



Central Highlands Council

AGENDA – ORDINARY MEETING – 17TH JUNE 2014

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 17th June 2014, commencing at 9am and be closed to the public until 11.00am.

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

Lyn Eyles
General Manager

1.0 OPENING

2.0 PRESENT

3.0 APOLOGIES

4.0 PECUNIARY INTEREST DECLARATIONS

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

5.0 COMMITTEE

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

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

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

5.1 MOTION INTO 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

5.2 MATTERS DISCUSSED IN CLOSED MEETING

5.3 MOTION OUT OF CLOSED MEETING

Moved **Clr**

Seconded **Clr**

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

Carried

OPEN MEETING TO PUBLIC

The Meeting will be opened to the public at 11.00am

6.0 IN ATTENDANCE

Bothwell District School Students will be in attendance at 10.30am

6.1 PUBLIC QUESTION TIME

7.0 MAYORAL COMMITMENTS

20 th May 2014	Council Meeting – Hamilton
21 st May 2014	Budget Meeting – Hamilton
23 rd May 2014	Bothwell “Walk to School”
30 th May 2014	Glenora District High School – Shave a Head Cancer Fundraiser
2 nd June 2014	Funeral – Paul Horne
3 rd June 2014	ILU Committee Meeting Bothwell Day
4 th June 2014	Budget Workshop
5 th June 2014	Art Exhibition – Glover Prize Winner, Lake St Clair
7 th June 2014	Interlaken Shack Owners
10 th June 2014	Meeting with TAHPAC – Ms Anna Spinze
12 th June 2014	Governance & Audit Committee STCA
13 th June 2014	Ouse District School

7.1 COUNCILLORS COMMITMENTS

Clr A J Downie

21 st May 2014	Budget workshop Parliamentary office opening - New Norfolk
2 nd June 2014	Paul Horne funeral
3 rd June 2014	Enterprise Bargaining Meeting - Hamilton
4 th June 2014	Budget workshop
10 th June 2014	Planning Committee Meeting
16 th June 2014	Enterprise bargaining meeting Forestry plans - Boyer

Clr I V McMichael

20 th May 2014	Council Meeting
21 st May 2014	Budget Workshop Hamilton
3 rd June 2014	ILU Committee Meeting Hamilton
3 rd June 2014	EBA Sub Committee Meeting Hamilton
4 th June 2014	Budget Workshop Hamilton
10 th June 2014	Planning Meeting Bothwell
16 th June 2014	EBA Sub Committee Meeting Hamilton
16 th June 2014	Forestry Meeting Boyer

Clr L M Triffitt

18 th May 2014	Liawenee Fishing Weekend
20 th May 2014	Council Meeting – Hamilton
21 st May 2014	1 st Budget Meeting – Hamilton
4 th June 2014	2 nd Budget Meeting - Hamilton

7.2 GENERAL MANAGER COMMITMENTS

20 th May 2014	Council Meeting
21 st May 2014	Budget Workshop
27 th May 2014	Enterprise Agreement Representatives Meeting
2 nd June 2014	Meeting re proposal dog trials for Bushfest
3 rd June 2014	Independent Living Units Committee Meeting
3 rd June 2014	Enterprise Agreement Sub-committee meeting
4 th June 2014	Budget Workshop
5 th June 2014	Highlands Tasmania Tourism Committee Meeting
10 th June 2014	Planning Committee Meeting
11 th June 2014	Enterprise Agreement Representatives Meeting
16 th June 2014	Enterprise Agreement Sub-committee meeting

8.0 NOTIFICATION OF COUNCIL WORKSHOPS

21 May 2014	Budget Workshop
4 June 2014	Budget Workshop

9.0 FUTURE WORKSHOPS

10.0 MAYORAL ANNOUNCEMENTS

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 20th May 2014** be received.

Carried

10.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 20th May 2014** be confirmed.

Carried

10.3 RECEIVAL DRAFT MINUTES PLANNING COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of **Planning Committee Meeting** of **Council** held on **Tuesday 10th June 2014** be received.

Carried

10.4 RECEIVAL DRAFT MINUTES AUDIT COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of **Audit Committee Meeting** of **Council** held on **Thursday 8th May 2014** be received.

Carried

10.5 RECEIVAL DRAFT MINUTES ILU COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of **ILU Committee Meeting** of **Council** held on **Tuesday 3rd June 2014** be received.

Carried

11.0 BUSINESS ARISING

12.0 NRM REPORT

Moved **Clr**

Seconded **Clr**

THAT the **NRM Report** be received.

Carried



Derwent Catchment Natural Resource Management Committee Inc.

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

Report Central Highlands Council 15 May to 1st June 2014

Lifting the profile of DCNRMC

I have placed an article in the Highland Digest explaining DCNRMC and that the Catchment Facilitator position has been filled. I have also agreed to place a monthly story in the Highland Digest to let the community know what action is being taken by the committee. We are also working on developing a website and promoting the activities that are being undertaken by DCNRMC. We hope to raise the profile and attract more members to support the activities of the group.

Hamilton Quarry

John Blythe has been continuing to work on the rehabilitation program at the Hamilton Quarry. He has been weeding and protecting the existing plants with tree guards, as some of them were being affected by browsing. John is planning to increase the area under trees in the coming months and has been preparing the site, setting out the planting area and spraying to give the tree's planted an opportunity to establish. The next round of planting will see an additional 300 trees/shrubs in the ground. John has also been taking note of the species which have been the most successful to date and will be preferentially selecting these to improve overall success rates. I have included an aerial image and an indication of the areas currently planted and the next proposed area that John is preparing.



Weeds

Kathy Van Dullerman and I are working on developing the weed management report and hope to meet with Jason in the next couple of weeks to progress council programs, you will hear more on this in the next monthly report.

Kathy and I also went to Butler's Gorge with NRM South staff to record and monitor the weed control works that had been undertaken at the Gorge on Orange Hawkweed. Given that this species is a high priority and still within the possibility of eradication from the region I have opted into the Orange Hawkweed Management Group. This will ensure we stay up to

date on progress with this weed and are appropriately co-ordinating and collaborating with other land managers and agencies.

Bushfire Recovery Projects

I have been re-establishing contact with the farmers who received funding as part of the Bushfire Recovery Program. I have been mapping and recording the work that has been undertaken. So far I have visited 7 properties and still have 3 to follow up on. I have also been discussing with them the next round of funding which has recently come through. This has been useful for me to meet some of the local farming community and to let people know that a fresh approach is being taken by DCNRM. People have been encouraging and receptive of seeing action in the NRM space.

I have also been progressing planning for a Bushfire Preparedness Workshop that will cover personal safety as well as planned burning to reduce risk.

Derwent Catchment Water Quality Review

The Derwent Estuary Program has recently taken on a new project officer Christine Ball. Her role is to contribute to a Review of the Derwent Catchment from a water quality management perspective. I will be coordinating with Christine to ensure that our existing information is incorporated into the review and she is keen to provide us with information about water quality in the Upper Derwent. I attended the steering group meeting for the review and will be providing input as and when appropriate.

Farmer Discussion Group

Macquarie Franklin have continued to facilitate the Farmer Discussion Group.

The 5 workshop topics to be held in April- August are:

- Animal nutrition (held Monday the 13th April 2014)
- Pasture management (**held 28th May 2014**)
- Soil management (proposed date 24th June)
- Rotation economics
- Rotation management

Dr Josie Kelman, Catchment Facilitator, Derwent Catchment NRM Committee

13.0 FINANCE REPORT

Moved **Clr**

Seconded **Clr**

THAT the Finance Report be received.

Carried

13.1 ADOPTION OF 2014/2015 BUDGET ESTIMATES – SEPARATE ATTACHMENT

The 2014 /2015 Budget Estimates are provided.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council adopt the 2014 / 2015 budget estimates as presented.

Carried

13.2 COUNCIL RATES RESOLUTION 2014 / 2015

The following rates resolution has been prepared following Council's budget workshops.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council adopt the following Rates Resolution:

Carried

**Rates Resolution
CENTRAL HIGHLANDS COUNCIL
NOTICE OF 2014/2015 RATES & CHARGES**

Under the Local Government Act 1993 and the Fire Service Act 1979, the Central Highlands Council has made the following rates and charges upon rateable land within the municipal area of Central Highlands ("the municipal area"):-

General Rate

1. A General Rate pursuant to Section 90 and Section 91 of the Local Government Act 1993 consisting of:
 - (a) **2.936180** cents in the dollar on the assessed annual value for all separately valued parcels of rateable land within the Central Highlands Council area; and
 - (b) a fixed charge of **\$329.65** which applies to all rateable land.

Waste Management Charge

- 2 A Service Charge pursuant to Section 94 and 107 of the Local Government Act 1993 consisting of:
 - (a) for the municipal area, a Waste Management Charge of \$222.00 for all rateable land.
 - (b) the Council by absolute majority declares that the Waste Management Charge is varied within different parts of the municipal area as follows:
 - i. land to which Council provides a garbage and recycling collection service, and which is used for commercial purposes is charged **\$418.00** per tenement.
 - ii. all land outside the Council's garbage and recycling collection service area which comprises a separately valued parcel of rateable land within the municipal area is charged:

Type	Charge Factor	
	\$	
a. Commercial properties	\$398.00	Use of land
b. Land used for residential purposes, industrial purposes, public purposes, primary production, sporting or recreational facilities, or quarrying or mining.	\$135.00	Use of land
c. Non-use of land	\$70.00	Non-Use of land

Fire Service Contribution:-

- 3 For the Council's contribution to the State Fire Commission
 - (a) for land within the Bothwell Volunteer Brigade Rating District an amount of **0.402183** cents in the dollar on the assessed annual value of all separately valued parcels of rateable land subject to a minimum \$37.00;
 - (b) for all other land in the municipal area an amount of **0.309688** cents in the dollar on the assessed annual value of all separately valued parcels of the land subject to a minimum \$37.00.

Instalments

- 4 Rates are payable by four instalments due on the following dates:

Instalment No. 1	29 August 2014
Instalment No. 2	28 November 2014
Instalment No 3	27 February 2015
Instalment No 4	30 April 2015

Penalty

- 5 A penalty of 10% applies to each instalment not paid by the due instalment date.

