the stronger the support)

### Next steps

We thank you for your strong interest and patience. I personally valued the opportunity to talk to you at the community meeting and hear directly from customers who are passionate about Gretna and its future.

I have asked Taswater management to finalise a business case for submission to the TasWater Board in the first quarter of 2015, after which we will arrange another community meeting at the earliest opportunity to update you.

I wish you a happy and safe Christmas.

Yours sincerely



**Michael Brewster**  
Chief Executive Officer

CC: Miles Hampton, Chairman  
Deirdre Flint, Mayor Central Highlands Council

# TasWater

TW File: 14/64479

16 October 2014

B P & K M Barnett  
PO BOX 46  
NEW NORFOLK TAS 7140

Dear Sir / Madam

**Gretna water supply**  
**Property address - RA 9 Glenlea Drive, Gretna**

I am writing to thank you for your attendance at our community meeting on Thursday 9 October 2014 and to advise that TasWater will shortly begin its research into the preferred options.

The community meeting was an opportunity for representatives from the Department of Health and Human Services to discuss water quality issues and for TasWater to share information about the options being considered to lift the Permanent Boil Water Notice that applies to your untreated water supply.

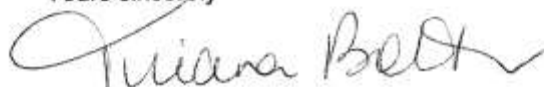
At the meeting we committed to undertake community research to understand the community's preferences and consider this when making our decision.

The phone survey will be conducted by the research firm ORC International. Calls will start in the week beginning Monday 20 October and the survey is expected to take around 10-12 minutes to complete.

For your reference, I have enclosed a copy of the fact sheet that was available at the community meeting. This provides an overview of the options being considered, their benefits and estimated costs.

I encourage you to review the information provided and to participate in our research.

Yours sincerely



**Tiziana Botti**  
Department Manager, Communications, Marketing and Stakeholders

Encl.



B P & K M Barnett  
PO Box 46  
NEW NORFOLK TAS 7140



22 December 2014

Dear Sir/Madam

### **PERMANENT BOIL WATER ADVISORY FOR GREтна**

TasWater advises that consumers in Gretna should boil drinking water until further notice. A map of the affected area is attached.

This advice has been issued as the current water supply has no treatment to control microbial contamination.

Customers should bring water to a boil by heating the water until a continuous and rapid stream of air-bubbles is produced from the bottom of a pan or kettle. Kettles with automatic cut-off switches are suitable and variable temperature kettles should be set to boil. After heating, water must be allowed to cool before using it, and be stored in a clean, closed container for later use. Care should be taken to avoid scalding injuries.

Customers should boil all water used for:

- drinking
- brushing teeth
- washing and preparing food or beverages
- preparing baby formula
- making ice.

Unboiled water may be used for:

- showering and bathing (avoid swallowing water). As a precaution babies and toddlers should be sponge bathed to prevent them swallowing water

Tasmanian Water & Sewerage Corporation Pty Ltd  
GPO Box 1393 Hobart Tas 7001  
Email: [enquiries@taswater.com.au](mailto:enquiries@taswater.com.au)  
Tel: 13 6992

TW file number:

ABN: 47 162 220 653



- washing dishes by hand or in a dishwasher, providing dishes are air-dried before being used after washing
- washing clothes.

The Department of Health and Human Services advises that consumption of unboiled water could lead to nausea, vomiting, diarrhoea, abdominal cramps and a general feeling of being unwell. If you are concerned that you may have been affected by contaminated water please contact your GP and advise them about this notice.

TasWater is working closely with the Department of Health and Human Services to identify conditions that will enable the boil water advice to be lifted. TasWater is committed to identifying an alternate water supply option for Gretna and will continue to provide updates to residents. The advisory will be in effect until TasWater and the Department of Health and Human Services are confident that there is no longer a public health concern.

