



Central Highlands Council

AGENDA – ORDINARY MEETING – 19th MAY 2015

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Hamilton Council Chambers, on Tuesday 19th May 2015, commencing at 9am.

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

Lyn Eyles
General Manager

1.0 OPENING

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.

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.

OPEN MEETING TO PUBLIC

The Meeting will be opened to the public at 10.00am

6.0 IN ATTENDANCE

10am - Mr Laurie Costello

6.1 PUBLIC QUESTION TIME

7.0 MAYORAL COMMITMENTS

21 st April 2015	Council Meeting – Bothwell
22 nd April 2015	Edmund Rice School Children's Program at Levendale
25 th April 2015	Anzac Day Dawn Service Gretna Anzac Day Service Bothwell Football Match – Paul Horne Memorial at Bothwell Welcome Brown Family Reunion – Bothwell Bothwell International Spin-In Meeting at Ratho
30 th April 2015	Amalgamation Workshop – attendees were Deputy Mayor, Clr Cassidy & General Manager TasWater Public Meeting at Gretna
1 st May 2015	Showbags for Agfest
2 nd May 2015	Targa Tasmania Dinner
4 th May 2015	Meeting Principal Bothwell District School School Presentations Top 1% of students
5 th May 2015	Independent Living Units Meeting
6 th -9 th May 2015	Agfest – Manning Central Highlands Marquee
12 th May 2015	Budget Workshop – Bothwell
13 th May 2015	Premier's Local Government Council Meeting
14 th May 2015	TasWater General Meeting
15 th May 2015	Education / Trade Centre Meeting (assisting students)

16 th May 2015	ALGA Meeting
18 th May 2015	Citizenship Ceremony Hamilton

7.1 COUNCILLORS COMMITMENTS

Deputy Mayor A J Downie

22 nd April 2015	TasWater Meeting - West Tamar
25 th April 2015	Anzac Day Commemorations - Gretna and Hamilton
29 th April 2015	3 year Forestry Plan Meeting - Kempton
30 th April 2015	LGAT Amalgamation talks - DEC Gretna water community, meeting with TasWater
6 th & 7 th May 2015	AGFEST
12 th May 2015	Planning Committee Meeting Budget Workshop - Bothwell

Clr A W Bailey

21 st April 2015	Council Meeting – Bothwell
25 th April 2015	Anzac Day Service Gretna & Hamilton
30 th April 2015	Gretna Water Community Meeting TasWater
12 th May 2015	Planning Committee Meeting Budget Workshop - Bothwell

Clr R L Cassidy

21 st April 2015	Council Meeting – Bothwell
9 th May 2015	AGFEST Carrick
12 th May 2015	Planning Committee Budget Workshop – Bothwell

Clr E M McRae

21 st April 2015	Council Meeting
25 th April 2015	Anzac Day presentation
11 th May 2015	School Association Bothwell AGM and ordinary meeting
12 th May 2015	Planning Committee Meeting Budget Workshop - Bothwell

Clr L M Triffitt

25 th April 2015	Gretna Anzac Dawn Service Bothwell Anzac Day Service
5 th May 2015	ILU meeting at Hamilton
12 th May 2015	Planning Committee Meeting Budget Workshop - Bothwell

7.2 GENERAL MANAGER COMMITMENTS

21 st April 2015	Council Meeting
29 th April 2015	Managers Budget Meeting
20 th April 2015	LGAT General Meeting TasWater Meeting Gretna
5 th May 2015	Meeting Valuer General Independent Living Units Committee Meeting
12 th May 2015	Council Budget Workshop

18th May 2015

Citizenship Ceremony
Meeting Stornoway

8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

Budget Workshop Bothwell on 12 May 2015

8.1 FUTURE WORKSHOPS

Thursday 21st May 2015 at 10.00am - Budget Workshop (Hamilton)

Monday 1st June 2015 at 9.30am - Councillor and Staff Training (Hamilton)

9.0 MAYORAL ANNOUNCEMENTS

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved Clr

Seconded Clr

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 21st April 2015** be **received**.

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 21st April 2015** be **confirmed**.

10.3 RECEIVAL DRAFT PLANNING COMMITTEE MEETING

Moved Clr

Seconded Clr

THAT the Draft Minutes of **Planning Committee Meeting** of **Council** held on **Tuesday 12th May 2015** be **received**.

10.4 RECEIVAL DRAFT INDEPENDENT LIVING UNITS COMMITTEE MEETING

Moved Clr

Seconded Clr

THAT the Draft Minutes of **Independent Living Units Committee Meeting** of **Council** held on **Tuesday 5th May 2015** be **received**.