Adjusted Values

- 6 For the purposes of this resolution, any reference to the assessed annual value includes a reference to that value as adjusted pursuant to Section 89 and Section 89A of the Local Government Act 1993 as amended.

These rates are for the year commencing 1st July 2014 and ending 30th June 2015 and are payable to the Council at its offices at Alexander Street, Bothwell or Tarleton Street, Hamilton.

13.3 REMISSIONS UNDER DELEGATION

The following remissions were made under delegation by the General Manager:

03-0205-03730 \$12.30	Penalty Rates paid off one property and not individual properties
05-0700-03515 \$15.60	Penalty – Bpay automatic set up did not release funds on set day
01-0856-02048 \$15.90	Penalty – Bpay automatic set up did not release funds on set day
03-0213-00673 \$15.40	Penalty – Bpay automatic set up did not release funds on set day

For Information and Noting

13.4 COUNCIL INSURANCES

Staff, at the request of Council has sought a quote for insurance renewals from our current broker and JLT. Council insurances are due on 30 June, 2014. The quotes are not yet to hand, but a decision will be required before Council's next meeting. As Council's Audit Committee will be meeting on 25 June, 2014, Council could authorise the Audit Committee to select the appropriate quote.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council's Audit Committee be authorised to select the most appropriate quote for Councils insurances for the 12 months from 30 June, 2014.

Carried

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

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

Moved **Clr**

Seconded **Clr**

THAT the Development & Environmental Services Report be received.

Carried

14.1 SA 2014/00008: MICHAEL POTTER PTY LTD: 22 BERRY DRIVE, MIENA: SUBDIVISION – ONE LOT AND BALANCE IN THE HOLIDAY RESIDENTIAL ZONE

Report By:

Contract Planner (D Allingham)

Approved:

Senior Contract Planner (S Wells)

Applicant:

Michael Potter Pty Ltd

Owner

Michael Potter Pty Ltd

Discretions

Use: 'Subdivision'

Proposal:

This report will consider an application made to Council for a subdivision to create 1 additional lot from an existing Holiday Residential Zoned property in Miena.

The subject land (CT16763/129) is a 1,854 m² rectangular shaped lot located on the corner of Berry Drive and also a smaller no through road which is also named Berry Drive. The proposed subdivision would create a 1,000m² lot, with an existing house which will be retained (marked 22A Berry Drive on the attached plan) and a 852 m² vacant lot (marked 22B).

Proposed Lot 22A would have dual frontage to Berry Drive, and utilise the existing access off the no through road. Proposed Lot 22B would have frontage to the no through road and would require a new access.

There is no reticulated sewer to the proposed lots and therefore they will both require on-site wastewater treatment systems. An "On-site Wastewater Assessment" was prepared for the proposal recommending that an AWTS with carefully constructed absorption trenches.

The subject site is located in a bushfire prone area and a "Bushfire Hazard Assessment" was submitted with the application. The proposed Bushfire Hazard Management Area encroaches on the property to the north. It

is proposed to register a Part V agreement on the title to the north as a mechanism to ensure that vegetation management occurs for the purpose of bushfire protection.

The subdivision would be occurring within the Holiday Residential Zone under the *Central Highlands Planning Scheme 1998* (the Scheme), which is a 'Discretionary' use within the zone.

Site Description:

The subject property is a standard size residential allotment in the township of Miena located on the corner of Berry Drive and a no-through road, also identified as Berry Drive.

A dwelling is currently being constructed on proposed lot 22A which was approved by DA2013/55. The site is almost entirely cleared and grassed except for one large canopy tree at the northern end of the property.

The subject site is located within the township of Miena, which is characterised by lots ranging from 1,500m² - 2,000m² consisting mainly of holiday homes and some permanent residential dwellings.

Miena is serviced by gravel seal road with table drains and overhead power. No reticulated water and sewerage is available to the subject site.

The adjoining lot to the north consists of a dwelling and outbuilding. The adjoining lot to the west consists of a dwelling and outbuilding.

The land, and surrounding lots are zoned 'Holiday Residential' under the *Central Highlands Planning Scheme 1998*.

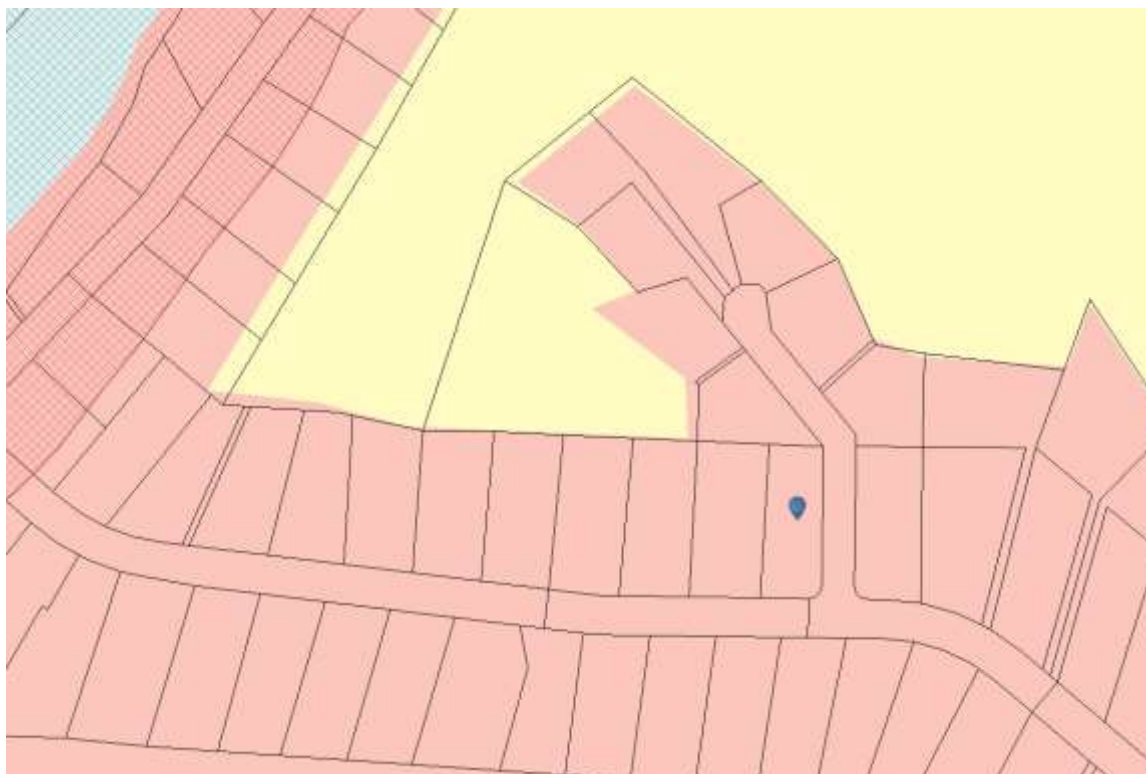


Plate 1: The marked subject site highlighted is located within the Holiday Residential Zone.
(Source: *The List Tas*, 2014)



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

Background

Permit DA2013/55 recently approved a dwelling and demolition of the outbuilding for the site. The proposed dwelling and associated wastewater system will be contained within proposed lot 22A.

Statutory Status:

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

Permissible uses in the Holiday Residential Zone include 'house', 'home industry', 'utility minor' and 'visitor accommodation (1 only)'. These are all potential likely uses that could occur on any of the newly created lots if the subdivision were to proceed.

Advertising:

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act. The application was advertised from the 2 May 2014 through to the 16 May 2014. No representations were received during the public notification period.

Notification

The proposal was not required to be referred to any other agencies or authorities.

Planning Evaluation

General Objectives:

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

- (a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*
- (b) *To provide for the fair, orderly and sustainable use and development of air, land and water;*
- (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 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.*
 - 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 proposal seeks to consolidate an existing parcel of land into 2 lots. The existing parcel of land can be considered a standard size lot within the Miena township. Therefore the proposed lots will create smaller lots that are not necessarily in character with the area.

However, the subject site is largely cleared and it has been demonstrated that both proposed lots are large enough to support on-site wastewater treatment systems with capacity for a three bedroom dwelling. Furthermore, the subject site is a corner site and both lots will have ample frontage and will present well in the streetscape, as opposed to creating, and setting a precedent for, battle-axe blocks in the township. The proposal is therefore consistent with objectives (a) and (b) above.

It is likely that both the proposed lots will be developed by dwellings to be used as holiday homes or visitor accommodation which will encourage economic development in accordance with (d) and (e)ii.

In regards to (e)i., iii., and iv., the subject site has no value as an agricultural unit.

It is considered that the application is consistent with the General Objectives of the Scheme.

Holiday Residential Zone Objectives:

The Objectives of the Holiday Residential Zone are reproduced as follows:

- (a) *To recognise the special requirements of holiday residential development in Alanvale, Allison's Road, Barren Tier, Bradys Lake, Brandum Bay, Bronte Lagoon, Bronte Park, Brownie Bay, Cramps Bay, Doctors Point, Dee Lagoon, Flintstone Drive, Gin Point, Haulage Hill, Headlam Road, Interlaken, Jillet Road, Johnstones Road, Laycock Drive, Little Pine Lagoon, London Lakes, Miena, Morass Bay, Rainbow Road, Reynolds Neck, Shannon, South Breona, Tarraleah, Tods Corner, Tods Corner (Gin Point), Waddamana, Warners Road and Wilburville where the demand is primarily for holiday, recreational or specialist educational activities.*
- (b) *To consolidate housing development for holiday and recreational purposes in appropriate areas.*
- (c) *To facilitate the effective and efficient provision of services by Council and other authorities.*

(d) To ensure that development is consistent with the character, requirements and natural environment of holiday recreation areas.

(e) To control adverse impacts and to restrict interference from incompatible activities.

The two lot subdivision will consolidate an existing lot that can be developed and used for holiday accommodation, which is entirely consistent with objectives (a) and (b) above.

There are no reticulated services in the area and a wastewater report was submitted with the application demonstrating that each lot has on-site wastewater treatment capacity for a three bedroom dwelling.

The lots that will be created by the subdivision will be smaller than the standard 1,500 m² – 2000m² lot within the Miena township and therefore will not be entirely consistent with the subdivision pattern of the area. However, as discussed above, the proposed subdivision does not create a precedent for battle axe blocks and is considered to present well within the streetscape.