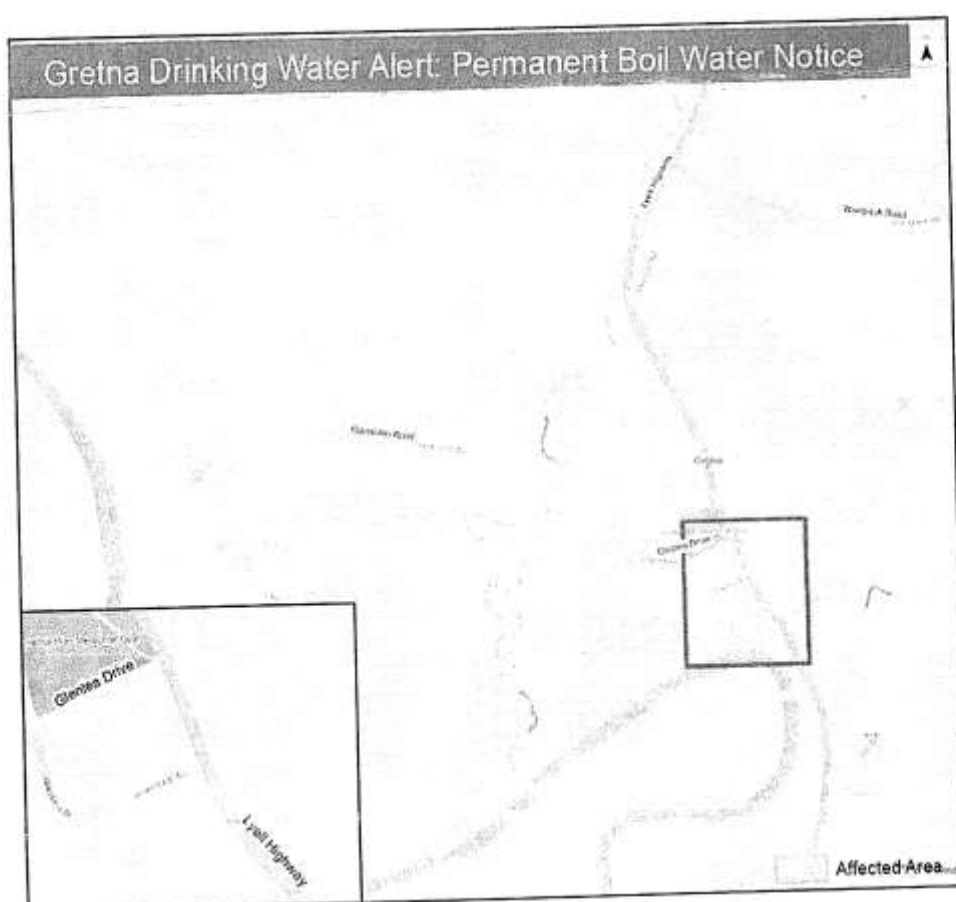
Please share this advice with neighbours and friends in the affected area. Landlords must provide this information to their tenants or real estate agents.

If you have any health concerns please contact the Department of Health and Human Services on 1800 671 738. Quarterly updates will be provided, in the meantime for more information go to [www.taswater.com.au](http://www.taswater.com.au) or call 13 6992.

Yours Sincerely

A handwritten signature in black ink, appearing to read "J Shepherd".

**Jayne Shepherd**  
Department Manager Customer Services



## 16.10 RATING OF COMMERCIAL PREMISES ON CROWN LEASES

The Government is encouraging development in National Parks. Currently, Council cannot rate any part of Crown land that is a national park, including any part of land that may be leased for commercial purposes, so far as general rates, separate rates, averaged area rates, and construction rates and charges are concerned. The land is exempt from these rates under S88 or S97 of the Local Government Act 1993.

**This item is included for discussion.**

---

## 16.11 DONATION RATHO GOLF DAY

A request for donation of \$3000 was received from Mr Greg Ramsay for a PGA golf day visit.

It was resolved at the December, 2014 meeting that Council write to Mr Ramsay seeking more information on what the \$3000 would be used for and invite Mr Ramsay to the January Council Meeting.

**A copy of Mr Ramsay's request submitted to the December meeting is below:**

Mr Ramsay will be attending at 11.30 to provide additional information.