11.0 BUSINESS ARISING

12.0 NRM REPORT

Moved Clr

Seconded Clr

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



Derwent Catchment Natural Resource Management Committee Inc.

PO Box 22 Hamilton Tas 7140 Phone: 6286 3211

Report for Central Highlands Council 14th April to the 12th May 2015

General Business:

DCNRM held a Soils and Fertilizer Information evening on Monday the 20th. We had more attendees that we anticipated which was fantastic and we will be holding more of these information evenings throughout winter. The next event will be a General Meeting with speakers on an agricultural theme on the 21st May at 5pm.

We attended Agfest in the Central Highlands tent. It was a great advertising event for Central Highlands and thousands of people came through the stall. There was a lot of interest and loads of question although not many were asked about NRM issues. I have a feeling our content was a bit dry. I will try to improve on this for the next event.

I prepared an article on Feral Cats and their management for the Highlands Digest to tie in with broader pest management issues. This article incorporated information from the Cat Management Act, the national Threat Abatement Plan and recent media articles.

Weed Management Program

Spanish Heath at Ellendale

The control works at Murphy's have been completed for the season and a small information video has been filmed on the project and methods for controlling Spanish Heath this month. This is still being edited but will be placed on our website as soon as it is available.

Weeds officer

Kathy has completed a big weed season on target. This past month has seen Kathy finish off her weed control works at Interlaken and around Brady's lake. We will now embark on the report and mapping of all the weed works so that we can report to the stakeholder group.

Dairy



The money from Taswater came through and we will be able to allocate this to on-ground works. We also have a couple of on farm project applications which will be funded through the Clean Rivers Program which will move this project from the farm planning phase into on-ground projects. This month has seen follow up farm visits and general administration on this project.

Farm planning

I have been focusing on completing farm plans as part of our obligations to NRM South this past month. We are developing a database reminder system and building a farm plan model which I hope will provide an ongoing service to local farmers.

Nursery

John and Eve have been working on restoring the Native Nursery at the Resource Centre. It is coming along well and will be ready to start producing plants soon. A hot house has been constructed and the shade cloth is up and weed matting is down.



Green Army at Tynwald Park:

This has wrapped up in the past two weeks. The project was a success for the Derwent Valley Council and they are keen to replicate more of these types of projects. I think this has been a useful project to be involved in as I have learned about the Green Army process and how it can be best managed if the Central Highlands Green Army application is funded. It has also seems to have stimulated interest in NRM type projects for Derwent Valley Council.

Salinity Manual

We prepared an information manual on salinity risk in the Derwent and sent it out to all properties in high risk areas. This was also one of our tasks for NRM South. (see attached).

Grant applications

All of the applications for Naturally Inspired Grants *have been successful*:

1. Dairy Cares for the Derwent on-ground works;
2. Adopt a Section of the Great Lake Shore (volunteer weeds program) – a project to support on-going volunteer activities and hopefully grow involvement in the weeds program around the shores of the lake.
3. Jones River Restoration at Nigel Tomlins – a small grant to support riparian revegetation.
4. Footrot bath for Patrick Ransley. Trialling an organic method for treating footrot.

The Australian Government for Green Army grant has been submitted but we won't be notified until late June to mid July.