On balance the proposal is considered to be consistent with the objectives and development standards of the Holiday Residential Zone.

Development Standards

Part 3, Holiday Residential Zone, Clause 1.6 of the Scheme prescribes the development standards relating to subdivision of land.

There are no subdivision standards in relation to Lot size for the Holiday Residential Zone. It is therefore considered that it must be demonstrated that the proposed lots are large enough to support on-site wastewater disposal and be able to comply with the setback standards of the zone. The proposed lots are consistent with these requirements.

Furthermore, subdivision must not result in a change of use without the approval of Council. No change of use or new development has been applied for as part of this application. Proposed lot 22A will continue to be developed by a dwelling and development of proposed lot 22B will be subject to a separate planning application.

Council are also required to consult with Tasmanian Fire Service (TFS) regarding subdivision and new building on existing lots. TFS have recently devolved their responsibilities to accredited Bushfire Practitioners. A “Bushfire Hazard Assessment” was submitted with the application and it is recommended that a condition be included on any permit granted requiring the subdivision to be developed in accordance with the recommendations of the assessment and a Part V agreement is created as a mechanism to ensure that vegetation management occurs for the purpose of bushfire protection

Schedule 3 – Road Hierarchy, Access and Setback Requirements:

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

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

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

Clause S.3.4 further states that:

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

All access locations to the proposed lots are required to comply with sight distance requirements based on either the design or approach speed (85th percentile) of traffic. This is regardless of whether the applicant intends on using existing access points.

An additional access will need to be constructed for proposed lot 22B and it would appear that the proposed access point is satisfactory in terms of sight distances and the construction standard will need to be in accordance with engineering conditions of any permit granted.

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

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

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

Comments in relation to relevant State Policies are discussed below.

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

These have been addressed previously.

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

The site is largely cleared and void of any significant vegetation. The works directly generated by the proposed subdivision would be limited to the construction of a new access to a Council standard public road. The proposal will have no significant impact on any of the above.

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

The subdivision would have a small social and economic impact upon the locality as it would allow for development of the vacant lots.

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 subdivision is unlikely to have any negative impact upon adjoining land uses due to the size and configuration of the lots.

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

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

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

It is considered that the likely future use of the proposed lots will not result in traffic generation rates that would exceed the capacity of the road system in the locality given the minor increase in lots. Any future development on either of the lots would be dependent upon the suitability and capability of vehicular access, which would be assessed with any subsequent Development Application.

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

No land degradation is expected to result from this subdivision.

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

It is considered that the proposed subdivision will not have any negative impacts on the amenity of the locality.

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

No known historic cultural heritage sites exist on the property.

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

No representations were submitted during the public notification period.

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. A Soil and Water Management Plan will be required for construction of the road and any future development over 250 square metres.

- **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.

Given the subject site is not zoned for agricultural use, nor is it large enough to be used as a viable agricultural unit, the proposal is considered to comply with *State Policy on the Protection of Agricultural Land 2009*.

Technical Matters

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

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

Stormwater: No reticulated stormwater services are available to the land. The title should be endorsed that Council cannot provide a means of drainage to any of the lots on the plan.

Access: The existing access will be utilised and a new access to proposed lot 22B will need to be constructed in accordance with engineering standards to be included as conditions of any permit granted.

No other issues of concern have been raised.

Environmental Implications

The subdivision proposal will have no significant environmental implications.

CONCLUSION

Application has been made for a subdivision to create an additional lot on Holiday Residential zoned land on a corner lot at 22 Berry Drive Miena.

The proposed lots are 1,000m² and 852m² in size, which is generally smaller than the 1,500m²-2,000m² lots which exist in the area. It has been demonstrated that the lots are of adequate size to support an on-site wastewater treatment system for a three bedroom dwelling and both lots are capable of accommodating development and meeting the setback standards of the zone. Given that there is no minimum lot size for the Holiday Residential Zone, the application is recommended for approval subject to conditions.

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 a *Subdivision of one (1) lot and balance in the Holiday Residential Zone* at 22 Berry Drive, Miena, Certificate of Title Volume 16763, Folio 129, subject to the following conditions:

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. Prior to sealing the final plan all use and development occurring on all lots must be in accordance with the *Land Use Planning and Approvals Act 1993* to the satisfaction of Council's General Manager.

Public Open Space

3. As insufficient provision has been made for recreational space, and having formed the opinion that such a provision should be made in respect of the proposal, Council requires that an amount equal to five percent (5%) of the unimproved value of 22 Berry Drive, Miena must be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The subdivider must obtain a valuation for the unimproved value of the subdivision from a registered Valuer.
4. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.

Easements

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

Endorsements

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

Covenants

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

Agreements

9. An agreement pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 must be entered into prior to the sealing of the final plan of survey to require:
- The subdivision must be developed and completed in accordance with the approved *Bushfire Hazard Assessment prepared by "JMG Engineers & Planners" (Project No. J1430018PH)* and must continue to be maintained to the satisfaction of the Council's General Manager.
 - The *On-site Wastewater Assessment - 22 Berry Drive Miena*, prepared by "sfm P/L soil solutions" dated July 2009 be made available to future property owners as an attachment to the Part 5 Agreement.
 - The *Bushfire Hazard Assessment prepared by "JMG Engineers & Planners" (Project No. J1430018PH)* be made available to future property owners as an attachment to the Part 5 Agreement.
10. 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.

Engineering

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

Existing services

12. 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.

Telecommunications and electrical reticulation

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

Roadwork's

14. A new vehicle access must be provided from the road carriageway to service the new lot. The access must be located and constructed in accordance with the IPWE Aust. (Tasmania Division) standard drawings TSD-R03-v1 Rural Roads Typical Property Access and TSD-R04-v1 Rural Roads Typical Driveway Profile and to the satisfaction of Council's General Manager.

Survey pegs

15. Survey pegs are to be stamped with lot numbers and marked for ease of identification.

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water and the Environment or the Commonwealth Minister for a permit.
- C. Appropriate temporary control measures include, but are not limited to, the following (refer to brochure **attached**):
- 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;
- Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
- Rehabilitation of all disturbed areas as soon as possible.

D. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

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

F. The final plan of survey must:

- a. be accompanied by the prescribed fee, including a separate fee for any stage;
- b. be submitted with two (2) copies of all documents;
- c. be submitted only once all works are complete and will only be sealed by the Council if all conditions are satisfied. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Carried



14.2 DA 2011/24 & DA 2013/34 : PLANNING PERMITS

Report By:

Senior Contract Planner (S Wells)

Attachments:

Nil

Background

Two recent planning permits have been issued for land on either side of the Patrick Street / William Street intersection.

DA 2011/24 provides for a partial change of use of the Bothwell Garage at 16 Patrick Street with building alterations. Conditions of the permit require the provision of 8 car parking spaces, 6 of which are to be provided perpendicular to William Street on land which is owned by Council.

DA 2013/34 provides for alteration of the Bothwell Superstore at 18 Patrick Street as well as the placement of a shipping container. Conditions of the permit require the improvement of the existing car parking area to the front of the premise.

Report

The sites are shown in the following aerial image. The green and pink lines show the property boundaries. The green lines are a more accurate depiction of lot boundaries. Nevertheless, the pink lines do seem to closely match actual lot boundaries.

It is clear that the Bothwell Garage extends outside the lot boundaries. It was however likely constructed within what were understood to be the lot boundaries at the time and that in the meantime a more accurate understanding of lot boundaries has become known. As a result the boundaries have shifted relative to the building.

The image also shows that all car parking for the Bothwell Garage occurs on the Patrick Street and William Street road reserves.

For the Bothwell Superstore there is an area of car parking in front of the new shipping container, however, it is clear from the aerial image that the majority of customer car parking occurs in the Patrick Street road reservation.



Figure 1. Aerial image.

It appears that the actual status of land ownership for the Bothwell Garage was not clear at the time the planning permit was assessed. Accordingly, the validity of the permit conditions relating to car parking is not certain.

William Street and Patrick Street have wide road reservations that provide large informal car parking areas for most patrons of these two premises as well as other commercial premises nearby.

There appears to be significant potential to increase the size of informal car parking on both sides of William Street within the road reserve to provide additional and improved car parking areas and also improve the streetscape.

Any formal allocation of car parking spaces, through line marking and wheel stops, would need to be perpendicular to the street. Parallel car parking appears to be less desirable given the relative width of William Street and the absence of any kerb on one side. Perpendicular car parking does raise some traffic safety concerns in this area as vehicles would reverse into the street in close proximity to large and relatively informal intersection. Accordingly, no provision for formalised car parking is provided for. Such concerns do not apply to perpendicular car parking in Patrick Street where a greater separation between car parking and the street exists.

Works could entail:

- (1) extending a seal across the entire western wall of the Bothwell Superstore (approximately 65m² of land);
- (2) extending a seal along the eastern elevation of the Bothwell Garage up to the front of private residence and including areas between the road and the kerb (approximately 280m² of land less 60m² of existing concrete pad).

It is estimated that the placement of a two-coat spray seal over the existing base would cost in the order of \$3,750.00. Additional line marking and wheel stops would add further costs.

The purpose of this report is to consider whether Council should undertake the works to provide for the improvement of car parking and the streetscape generally and specifically as an alternative to requiring compliance with the car parking conditions for both premises.

Alternatives to this expenditure include:

1. Retaining the status quo irrespective of the recent planning permits; and
2. Preparing a broader car parking and streetscape plan for Patrick Street that has regard to car parking for the two sites as well as other businesses. This would have a greater cost than the works identified.

Consultation:

Leigh Wighton (Contract Engineer), Graham Rogers (Manager Development and Environmental Services)

Risk Implications:

The works identified does not pose any significant risk implications.

Financial Implications:

It is estimated that the placement of a two-coat spray seal over the existing base would cost in the order of \$3,750.00. Additional line marking and wheel stops would add further costs.


Options

1. As per the recommendation.
2. Council decides to not undertake work and to not enforce the relevant planning permits.
3. Council decides to not undertake work but consider the issue of on street car parking throughout Patrick Street.

RecommendationMoved **Clr**Seconded **Clr**

1. Council allocates \$3,750.00 in a future budget to the works outlined in this report.
2. Council resolves that it does not seek to enforce Conditions 6, 7, 8, 9 and 10 of DA 2011/24 and conditions 9, 10, 11 and 12 of DA 2013/34 due to an inability to legally enforce these conditions.