*Dear Central Highlands Councillors,*

*Firstly I would like to commend Council's on its initiative and leadership in launching the BushFest. What a tremendous first year for this fledgling event, that shows so much promise for growth.*

*We have been invited by the PGA of Australia to once again host a ProAm as part of the National PGA Circuit. Their Melbourne office have just confirmed that as we have onsite accommodation, that after 10days of events starting in the NorthWest an working itself from North to South, they'd like us to host the concluding event on Saturday January 31st.*

*This is quite an honour as there will be around 35 PGA Professionals and their travelling companions, from interstate/overseas, as well as Tasmania's 15 or so golf professionals.*

*We are able to make it a preCondition that participants attend the Welcome Dinner (night before) or the Awards Dinner (after the dinner). This will almost certainly ensure that they stay in/around Bothwell on 1 of the nights, and delivering 2nights of 'full houses' to all of Bothwell's accommodation. As last year, the Rural Alive & Well program will be our sponsored charity which for which we'll be raising funds and awareness.*

*More importantly, is the 'word of mouth'. This event will ensure that all the PGA Professionals can go back to their thousands of members/customers/industry colleagues and report that Bothwell is now a fully-fledged tourism destination, and with both the Golf Museum and onsite accommodation at Ratho Farm, that golfers and visitors should allocate a few days to explore the area.*

*I would like to request that as it has kindly done previously, that Council considers a small contribution to the running costs of this event. You have kindly previously donated \$2000. In light of increased costs this year and our more concerted push to have events over the course of the 3days, at the Golf Museum, Nant Distillery, and ensure we coordinate overnight bookings throughout all of Bothwell's various accommodation providers, I hope you might be able to afford a \$3000 contribution.*

*It would also be terrific if the Mayor or another Council spokesperson was able to say a few words of welcome at the Welcome Dinner (night of January 30th) and the Awards Presentation (January 31st).*

Mr Ramsay provided the following additional information on 13 January, 2015:

The costs associated with the ProAm are:

\$6600 Purse that the Professionals play for



\$4400 ProAm management fee to Christian Rainey golf Professional & Events  
\$6000 Extra course setup costs  
\$1980 Food costs to feed the field of 150 Amateurs and Professionals  
\$660 Amateur prizes  
\$550 Marketing and pre-event media & post event public relations  
**TOTAL \$20,190 including GST**

Your contribution, will largely go towards Event Management and the Marketing & Media, to ensure that the profile of the Central Highlands as a destination is lifted and that the area gets as many 'spin off' benefits around the region from the 'word of mouth' that the 40 or so visiting Australia-wide golf professionals, will be spreading throughout the golf and broader community.

We hope to cover the rest of costs from Sponsors and Entries, and see a National ProAm as a key plank of our marketing endeavours to establish Ratho Farm and the Central Highlands as a visitor destination.

**For Decision**

---

## **16.12 COMMUNITY GRANT APPLICATION**

The Ellendale Hall Committee is holding the Central Highlands Buskers Bash on 15 March 2015. This inaugural event will promote both Ellendale and the Central Highlands. The community is fully supportive of this event and are participating through sponsorship, volunteering, organising and marketing the event. All funds raised through this event will be directly reinvested into the community hall.

The Committee is seeking a grant of \$1,500

**For Decision**



## CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form.

### 1. APPLICATION & ORGANISATION DETAILS

Name of Project: CENTRAL HIGHLANDS BUSKERS BASH

Amount of Grant Requested: \$1500

Estimated Total Project Cost: Gross \$3611.

Applicant Organisation: ELLENDALE HALL COMMITTEE INC

Contact Person's Name: JAN ROBERTS

#### Contact Details

Address: 939 ELLENDALE RD, ELLENDALE 7140

Phone: (Business hours)

Mobile: 0407 425794

Fax:

Email: Jan@thd.net.au

Signature 

Name

Position in Organisation TREASURER

Date 5.1.15

What is the overall aim/purpose of the applying organisation?

What is the membership of the organisation?

President EVAN EVANS

Secretary ANNE DONAGHY

Treasurer JAN ROBERTS

Public Officer/s SHANNON RANLEY

**2. ELIGIBILITY** (see Community Grant Program Guidelines)

Is the organisation:

- ☒ Representative of the interests of the Central Highlands Community  
☒ Incorporated  
☒ Not for Profit  
☐ Unincorporated  
☒ A Hall Committee

OR

- ☐ An individual community member

Have you previously received funding from the Central Highlands Council? (Please attached additional pages if required)

If yes;

Name of Project: COMMUNITY NOTICE BOARD

Date Grant received: DEC 2012

Amount of Grant: £500

**3. PROJECT DETAILS**

Project Start Date: 15.3.2015

Project Completion Date: 15.3.15

Project Objectives:

See ATTACHED

**4. COMMUNITY SUPPORT**

What level of community support is there for this project?