Carried



central highlands COUNCIL

PLANNING PERMIT DA 2013/34

In accordance with Division 2 of Part 4 of the *Land Use and Planning Approvals Act 1993*, the Central Highlands Council (Planning Authority) grants a permit –

To: Datten Family Trust & JM Hall
 Of: 18 Patrick Street, Bothwell & 799 Meadsfield Road, Bothwell

For land described as:
 18 Patrick Street, Bothwell

This Permit allows for:
 The land to be used for "Shop" purposes and developed by the erection of signage and a shipping container and associated site works in accordance with the information and particulars set out in the development application and endorsed drawings.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT: -

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*

Shipping Container Conditions

- (3) The shipping container is not permitted to be used for any habitable purposes.
- (4) All existing advertising material located on the container must be removed prior to being located on the site.
- (5) The shipping container must be setback further from the front boundary so that it does not encroach on the parking area when its doors are fully open.
- (6) Before the shipping container is installed a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council's General Manager. The schedule must provide for finished colours that complement the surrounding heritage character. The schedule shall form part of this permit when approved.

- (7) Before the shipping container is installed on the site a landscape plan prepared by a landscape architect or other person approved by Council's General Manager must be submitted to and approved by Council's General Manager. The Landscape Plan must show how the perimeter of the container will be landscaped by trees, shrubs, screens or other means approved by Council's General Manager in order to provide adequate screening from Patrick Street. Plantings must bear a suitable relationship to the proposed height of the building and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics or unsuitable for fire prone areas. Landscaping should be concentrated near the siting of the container. The Landscape Plan will form part of the permit once approved.
- (8) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's General Manager within one (1) month of the shipping container being installed on the site. All landscaping must continue to be maintained to the satisfaction of Council.

Parking & Access

- (9) A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to or in conjunction with lodgement of Building Application. The parking plan is to include:
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions
 and shall form part of the permit when approved.
- (10) All parking and associated access must be constructed in accordance with the approved parking plan.
- (11) The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- (12) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's General Manager.

Services

- (13) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.
- (14) The approved structure(s) must be sited clear of any easement and located at least 1.00 metre measured horizontally from any Council service mains.

Stormwater

- (15) Drainage from the proposed development must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2000*.

- (16) Before any work commences install temporary run-off, erosion and sediment controls (refer to advice below) and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction Amenity

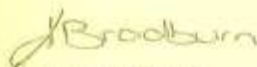
- (17) The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
- | | |
|---|-------------------------|
| • Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| • Saturday | 8:00 a.m. to 6:00 p.m. |
| • Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- (18) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
- (19) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- (20) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (21) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.

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. 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.
- C. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
- D. 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.

Dated: 9 December 2013


Jacqui Tyson
Contract Planner



PLANNING PERMIT DA 2011/24

In accordance with Division 2 of Part 4 of the *Land Use and Planning Approvals Act 1993*, the Central Highlands Council (Planning Authority) grants a permit –

To: Michael Potter
Of: PO Box 320
ROSNY PARK TAS 7018

For Land Described as:

16 Patrick Street, Bothwell, Certificate of Title 127777/1

This Permit Allows for:

The land to be used for shop purposes and developed by alterations to a shop and signage in the Village Zone and associated site works in accordance with the information and particulars set out in the development application and endorsed drawings.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT: -

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this 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*.

Signage

3. The proposal sign is approved. Any additional signage on site will require a separate application submitted to Council for approval.

Amenity

4. All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's General Manager.

Heritage values

5. The existing chimney located at the rear elevation of the building must be retained in its original form.

Parking and Access

6. An amended parking plan showing at least eight (8) parking spaces to be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney must be submitted to the satisfaction of Council's General Manager. The parking plan shall remove the two proposed spaces closest to the Patrick Street frontage and provide perpendicular parking on the William Street frontage.

7. Car parking spaces, other than those designed and marked out for use by the disabled, must be a minimum of 2.60 metres wide and 5.50 metres long, unless otherwise approved by the Council's General Manager.
8. All parking and associated turning, loading and unloading areas and access must be constructed in accordance with the approved Parking Plan prepared by *Howarth Fisher and Associates, Project No. 11J200, Drawing No. P2 and Traffic Report-Bothwell Garage*, dated October 2011 and prepared by Howarth Fisher and Associates.
9. The completed parking and associated turning, loading and unloading areas and access must be to the satisfaction of Council's General Manager and constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
10. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's General Manager.

Stormwater

11. Stormwater from the roof must not discharge directly to the road but must discharge through a storage tank overflow or to another legal point of discharge in accordance with a Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2000*.

Services

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

Water Quality

13. Temporary run-off, erosion and sediment controls must be installed and maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

Construction amenity

14. Any works relating to the development must be carried out between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	9.00am to 6.00pm
Sundays & Public Holidays	10.00am to 6.00pm

The applicant is also advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. Appropriate temporary 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;
 - Rehabilitation of all disturbed areas as soon as possible.
- C. The issue of this permit does not ensure compliance with the provisions of the *Commonwealth Disability Discrimination Act 1992* in relation to access to or use of premises that the public can enter or use. Building access issues may also arise under other *Disability Discrimination Act 1992* provisions relating to employment, access to services and accommodation provisions. The operator may be liable to complaints in relation to any non-compliance with the *Disability Discrimination Act 1992*.

There are currently no standards prescribed for compliance with the *Disability Discrimination Act 1992*, however, Australian Standards associated with the Act, including AS 1428.1-2001 - Design for access and mobility - General requirements for access - New building work and the Building Code of Australia (BCA) may apply to occupants of the building. It is recommended that you obtain further information concerning the *Disability Discrimination Act 1992* from the Office of the Human Rights and Equal Opportunities Commission or the Tasmanian Anti-Discrimination Commission.

- D. 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.

Dated: 16 November 2011



for Amanda Beyer
Contract Planner

14.3 DRAFT CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2014

Background

On 12 July 2013 Council submitted their comments on the Draft Central Highlands Interim Planning Scheme 2014 to the Tasmanian Regional Planning Project. Some of the comments related to local provisions which were addressed by Council's Planning Consultants and the remaining comments related to the regional sections of the scheme (copy attached). The key changes that eventuated were the removal of the Significant Agriculture Zone and the Biodiversity Code from the Draft Scheme.

At a meeting of Council held on 18th February 2014 the following motion was passed:

That Council resolve to:

Endorse the Central Highlands Draft Interim Planning Scheme 2014 and forward it to the Minister for Planning seeking its formal declaration as an interim planning scheme.

Current Situation

Council is in receipt of a letter from the Minister for Planning and Local Government, Peter Gutwein MP, outlining the government's position and the process for declaring the Draft Central Highlands Interim Planning Scheme 2014 (attached).

Once the Scheme has been declared the Tasmanian Planning Commission will then undertake the formal advertising and public hearing process required to convert the Interim Planning scheme into a regular Scheme.

For Discussion

COMMENTS ON DRAFT CENTRAL HIGHLANDS PLANNING SCHEME

STATE CONTENT

6.0 Limited Exemptions

6.3.1 (g)

The distance specified should be consistent with what is used under the Forest Practise Code, which is 10m for a drainage line.

6.3.2 (f) & (j)

The distances specified for clearance from fence lines, power lines etc is unreasonable. These distances are specified throughout the whole document and Council believes they need to be increased. Council believes the width for a boundary fence should be increased to 10m as the current stipulation is not sufficient to maintain the fence line and boundary fence lines are also used for fire access and would not be wide enough for fire fighting vehicles. The distances currently used by Aurora and Transend should be implemented for power lines.

6.4 Fences

Suggest that this section be re-worded to make it clear what is exempt and what is not. Council found it confusing.

6.5 Buildings and Works in the Rural Resource Zone or Significant Agricultural Zone

The size of outbuildings listed in 6.5.2 and 6.6.2 is contradictive. It is suggested that 6.6.2 only be applicable in the Rural Living Zone.

REGIONAL CONTENT

12.0 Low Density Residential Zone

12.4.1 Building Height

P1(d) to be removed. Council does not believe it is necessary to have a maximum building height.

12.5.1 Lot Design

Suggest that the separation distances only apply from land zoned Significant Agricultural and not from land zoned Rural Resource. The current restrictions may mean that some land in the shack areas will not be able to achieve the setback from the Rural Resource zone and as such a habitable building would be prohibited.

13.0 Rural Living Zone**13.4.3 Design**

P3(d) to be removed. Council does not believe it is necessary to have a maximum building height.

20.0 Local Business Zone

20.1.1.6 – Suggest that this be reworded. Also concerned that “minor activity centre” is not defined.

26.0 Rural Resource Zone**26.3.2 Visitor Accommodation**

Council has some concerns with clause (e) under P1. Any Visitor Accommodation should be encouraged within existing cluster or close to existing infrastructure rather than on the property's poorer quality agricultural land which may be a considerable distance away from any infrastructure.

26.5.2 Reorganisation of Boundaries

Council does not believe that a whole farm management plan or business plan as specified in P1(c)(i) & (ii) should be required and this wording should be removed and replaced with something like “demonstrated to Council's satisfaction”.

P1(f)(iii) – Suggest that this be reworded so that Council will not be required to provide public infrastructure or services.

27.0 Significant Agricultural Zone

Council has a major concern that no further subdivision is allowed in this zone. As there are no Class 1, 2 or 3 land in the Central Highlands it is recommended that this zone be removed and all land proposed for this zoning revert to the Rural Resource Zone.

CODES**E10.0 Biodiversity Code**

Remove. Not required in Central Highlands Planning Scheme. Council believes that the Central Highlands area already contains sufficient restrictions in the form of World Heritage , Conservation Areas, covenanted land and reserves and therefore does not require any further restrictions.

E11.0 Waterway and Coastal Protection Code

E11.4(i) – 2m is not wide enough.

E12.0 Geodiversity Code

Suggest that this Code be removed from the Central Highlands Planning Scheme.

Changes to be made to all Zones & Codes

Council has major concerns with the wording "native vegetation". The word "threatened" to be added in front of the words "native vegetation" throughout. Council believes that the Central Highlands area already contains sufficient restrictions in the form of World Heritage , Conservation Areas, covenanted land and reserves and therefore does not require any further restrictions on native vegetation.

The distances specified for clearance from fence lines, power lines etc is unreasonable. These distances are specified throughout the whole document and Council believes they need to be increased. Council believes the width for a boundary fence should be increased to 10m as the current stipulation is not sufficient to maintain the fence line and boundary fence lines are also used for fire access and would not be wide enough for fire fighting vehicles. The distances currently used by Aurora and Transend should be implemented for power lines.

Treasurer

Minister for Planning and Local Government

Level 9, 15 Murray Street, Hobart TAS 7000
Ph +61 3 6165 7679

FOL/13/14296

Received	10.6.14
Mail <input 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:	5 JUN 2014



Councillor Deirdre Flint
Mayor
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Dear Mayor

Draft Central Highlands Interim Planning Scheme 2014

I refer to your Council's draft interim planning scheme above, submitted for my declaration in accordance with section 30D of the *Land Use Planning and Approvals Act 1993*.

As you are aware, the Government is committed to make Tasmania attractive for investment by implementing a single statewide planning scheme and other regulatory reforms to make Tasmania's planning system simpler, fairer and faster.

As planning is a responsibility shared by State and Local Government, I look forward to working with you and your Council to implement the Government's mandate for reform and rebuilding business confidence and investment in our local and regional economies.

In setting this policy direction, the Government has made clear that the single planning scheme will build on the substantial investment made by councils, including the Central Highlands Council, in preparing interim planning schemes to replace existing planning schemes.

The Government has moved quickly to establish the Planning Reform Taskforce, comprising local government, industry stakeholders and planning professionals, and provide me with advice on the implementation of a single planning scheme and other planning reforms.

The Taskforce held its first meeting on 28 May 2014 and has advised that declared interim planning schemes will provide a consistent platform from which to efficiently transition to a single planning scheme. Consequently, the Taskforce has advised that all remaining draft interim planning schemes should be declared.

The Taskforce has also advised that urgent legislative amendments should be prepared to expedite the declaration of remaining draft interim schemes and to simplify planning scheme amendment and dispensation processes. Simplified processes for amending planning schemes will aim to provide a more direct, efficient and timely manner to address zoning, use and development issues that might arise as a consequence of interim schemes and potentially a single planning scheme.

2

I have accepted this advice and asked the Tasmanian Planning Commission to work closely with councils to provide me with advice on their draft interim schemes, so I can be satisfied they are in a form suitable for declaration as soon as possible after the legislative amendments are passed later this year.

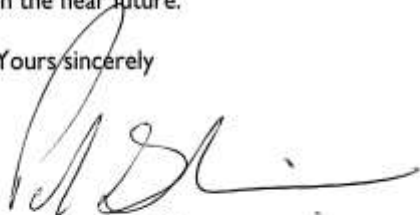
During this period, the Taskforce will also be conducting consultations and preparing its advice on the most efficient means to transition to a single planning scheme.

I therefore seek your Council's assistance and cooperation during this transition period by working with the Commission and the Taskforce and by maintaining efficient processing of applications for planning permits or development-related scheme amendments.

As you understand, the performance of the planning approval process is central to improving business confidence and driving new investment and sustainable development.

I therefore appreciate your Council's ongoing commitment to planning reform and look forward to confirming the next steps in the reform program when I receive further advice from the Taskforce in the near future.

Yours sincerely



Peter Gutwein MP

Minister for Planning and Local Government

Cc Mrs Lyn Eyles, General Manager

14.4 MINIMUM LOT SIZE IN HOLIDAY RESIDENTIAL ZONE

Background

Under the Central Highlands Planning Scheme 1998 there is currently no minimum lot size for subdivisions in the Holiday Residential Zone. Below is the relevant section taken from the Scheme relating to subdivisions:

Development is prohibited if the land is not suitable by reason of access, the need for excessive tree clearing, fire safety or other relevant circumstances. For these reasons, minimum lot areas and their configuration cannot be identified without consultation with, and assessment by, Council in each case.

Development is prohibited unless treatment and disposal of sewage and sullage can be provided to Council's satisfaction.

For Discussion

14.5 STATUS REPORT

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

14.6 DES BRIEFING REPORT

1. 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
2014/29	RG Paice	345 Barren Plains Road, Miena	Dwelling in Holiday Residential Zone

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2014/11	G J Brett	7643 Highland Lakes Road, Miena	Dwelling Additions Requiring Variation to Roof Pitch in the Holiday Residential Zone

2. 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:

Date Impounded	Pound Location	Reason for Impoundment	Outcome
28 May 2014	Hamilton	Brindle & White Staffy at large	Dog impounded & owner traced through micro-chip number. Dog registered and released to owner.



Clarence City Council

38 Bligh Street Rosny Park
Tasmania Australia
Address correspondence to:
General Manager
PO Box 96 Rosny Park 7018
Telephone (03) 6245 8600
Facsimile (03) 6245 8700
Dix: 70402
Email clarence@ccc.tas.gov.au
Website www.ccc.tas.gov.au

Enquiries: A Paul:HM
Your ref:

In reply please quote: 30-08-00



27 May 2014

Ms Lyn Eyles
Central Highlands Council
PO Box 20
HAMILTON 7140

Dear Lyn

Clarence City Council, at their meeting of 26 May 2014 considered an urgent item of business in relation to the notification by Hobart City Council of their intention to withdraw from the Southern Waste Strategy Authority (SWSA).

Following consideration of this matter, Council resolved as follows:

"That Council

- 1. notes Hobart City Council has advised the SWSA that it is withdrawing from the Joint Authority with effect 30 June 2014 and that a Special Meeting of the SWSA Board will be considering the ramifications of Hobart's withdrawal on 27 May 2014;*
- 2. advises the remaining members of SWSA that Clarence Council's preferred position is that the SWSA be wound up in accordance with its rules; and*
- 3. recommends that subsequent to any such decision to wind up SWSA its roles and functions be transferred to the STCA";*

I would appreciate if you could convey Council's views on this matter to your Council and SWSA delegate.

Yours faithfully

Andrew Paul
GENERAL MANAGER

15.0 COMMUNITY & ECONOMIC DEVELOPMENT

Moved **Clr**

Seconded **Clr**

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

Carried

15.1 DVRA ARTS COMPETITION 2014

Derwent Valley Regional Arts is seeking a contribution from Council towards the DVRA Art Competition 2014. The competition aims to encourage art and artists within the Derwent Valley and Central Highlands region and provide opportunity for public display and sale of local artist's work.

Central Highlands Council contributed \$1,000 for the 2013 Competition. Grants and donations received will be used solely as prize money.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council make a donation of \$1,000 towards the DVRA Arts Competition 2014.

Carried



CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Forwarded to	<input checked="" type="checkbox"/> Govt <input type="checkbox"/> LEA <input type="checkbox"/> WM <input type="checkbox"/> DES
Received By
Ref

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

1. APPLICATION & ORGANISATION DETAILS

Name of Project: DVRA Art Competition 2014

Amount of Grant Requested: \$1000

Estimated Total Project Cost: No set total

Applicant Organisation: Derwent Valley Regional Arts

Contact Person's Name: Ron Clark

Contact Details

Address: PO Box 654 New Norfolk

Phone: (Business hours)

Mobile: 0437 472062

Fax:

Email: dvregionalarts@gmail.com

Signature

Name: Ron Clark

Position in Organisation: President

Date: 4/6/2014

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

To encourage art and artists within the Derwent Valley and Central Highland region, and provide opportunity for public display and sale of local artist's work.

What is the membership of the organisation?

President: Ron Clark

Secretary

Treasurer: Richard Lang

Public Officer/s

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:** DVRA Art Competition 2013**Date Grant received:** Approximately this time in 2013**Amount of Grant:** \$1000**3. PROJECT DETAILS****Project Start Date:** July 2014**Project Completion Date:** October 2014**Project Objectives:** To run an art competition in the Derwent Valley and Central Highland regions for residents only, offering prizes dependent on the level of sponsorship**4. COMMUNITY SUPPORT****What level of community support is there for this project?**

Local businesses, dignitaries and DV council have donated towards the prize pool. A public exhibition day is being planned in conjunction with the DV Concert Band.

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

The members of the local community only will be invited to produce works of art for the exhibition day. This artwork will be judged for prize winning and most will be available for sale to the public. No commission will be taken by DVRA.

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

It will promote and encourage artists within the local community and offer them an opportunity to display their work publicly.

5. COUNCIL SUPPORT

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.

No

Are you requesting participation by Councillors or Council Staff?
If yes, please give details.

No participation is requested. CH Council is invited to nominate a representative to present the prizes to which this requested funding is allocated

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

The Council logo will be displayed along with the names of other sponsors on advertising posters and entry forms. A Council representative will be given opportunity to speak at the prize presentation giving.

		Subtotal	
Revenue		Anticipated	
Salaries (including super)		Government Grants	
Short-term contract fees		Central Highlands Grant	
Running costs		Trust/Foundations	
Production of information PR materials		Donations from Businesses	
Training staff/volunteers		Special Fundraising	
Travel		Gifts in kind (details)	
Rent		Cash Reserves	
Reference materials		Other:	
Other:			
Subtotal		Subtotal	
TOTAL		TOTAL	

15.2 COMMUNITY GRANTS APPLICATION – BOTHWELL DISTRICT HIGH SCHOOL

A request for a community grant of \$1,000 has been received from Bothwell District High School to assist with the costs of 16 high school children visiting Canberra and spending a day at the Australian War Memorial in line with the school's World War I and II studies. The total cost for the trip is \$8,000.

For Decision

24/4/2014

LISA MITCHELL
C/O BOTHWELL DISTRICT
HIGH SCHOOL
PATRICK ST
BOTHWELL 7030

TO WHOM IT MAY CONCERN,

PLEASE FIND ENCLOSED BOTHWELL DISTRICT HIGH SCHOOL'S APPLICATION FOR A COMMUNITY GRANT. IF THIS GRANT IS LACKING DETAIL OR DOES NOT MEET YOUR CRITERIA FOR APPROVAL COULD YOU PLEASE PROVIDE FEEDBACK ON HOW TO IMPROVE IT? LAST YEAR I APPLIED FOR \$400 FUNDING TO HELP WITH A BARBEQUE FOR A SCHOOL FOOTBALL MATCH BETWEEN CAMPANIA & BOTHWELL SCHOOLS. NOT ONLY DID WE NOT RECEIVE THE GRANT BUT WE RECEIVED NO FEEDBACK EITHER, NOR CONFIRMATION YOU RECEIVED THE GRANT APPLICATION I POSTED. (I WONDER NOW IF YOU EVER GOT THE APPLICATION). YOUR FEEDBACK WILL HELP US LEARN FROM THE PROCESS OF APPLYING.