See ATTACHED

**Does the project involve the community in the delivery of the project?**

**How will the project benefit the community or provide a community resource?**

#### **5. COUNCIL SUPPORT**

SEE ATTACHED

**Are you requesting other Council support? E.g. parks, halls, telephones, fax, photocopying, computers, office accommodation, cleaning facilities, street closure.**

**If yes, please give details.**

**Are you requesting participation by Councillors or Council Staff?**

**If yes, please give details.**

**If your application is successful, how do you plan to acknowledge Council's contribution?**

#### **6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT**

**Do you anticipate the organisation will apply for funding in future years?**

SEE ATTACHED

How will you monitor/evaluate the success of this project?

## 7. PROJECT BUDGET

Note: Amount from Council must not exceed half the project cost

Please provide a breakdown of the project expenditure and income:

Expenditure	Amount \$	Income	Amount \$
<b>Capital</b>		<b>Guarantee</b>	
Refurbishment		Government Grants	
Equipment	646	Trust/Foundations	
Premises		Donations from Business	<del>2000</del>
Vehicles		Special Funding	
Other:		Gifts in Kind	300
Other:		Other:	
<b>Subtotal</b>	646	Other	
		<b>Subtotal</b>	300
<b>Revenue</b>		<b>Anticipated</b>	
Salaries (including super)		Government Grants	500
Short-term contract fees		Central Highlands Grant	1500
Running costs	2515	Trust/Foundations	
Production of information PR materials	350	Donations from Businesses	2000
Training staff/volunteers		Special Fundraising	
Travel		Gifts in kind (details)	500
Rent		Cash Reserves	
Reference materials		Other:	
Other:	100		
<b>Subtotal</b>	2965	<b>Subtotal</b>	4500
<b>TOTAL</b>	3611	<b>TOTAL</b>	4800

**Project Objectives:**

To bring together the community through a special event, giving the people the chance to show off their town, produce, crafts and arts. The off spin, through visitor numbers should see a long term increase in tourism and income for the town. As a long term project the major benefits will be seen over a number of years as well as a immediate impact as we see this event growing from strength to strength each year.

**Community Support:**

Every business along with the wider community members see this as a real "must do thing" for Ellendale and our area of the Central Highlands. The community also support the project in many ways such as sponsorship, volunteering, organising and marketing.

**Does the project involve the community in the delivery of the project:**

YES, we will have or 30-40 volunteers leading up to and during the event, this from a community of less than 450 people is quite remarkable.

How will the project benefit the community or provide a community resource:

All funds raised through this event will be direct reinvested into OUR community hall, also the direct injection of cash ( dollar value spend) on the days leading up to and during the event will be very welcomed by local and area business's.

**Council support****are you requesting other council support:**

yes, we are requesting assistance traffic control equipment.

**are you requesting participation by Councillors or council staff:**

No to council staff, we should have enough local volunteers, but to Councillors YES very much so, we would welcome EVERY councillor from the Central Highlands to be a part of the event.

if your application is successful, how do you plan to acknowledge Council's contribution:

We already are promoting the event as The Central Highlands Buskers Bash, and have included the "Highlands Tasmania" logo on the 100's of posters being distributed around the State. The PR program undertaken via social media, acknowledges the council support already, as we are holding this event for the whole of the Central Highlands, not just Ellendale. We intend to secure maximum exposure through radio via commercial stations and the Local ABC, again acknowledging the CHC as a supporter.

**Future Applications:**

We truly believe that this event will become a self funding project over years to come, the grant application this year is purely to help kick start the event, and is very much appreciated by everyone in the community involved

**How will you monitor / evaluate the success of the project:**

During the event, attendance numbers will be carefully monitored, through the Buskers Voting system, feed back forms will be sent out to each stall holder and registered performer, along with feedback response via social media. hopefully providing a detailed working plan on which to build for next year.

**16.13 DRAFT REPORT AND DRAFT PRICE DETERMINATION – WATER AND SEWERAGE (TWO SEPARATE ATTACHMENTS)**

The Tasmanian Economic Regulator has released the 2015-2018 water and sewerage price determination investigation Draft Report and Draft Price Determination. Once finalised the Price Determination will apply to TasWater for the regulatory period that commences on 1 July 2015 and ends on 30 June 2018.

Submissions will be received by the Office of the Tasmanian Regulator by no later than close of business on 27 February, 2015.