THANKYOU FOR YOUR CONSIDERATION.

YOURS FAITHFULLY



LISA MITCHELL
ORGANISING TEACHER



CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM 2013/14 APPLICATION FORM

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

1. APPLICATION & ORGANISATION DETAILS

Name of Project: BOTHWELL DISTRICT HIGH CANBERRA CAMP

Amount of Grant Requested: \$1000

Estimated Total Project Cost: \$8000

Applicant Organisation: BOTHWELL DISTRICT HIGH SCHOOL

Contact Person's Name: MR RYAN THOMAS

Contact Details Address: PATRICK ST
BOTHWELL 7030

Phone: (Business hours) 6259 5518

Mobile: (0419 105678 - LISA MITCHELL)

Fax: 6259 5610

Email: ~~mr~~ ryan.thomas@education.tas.gov.au

Signature 

Name LISA MITCHELL

Position in Organisation TEACHER

Date 24/4/14

What is the overall aim/purpose of the applying organisation? TO GIVE STUDENTS THE OPPORTUNITY TO SEE & EXPERIENCE THE PLACES WE'VE LEANT ABOUT IN CIVICS & HISTORY (POLITICS & WW1 WW2)

What is the membership of the organisation?

President

Secretary

Treasurer

Public Officer/s

N/A

2. ELIGIBILITY (see 2012/13 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)

— NO

If yes;**Name of Project:****Date Grant received:****Amount of Grant:****3. PROJECT DETAILS****Project Start Date:** 30/9/14**Project Completion Date:** 4/10/14

Project Objectives: FOR 16 HIGH SCHOOL STUDENTS TO VISIT CANBERRA & SPEND A DAY AT THE AUSTRALIAN WAR MEMORIAL IN LINE WITH OUR WORLD WAR 1 & 2 STUDIES. ALSO TO VISIT PARLIAMENT HOUSE IN LINE WITH OUR FEDERAL POLITICS UNIT.

4. COMMUNITY SUPPORT

What level of community support is there for this project? UNKNOWN BUT I HOPE THE COMMUNITY WOULD BE BEHIND ANYTHING THAT ENRICHES THE LEARNING OF THIS COMMUNITY'S YOUNG PEOPLE & FUTURE LEADERS.

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

ONLY IN THE FUNDRAISING

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

YOU CAN SEE THE BROCHURE ATTACHED THAT ALREADY HELPS GIVE BACK TO THE COMMUNITY IN THAT THESE STUDENTS WILL RESPECT THE MEMORIAL & SHARE IN THE SPIRIT OF BRAVE YOUNG MEN IN THE COMMUNITY WHO GAVE THEIR LIVES. WE WILL ALSO VISIT THE WAR MEMORIAL IN CANBERRA & LAY A POPPY AT THE NAMES OF THE BOTHWELL SOLDIERS WHO DIED.

5. COUNCIL SUPPORT

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.

NO

Are you requesting participation by Councillors or Council Staff?

If yes, please give details.

NO

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

By THANKS IN THE SCHOOL NEWSLETTER

6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

Do you anticipate the organisation will apply for funding in 2013/14?

YES, ~~ONE~~
ONCE ONLY

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

WORD OF MOUTH

THE STUDENTS' ~~ENTHUSIASM~~

ENTHUSIASM & APPRECIATION OF THE TRIP.

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 \$
Capital	1900	Guarantee	
Refurbishment		Government Grants	NIL
Equipment		Trust/Foundations	NIL
Premises		Donations from SUNDS ^{ALREADY RAISED} Business	\$1700
Vehicles		Special Funding	
Other:		Gifts in Kind	350
Other:		Other:	
Subtotal		Other	
		Subtotal	\$1700
Revenue		Anticipated	
Salaries (including super)		Government Grants	-
Short-term contract fees		Central Highlands Grant	?
Running costs		Trust/Foundations	-
Production of information PR materials		Donations from Businesses	?
Training staff/volunteers		Special Fundraising	1700
Travel	\$8000	Gifts in kind (details)	\$2000
		STAFF DONATION MEMBER'S	
Rent		Cash Reserves	
Reference materials		Other:	
Other:			
Subtotal		Subtotal	
TOTAL	8000	TOTAL	3700

+ COUNCIL'S GENEROSITY

15.3 ADVERTISING CARAVANNING AUSTRALIA PUBLICATION

Caravanning Australia has had discussions with our previous Community & Economic Development Officer regarding heading up the Tasmanian Feature in their Spring Edition. They are offering 2 pages for the price of 1. Cost is \$1,995.00.

For Discussion

Lyn Eyles

From: Graham Johnstone <graham.johnstone@executivemedia.com.au>
Sent: Friday, 23 May 2014 2:03 PM
To: Lyn Eyles
Subject: Media Kit 2014 Caravanning Australia
Attachments: CA Media Kit 2014.pdf; ATT00001.htm

CENTRAL HIGHLANDS COUNCIL & BOTHWELL CAMPING GROUND.

M/S LYN EYLES.

Hello Lyn.

Each year we contact Central Highlands Council in regards to the Caravanning Australia Publication.

Per Mr Philip Ridyard in regards to CENTRAL HIGHLANDS Heading up the Tasmania Feature in the Spring Edition With a full Page Color Display. Plus A free Full page of Editorial and Pics to suit.
.2 pages for the price of 1 page.as special for the Council.

Lyn Please contact me if you require more details.

Kind regards Graham. 0415 401227

an Executive Media Publication

Join the adventure!
Caravaning
Australia

2014 media kit



Caravanning Australia

Join the adventure!

Over the past 17 years, Caravanning Australia has established itself as the pre-eminent Australian caravanning magazine aimed at the ever-expanding tourist and holiday market.

Caravanning Australia's strength and reputation are built upon its exceptional content, which covers a wide range of caravanning topics. Caravanning sites, touring locations and attractions are included, as well as caravan club information, rallies and conventions.

A team of well-travelled and well-informed writers provide detailed regular destination profiles, which have become widely recognised by the caravanning and camping community as invaluable sources of caravanning and holiday information.

Caravanning Australia is available to caravanners, motor home owners, fifth wheelers, and anyone with an interest in exploring the diverse environments of Australia. The publication is also expanding to cover driving holidays in New Zealand – an attractive and popular option for a lot of drive tourists in Australia.

The publication is available through national newsagent distribution, online at www.caravanningoz.com.au, and by subscription, as well as being distributed free of charge through caravan clubs, and selected tourist information centres and caravan parks.

The caravanning industry is worth over \$7 billion nationally each year, and provides at least 620,000 Australian holidays per annum. There are over 330,000 recreational vehicles registered in Australia, including motor homes, caravans and camper trailers, and it is estimated that there are more than 80,000 recreational vehicles travelling on an extended tour within Australia at any given time.

Since Caravanning Australia's beginnings, the caravanning market has almost quadrupled, leading to a much larger target audience, and the expansion of the publication.

Caravanning Australia is published in A4 format, and is a glossy, full-colour magazine with a huge national reach and uniquely tailored content.

Backed up by a website averaging over 3000 hits per week, advertising in Caravanning Australia guarantees that your product or service will be received by a large, receptive national audience.

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To discuss an advertising package, contact us on:

Ph: 07 3261 6835

Fax: 07 3261 6839

E: media@executivemedia.com.au

W: www.caravanningoz.com.au



Each edition of **Caravanning Australia** is packed full of handy travel hints, destination highlights and regular features.



On The Road

Stories from the driver's seat – we follow avid caravanners around Australia and New Zealand, and live vicariously through their tales of adventure, camaraderie and humour.



Destinations

State by state, town by town, our writing team covers the terrain to bring you closer to Australia and New Zealand's best holiday destinations.



4WD and Off-Road

Many of Australia's most rugged and beautiful destinations are only accessible by four-wheel drive. Whether you're a seasoned off-roader or a novice, you'll find plenty of handy off-roading information in every edition.



What's on Where

A comprehensive listing of events, festivals and activities across each state, designed to ensure that every caravanning holiday takes in the best of what each region has to offer.



General News

Tips and tricks, useful information, the latest caravanning news tidbits and a number of great travel stories will ensure that you're well-prepared and itching to hit the road.



Natural Icons

Australia is blessed with some of the most spectacular scenery and natural landmarks in the world, and in each edition of Caravanning Australia, we showcase a piece of this remarkable country.



Food and wine

What would a caravanning holiday be without indulging a little in the goodies on offer? We sample the best produce and wine from every region of Australia.



History

Australia's history is rich and varied, from indigenous beginnings to colonial settlement. Our writers bring you the fascinating back story to this land.

an Executive Media Publication

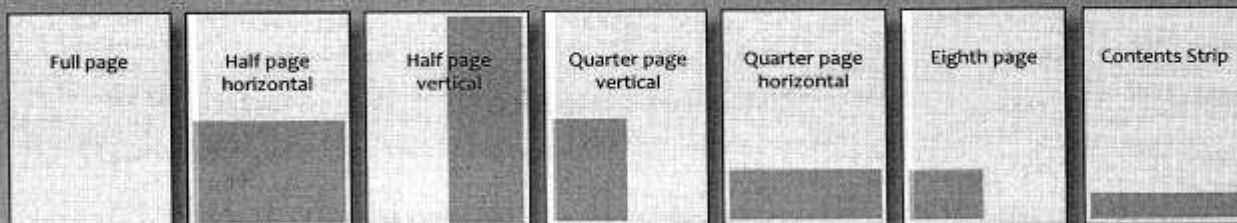
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**Caravanning
Australia**

Advertising Rates & Mechanical Specifications



Advert Sizes (width x height)

Full page trim size: 210mm x 297mm
 Live image area 177mm x 260mm
 Bleed area 220mm x 307mm
 ½ page vertical: 85mm x 260mm
 ½ page horizontal: 177mm x 125mm
 ¼ page vertical: 85mm x 125mm
 ¼ page horizontal: 177mm x 60mm
 ⅛ page horizontal: 85mm x 60mm
 contents strip: 177mm x 30mm

Premium Double Page Spread (GST inclusive)

Pages 2 + 3: \$4,995.00
 Pages 4 + 5: \$4,795.00
 Pages 6 + 7: \$4,495.00
 Includes web banner

Premium Positions (GST inclusive)

Page 1: \$2,995.00
 Lead advert
 in feature / section: \$2,495.00
 Contents strip X 2
 (1/8th page): \$1,495.00 per strip

Editorial word count

Full page + pic: 450 words precise or less
 ½ page + pic: 200 words precise or less
 ¼ page + pic: 100 words precise or less

Advertising Rates (GST inclusive)

Full page colour: \$1,995.00
 ½ page colour: \$1,500.00
 ¼ page colour: \$950.00
 ⅛ page colour: \$550.00
 ⅛ page mono: \$350.00

Covers

Outside Back Cover: \$4,995.00
 Inside Front Cover: \$3,995.00
 Inside Front Cover
 + Page 1: \$5,995.00
 Inside Back Cover: \$2,995.00
 Inside Back Cover
 + Facing Page: \$3,995.00

Emailing Artwork (20Mb file limit)

You can send your files to us at:
media@executivemedia.com.au

FTP Artwork (40Mb file limit)

You can FTP files directly to us –
 contact us for the login information.
 Our FTP server address is
<ftp.executivemedia.com.au>

File types accepted:

- Advertisements must be supplied as press-ready high-resolution (300DPI) PDF files.
- Editorial must be supplied as a Microsoft Word file, not in the body of an email.
- Images to be supplied as high-resolution (300DPI) JPG or TIFF files. Images must not be embedded in Microsoft Word documents.

We do not accept:

- Photos, illustrations and logos as RGB pictures, JPEG compression, or embedded in Word documents.
- Images obtained from, or created for, websites.
- Software such as Corel Draw, Publisher, Microsoft Office applications; these files must be converted to PDFs.
- Spot colours (all colours to be CMYK).

an Executive Media Publication

To discuss an advertising package, contact us on:

Ph: 07 3261 6835 | Fax: 07 3261 6839

E: media@executivemedia.com.au | W: www.caravanningoz.com.au

Caravanning
Australia

15.4 REQUEST FOR DONATION – STATE REPRESENTATION

This request was deferred from the May 2014 meeting.

Anastasia (aged 9) and Katelyn Nichols (aged 6) are cheerleaders with the Southern All Stars Cheer and Dance (SASCD) and live at Bradys Lake. The girls have been selected to represent Tasmania at an interstate championship at the Gold Coast, Queensland from 27 November to 2 December this year. The girls have been successful at numerous state and national titles.

Anastasia and Katelyn's parents are seeking a donation to assist with the costs for their daughters participating in the Championship.

For Discussion



Dear Central Highlands Council

As you may know already our daughters Anastasia (9) and Katelyn (6) are cheerleaders with Tasmanian's own Southern All Stars Cheer And Dance.

Southern All Stars Cheer and Dance or (SASCD) was the first established cheer group started in Tasmania in January 2010 to give Tasmanians to experience the diverse sport that is cheerleading! We are the only 'cheer only' club in Tassie!

SASCD are affiliated with Gymnastics Tasmania and support the direction of AUS Cheer as Australia's ultimate provider of everything cheerleading!!

We are one of the most successful cheer & dance group in Australia with having come 2nd in the world cheer and dance championships 2010 in the USA plus in 2012 coming 2nd in there Cheer routine also Anastasia & Katelyn (the youngest two of the whole cheer team) came home with a 2nd for there Partner Stunt at the Sydney Nationals Championships plus on top of that we have won numerous State Titles and National Titles.

Anastasia and Katelyn live at Bradys Lake (Central Tasmania) on top of there 2 hour a day trip to school (one way !!) they travel to Glenorchy Hobart 3 times a week to train on a average 1026 kms and closer to competitions we my need to train every day of the week

The reason we are writing this letter we have been selected to represent Tasmania at a interstate championship (Gold Coast Queensland) on the 27th November to the 2nd December this year. But this comes at a large cost we are hoping and wishing you to help us with a donation big or small to help us continue the sport we love. We are more than happy to have your business logo on our competition bags and sporting jackets which ourselves and our parents will need to wear while in Queensland We have included photos of us at our last competitions.

As we are registered members of Southern all Star Cheer And Dance all donations are fully tax deductible and you will receive a receipt upon your request within 14 days

We will send you regular photos and newsletters on what we are doing and inform you of any state or interstate competitions and as well you are also more then welcome to attend these.

All donations you supply to us will be only used for competitions travel and accommodation (out of state)

Your help would be more than appreciated

Tony (scooter) and Maree (Eyles) Nichols
Anastasia and Katelyns parents

13545 Lyell Highway
Derwent Bridge
Tasmania 7140
0488124314

Our Cheer Savings Account
Commonwealth Bank
M A Nichols
BSB: 067 603 Account : 1032 3093

15.5 TRAVELWAYS ADVERTISING

Travelways is produced every two months and traditionally Council has had the attached advertisement included. The cost is \$1,812 per edition.

Travelways has approached Council about continuing to run these ads. To run the advertisement for the 12 months is \$10,872 plus GST. Council has a budget allocation of \$12,000 for marketing and communication.

For Discussion



16.0 WORKS & SERVICES

Moved Clr

Seconded Clr

THAT the Works & Services Report be received.

Carried

WORKS & SERVICES REPORT

14th May 2014 – 10th June 2014

Grading & sheeting

Victoria Valley Rd, Dennistoun Rd, Waddamana Rd, Torhill Rd, Interlaken Rd

Maintenance Grading

Lake Crescent Rd, Meadsfield Rd, Rotherwood Rd, Lower Marshes Rd, Merryvale Rd, Bronte Lagoon Rd

Potholing / shouldering

Thousand Acre Lane, Victoria Valley Rd, Pelham Rd, Dawson Rd, Wihareja Rd, Greenvalley Rd, Humble Rd, Weatheron Rd, Hunterston Rd, Weasel Plains Rd

Culverts / Drainage:

Install new culvert on Victoria Valley

Clean culverts:

Pelham Rd, Mark Tree Rd, Torhill Rd, Strickland Rd, Waddamana Rd, Wihareja Rd

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
- 57hrs Long Service Leave

Refuse / recycling sites:

Cover Hamilton Tip twice weekly

Other:

Clean open drains at Wayatinah
 Install new road signs at Meredith Springs and Wilkies Cres
 Replace Boundary signs at Poatina and Haulage Hill
 Install snow and ice warning signs Arthurs Lake Rd
 Clean gutters on the units at Bothwell
 Block off area at Caravan Park and units at Bothwell
 Jet patching Hollow Tree Rd
 Dig 1 x grave

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

Plant: (Repairs and Maintenance)

Pm701 Hino truck (H) new suspension and service
 Pm725 Nissan (B) serviced
 Pm735 Hilux (WM) serviced new brakes
 Pm684 Komatsu grader (B) new bush and pin in front axle
 Pm705 Mack truck (H) new drive tyres and service
 Pm748 Hino truck (B) new front tyres
 Pm717 Superdog (B) new ram on hoist and air bag
 Pm665 Dog trailer (B) new ram
 Pm720 Dog trailer (H) new front shock absorbers and replace broken shock pin

Private Works:

Truck and trailer hire and cart gravel to Stornoway
 Cart gravel to TasWater
 Cart gravel for Ross Clarke
 Cart gravel to John Fowler
 Cart gravel and truck hire Roger Lees
 Gravel to Andrew Embrey
 Concrete premix to Robert Browning
 Concrete Mix Tony Bryant
 Concrete Pre mix to Tony Bowerman

Casuals

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

Slashing

Meadowbank Rd

Program for next 4 weeks:

Grading and re sheeting of Council roads
 Install new culverts and drainage Council roads
 Dig outs Hollow Tree Rd
 Potholes Council roads

16.1 CROAKERS ALLEY AND RIVERSIDE RESERVE

The Works Manager held a meeting with the Bothwell Tourism Committee at the Riverside Reserve and Croakers Alley in relation to some matters that they wanted to discuss. The following items were discussed:

- A storm water pipe needs to be extended so that water doesn't flow onto the walking track.
- A request for ramps at either end of the footbridge to allow prams and wheelchairs access over the bridge.
- A request to fill in the sides of the bridge with some mesh so that young children cannot fall into the river

All these items are relatively easy matters to deal with and can be done from the maintenance budget.

A request was also made to install a new fence along the walking track or even to remove the other fence. I informed the Tourism Committee that this request would need to be put in writing to Council.

A request has also been made to move some of the existing post and rail fence from behind the soldier back a further 15 meters and install a wider gate. This work will be undertaken by the Bothwell Tourism Committee at their expense and time. A wider gate will also make it easy for Council to pass through with their mowers.

Recommendation

Moved **Clr**

Seconded **Clr**

THAT permission be granted to the Bothwell Tourism Committee to move the existing post and rail fence and reinstate at their own expense.

Carried

16.2 STOCK RAMP HUNTERSTON RD

For Discussion

16.3 STATUS REPORT

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

Gorse at Christian Marsh, Responsible Officer: NRM

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

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

Platypus Walk, Responsible Officer: Works Manager

Regular Maintenance

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

Blackberry Removal, Responsible Officer: Works Manager / NRM

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

17.0 ADMINISTRATION

17.1 POLICY NO 2014-27 DONATIONS AND FINANCIAL ASSISTANCE POLICY (SEPARATE ATTACHMENTS)

The above policy has been reviewed and recommended for Council's consideration. Guidelines and application forms for the following have been reviewed and are in separate attachments.

Central Highlands Community Church Grants Program

Central Highlands Community Grants Program

Central Highlands Community Donations Program

Central Highlands Community Grants Evaluation Report

Recommendation:

Moved **Clr**

Seconded **Clr**

That Council adopt Policy No 2014-27 Donations and Financial Assistance Policy and the above guidelines.

Carried

17.2 UNIT 2 OUSE AFFORDABLE HOUSING UNIT

The Independent Living Unit Committee met on 3 June, 2014 and considered applications for the above unit. The Committee recommends to Council that tenancy of Unit 2 of the Affordable Housing Units at Ouse be offered to the applicant as per the Minutes of that meeting.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT tenancy of Unit 2, Affordable Housing Units Ouse be as per the recommendation from the Independent Living Units Committee.