**For Discussion****16.14 ELLENDALE HALL COMMITTEE**

The Ellendale Hall Committee would like to replace the window coverings at the Ellendale Hall. They are asking Council to verify who is responsible for the replacement, and are asking:

- whether Council would be prepared to cover the costs of blinds and curtains;
- should the Committee cover the costs; or
- could the Committee and Council share costs

**For Decision**



Received	13/1/15
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:	

Email: annie4930@me.com

Address: C/O Anne Donaghy  
Ellendale P.O.  
7140  
Ph. 0362881100

6 January 2015  
General Manager

Central Highlands Council

Dear Ms.Eyles,

I have been asked to write to council on behalf of the Ellendale Hall Committee Inc.

The question of replacement window coverings for Ellendale hall has been raised by the committee.

Could you please verify for us, who is responsible for the replacement of covers for the windows?

Would Council be willing to cover the cost of blinds and curtains?

Should the committee look towards covering the cost themselves?

Could we perhaps , share in the cost of the covers?

Looking forward to hearing from you.

Sincerely yours,

Anne Donaghy

Secretary

Ellendale Hall Committee



## 16.15 LOCAL GOVERNMENT REGIONAL BREAKFAST SERIES

The Local Government Association of Tasmania is holding a Breakfast Series in Hobart on 18 February, 2015 at the RACV/RAC T Apartment Hotel from 7.15am concluding at 9.00am.

The Minister for Planning and Local Government, Peter Gutwein MP, will be in attendance and will share his views on the challenges and future of Local Government in Tasmania against a backdrop of major planning reform, the conversations on voluntary amalgamations and fiscal challenges facing the State Government.

Registration cost is \$55.00 and registrations close on 6 February, 2015.

### For Information

**Local Government  
Regional Breakfast Series**

☐ Please send a copy of this form via post to Local Government Association of Tasmania,  
GPO Box 1527, Hobart 7001, or email [info@lga.tas.gov.au](mailto:info@lga.tas.gov.au) by Friday 6 February 2015.




Title	Name
Council	Phone
Email	Mobile
Special Requirements	

Please indicate which session you will be attending

☐ Hobart: RACV/RAC T Apartment Hotel, 18 February 2015  
☐ Ulverstone: Beachway Motel, 26 February, 2015  
☐ Launceston: Best Western Plus, 27 February, 2015

**COST \$55 (inc GST)**

Payment by EFTPOS*	* Amex and Diners Club Not Accepted
Date	Amount
Payment For (Registrant's name)	
Name on Card	Card Type
Cardholders Phone Number	
Card No.	Expiry Date /
Authorised Signature	

## Local Government Regional Breakfast Series

The Local Government Association of Tasmania is pleased to present its inaugural series of regional breakfasts. Intended to provide elected members and officers of councils with the opportunity to interact in an informal but comfortable setting, it is hoped that these sessions will complement the professional development opportunities being developed and offered by the Association.

Appropriately, we have attracted the Minister for Planning and Local Government to kick off our sessions and are fortunate enough to have gained the support of three valued sponsors and supporters of Local Government in Tasmania, namely Dial Before You Dig, the Commonwealth Bank and Stornoway. We are very pleased to have these partners on board and look forward to extending and growing our relationships with them.

To the breakfasts themselves, the Minister for Planning and Local Government, Peter Gutwein MP, will share his views on the challenges and future of Local Government in Tasmania against a backdrop of major planning reform, the commencement of conversations on voluntary amalgamations and fiscal challenges facing the State Government.

The breakfasts will be a great way to start the year and members of the Local Government sector are encouraged to sign up quickly to avoid disappointment

### All Sessions will be -

7.15am for 7.30am start

9.00am Conclusion

#### Hobart :

Wednesday, 18 February 2015  
RACV/RACV Hobart Apartment Hotel  
154-156 Collins Street

**Commonwealth Bank**



#### Ulverstone:

Thursday 26 February 2015  
Beachway Motel & Restaurant  
1-5 Heathcote Street



#### Launceston:

Friday, 27 February 2015  
Best Western Launceston  
3 Earl Street



The Essential First Step

#### Cancellation Policy

If you register and are unable to attend a substitute participant will be welcome at no extra charge. If a substitute cannot be made, cancellations must be received by not later than 11 February, 2015. We regret that if such notice is not possible there will be no refunds for cancellations received after this date.

## 17.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

**THAT** Council consider the matters on the Supplementary Agenda.

**Carried**

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## 18.0 CLOSURE

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