Carried

17.3 INSTALLATION OF CCTV CAMERAS

The Independent Living Units Committee would like to recommend to Council that a CCTV Camera be placed at the Bothwell Independent Living Units and also at the Ouse Affordable Housing Units.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council place a CCTV Camera at the Independent Living Units at Bothwell and also at the Ouse Affordable Housing Units.

Carried

17.4 RATHO FARM DEVELOPMENT

A request has been received from Greg Ramsay for Council to consider constructing the carpark and walkways between the Homestead and Accommodation in Ratho Farm's convict cottages and farm barns.

Ratho Farm development is not only aimed at the golf travellers and history buff but aims to capitalise on the overnight visitors staying in the area and looking for a rich array of attractions and activities that the area offers now or hopefully will be offering soon as more visitors arrive and stay and spend in the local economy.

Greg has attached a letter from Greg Preece who was General Manager at Dorset during the development of Barnbougle Dunes Resort. Dorset Council provided some startup infrastructure for the Resort.

Jason Branch is having a meeting with Greg Ramsay and will price the works requested for Council's consideration.

For Discussion

Lyn Eyles

From: Greg Ramsay <greg@rathofarm.com>
Sent: Wednesday, 11 June 2014 2:12 AM
To: Lyn Eyles
Subject: pls ignore earlier email and see updated email below and attached (as FINAL version).
Attachments: img-610084357-0001.pdf; h42ymbrw.1vv.png

Dear Lyn, i'm sorry you couldn't make the site tour today. Thankfully 2 of your Councillors were able to have an extended walk through the buildings and surrounds. We're happy to show others around at any time.

Lyn I am writing to ask if Council would please consider constructing the carpark and walkways between the Homestead and Accommodation in Ratho Farm's convict cottages and farm barns. This would be an enormously meaningful way for the community to join the State Govt. in establishing a full-service resort in the Central Highlands, and will help attract new residents, employment and investment in the area.

At the suggestion of the Mayor I have given a copy of the plans for the carpark to Jason Branch who is estimating the work involved and has been out to site. I hope that this item can still make next week's council meeting agenda, and can confirm that i won't do a long-winded presentation this time around!

The Ratho Farm development will be an icon for the Central Highlands Municipality finally fulfilling the potential of Australia's Oldest Golf Course coupled with the museum, to provide a 'pilgrimage' for golf travellers and history buffs alike. But Ratho Farm will be much much more than just a golf destination. It will capitalise on the overnight visitors staying in the area and looking for the rich array of attractions and activities that the area offers now OR hopefully will be offering soon as more visitors arrive and stay and spend in the local economy.

We look forward to working with the likes of the Golf Museum, the Ouse Golf Club, highland fly-fishing guides and the growing number of attractions and activities at Lake St.Clair, to ensure that the once-very-popular journey from Hobart up to Bothwell and beyond to Lake St.Clair and the Great Lake, once again establishes itself as one of the country's premium touring routes.

You would also be supporting our conversion of a private home and estate into a venue for the local community to enjoy, whether they be golfers, history enthusiasts, diners or looking for a function space. Statistics show that the Central Highlands has largely missed out on the emergence of the tourism economy, and its importance in creating new jobs and opportunities across Tasmania. Assisting Ratho Farm's revival as a premium destination full of outdoor pursuits, luxury hospitality, learning and laughter about the lifestyle of our earliest settlers would be a very meaningful way in which Council can support tourism and jobs in the area, in a way that is very cost-effective for Council.

I have attached a Letter of Support from Greg Preece, who was General Manager of Dorset Council when they agreed to support our investment and construct the access road and carpark at Barnbougle Dunes Golf Resort. Since our presentation to Council, the property now employs over 100 people and demonstrates just how important golf tourism can become to Bothwell and all the people of the Central Highlands.

Another factor i hadn't considered at all until seeing Greg Preece's letter, was the financial pragmatism; Council's rate revenue grows from the change-of-use classification and increased values.

Lyn, please don't hesitate to get in touch with any further queries. Our Managers on the Property are more than happy to show any Councillors around who missed the tour and morning tea this morning. Thans very much Lyn for your help and i'm just sorry that i can't be at the meeting myself to speak to this proposal. In the photo attached you might actually make out the proposed carpark turning circle in the attached picture (in between the trees).

Thanks again for your assistance,

All best,

Greg Ramsay
experienceConsulting 0409 595 702

----- Forwarded Message -----

From: "Merrilyn Young" <merrilyn.young@mvc.tas.gov.au>
To: "greg@rathofarm.com" <greg@rathofarm.com>
Cc: "managers@rathofarm.com" <managers@rathofarm.com>
Sent: 10/06/2014 8:48:08 AM
Subject: Letter from Greg Preece, General Manager Meander Valley Council

Merrilyn Young | Personal Assistant

Meander Valley Council

working together

T: 03 6393 5317 | F: 03 6393 1474 | E: merrilyn.young@mvc.tas.gov.au |
W: www.meander.tas.gov.au

26 Lyall Street (PO Box 102), Westbury, TAS 7303

Please consider the environment before printing this email.

-----Original Message-----

From: APivC6680 [<mailto:xerox@mvc.tas.gov.au>]
Sent: Tuesday, 10 June 2014 8:44 AM
To: Merrilyn Young
Subject: Scan from FujiXerox APivC6680

Number of Images: 2

Attachment File Type: PDF

Device Name: APivC6680

Device Location: Meander Valley Council#27149

Meander Valley Council

W O R K I N G T O G E T H E R

Our ref.: 509-03-006

10 June 2014

Mayor Flint and Councillors
Central Highlands Council
6 Tarleton Street
HAMILTON TAS 7140

Dear Mayor and Councillors

Greg Ramsay has asked that I write in support of his invitation to Central Highlands Council to consider constructing the carpark and footpaths as Australia's Oldest Golf Course.

While I am not personally familiar with the property, I am aware that Australia's Oldest Golf Course is one of the Central Highland's best known features and that combined with the Golf Museum, nearby fishing and the Nant Distillery, that a professionally delivered heritage destination could build upon the areas many attractions.

As General Manager of Dorset Council from 1999-2006, I am very familiar with Greg Ramsay's vision for golf tourism and what it has delivered to Northern Tasmania. When he first proposed that Bridport could deliver and sustain a world class golf destination, there were many doubters amongst our community, and even on our Council.

Now, Barnbougle Dunes is a mainstay of the north-east economy amidst downturns in the area's traditional industries. Barnbougle is a tourism icon for Tasmania and rated the 11th best golf course in the world. The resort is North East Tasmania's largest employer, with 112 full time jobs onsite. The indirect economic benefits are immeasurable, and stretch much further beyond Bridport and Scottsdale, to everywhere the golfing visitors spread and spend their tourism dollars.

All of this started after Greg Ramsay and his business partner Richard Sattler came along to a Dorset Council meeting, and requested Council to build their access road. Just as you will wonder how your constituents might feel about Council supporting a privately owned venture, Greg's proposal appealed to the community ethic of getting in and supporting one another's endeavours. From our perspective it was a good fit; Council was able to use its existing expertise, plant & equipment without great 'out of pocket' additional expenses, to deliver a helpful piece of the startup infrastructure.

Just as Greg's plan for Ratho Farm will turn one of the nation's oldest homesteads into a public dining & function 'clubhouse' museum for golfers & non-golfers alike, at Barnbougle we were

ABN: 65 904 844 993
Council Offices: 26 Lyall Street, Westbury (8.30am - 5.00 pm)
Postal Address: PO Box 102, Westbury TAS 7303
General Enquiries: Tel: (03) 6393 5300 Fax: (03) 6393 1474
General Email: mail@mvc.tas.gov.au Web: www.meander.tas.gov.au



helping turn a piece of private coastline, into a public recreation area and visitor attraction. I don't think it was ever envisioned that with several other hotels in Bridport, that the addition of a large, professionally delivered hospitality resort would get as much support from locals as it does from visitors. I'm sure that the accommodation and restaurants and so on at Ratho Farm, will all be valued additions to the area's lifestyle and appeal to local residents too.

With Barnbogle, Council were also supporting a group of businessmen and women, who were investing their hard-earned funds, into creating new jobs and a new attraction to tie into Tasmania's growing tourism sector.

Just as Ratho Farm is building upon the area's largely untapped heritage and turning it into an economic asset, with Council's construction of Barnbogle's access road we were helping tap into the area's extensive but underutilised coastline, to broaden the area's economic base.

Dorset Council's support of Barnbogle Dunes was also based on good business principles; by assisting the change of land use we were helping convert a low-rate paying property, into a significantly higher income earner for Council. We also agreed to waive rates for the first two years of operation, and considering the rates revenue that Dorset Council now makes from Barnbogle golf resort, it was one of the best investments that Council has probably ever made!

Finally, I know that seeing multi-layers of government support gives confidence to other government agencies. In this case, as the Ratho Farm restoration has been jointly funded by private investment and a State Government loan, I'm sure that seeing the local government's contribution as well, would strengthen any case that Ratho Farm might make for further investment support from the Federal Govt. or other programs.

While I do not expect Ratho Farm project to be the spectacular success that Barnbogle is, at the end of the day rural Tasmanian communities all need to get behind any new businesses that can create new opportunities and strengthen our regional economies.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Preece', with a stylized flourish extending to the right.

Greg Preece
GENERAL MANAGER



17.5 MENS SHED – HAMILTON

The Mens Shed Committee has been successful in obtaining a grant of \$5,200 to undertake upgrade works on the old toilet block at the old Hamilton School. The grant conditions included disability access and requires a concrete path from the Mens Shed to the toilets.

The Mens Shed is seeking Council's permission to construct the path and undertake the necessary works at the toilet block. The Mens Shed will consult with Council's DES Manager on works required.

The Mens Shed is seeking in kind assistance from Council by way of excavating for the path.

Recommendation:

Moved **Clr**

Seconded **Clr**

That Council agree to:

- (a) the Mens Shed upgrading the toilet block at the old Hamilton School and constructing pathway from Mens Shed to the toilet block
- (b) providing the backhoe to undertake excavation works for the path.

Carried

18.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

THAT Council consider the matters on the Supplementary Agenda.

Carried

19.0 COMMITTEE REPORTS

20.0 CLOSURE