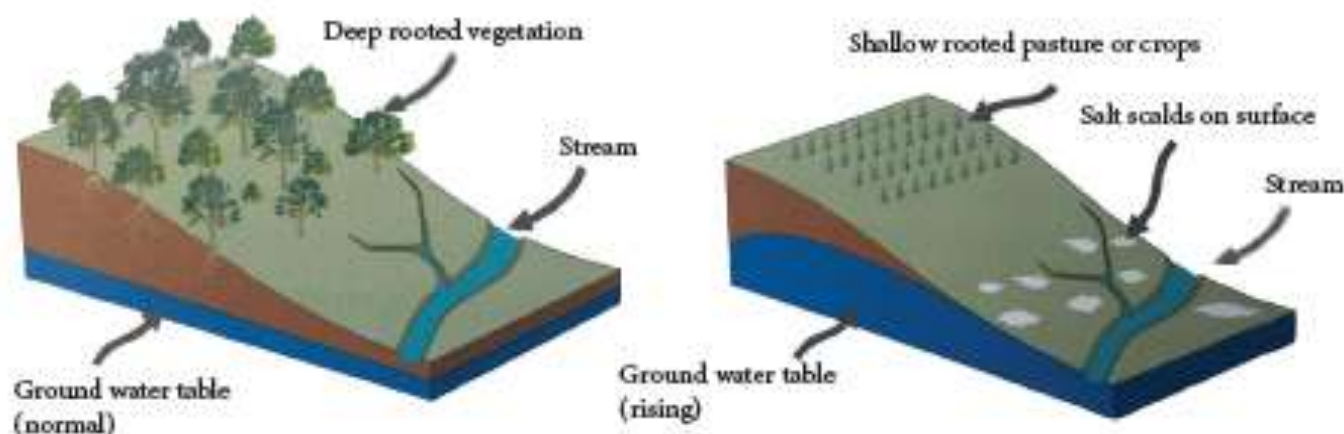
Yours Sincerely,

Dr Josie Kelman, Catchment Facilitator, Derwent Catchment NRM Committee



This picture shows low lying areas which are scalded bare by salt. Salinity is a problem that occurs across Australia as we have naturally high levels of salt in our soils. Salinity can occur in areas where widespread clearing of native vegetation has happened and where there is low lying land in proximity to the watertable.





When the watertable reaches 1-2 meters below the ground's surface, it moves like a sponge and brings salt with it. Normally, the roots of native plants absorb most water entering the soil before it reaches the salt contained in groundwater. As the water evaporates, it leaves the salt within the surface layers of the soil. Over time this causes the soil to become saline and limits the growth of vegetation. Salt sensitive plants begin to die and can leave the soil prone to erosion. High salt content also causes the decline of soil structure which creates further erosion.

Salinity in Tasmania most commonly occurs in the drainage lines of undulating land in drier areas of the State. Salinity is generally visible by the loss of improved pasture species and an increasing density of Sea Barley Grass, Buck's Horn plantain and salt scalds in drainage lines.



Buck's Horn plantain

Sea-barley

What are the effects of salinity?

Soil erosion
 Reduction of crop yields
 Water pollution due to increased sediment
 (unsuitable for both human and animal consumption)
 Corrosion of machinery and infrastructure
 Impaired agricultural production
 Native vegetation dies



Are you considering irrigating?

Irrigation can increase salinity risk by applying more water than the plants can use. This means that excess water leaks past the root zone increasing the groundwater level and bringing salt closer to the soil surface.

What can we do about salinity?

Monitor groundwater and surface water - consider installing test wells to monitor groundwater (depth and salinity).

Know your soils - test soils for salinity and sodicity. Investigate electromagnetic imaging, which provides detailed soils and drainage information.

Improve drainage of wet or waterlogged areas:

Surplus water can be removed from the surface with surface drains, from the subsoils with open and underground drains, and from the groundwater by pumping. Drainage of one type or another will help with salinity management in nearly every situation.

NOTE: ensure drains do not flow straight into natural streams!

Consider variable rate irrigation to ensure the right amount of water is applied across different soil types.

Sow salt tolerant pasture species in saline areas:

Examples include phalaris, Persian clover, balanca clover and strawberry clover, fescue, tall-wheat grass and puccinellia.



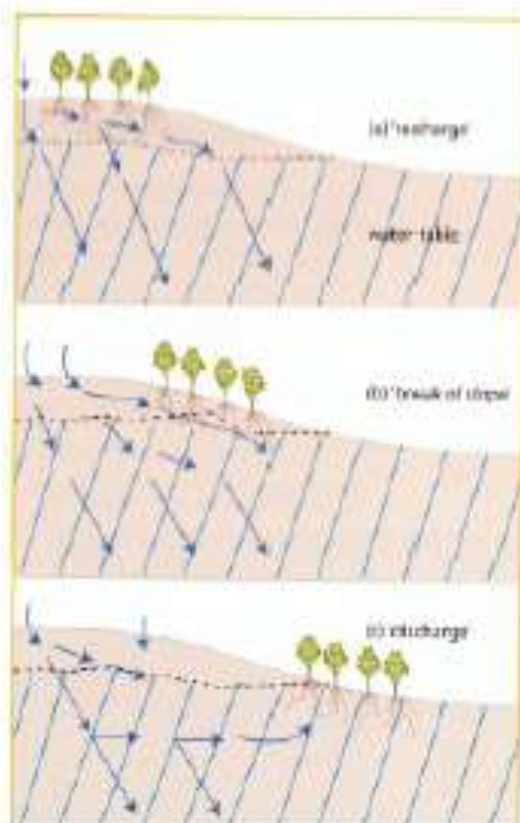
Phalaris

Persian clover

Tall wheatgrass

Fescue

Revegetate with native plants in strategic locations:



Re-charge areas, on ridges and higher land where water from rainfall leaks to the groundwater.

Mid-slope (or break of slope) areas where water moves across from recharge to discharge areas.

Discharge areas. Plants need to tolerate both salinity, waterlogging and frost.

There are lots of information resources available to help reduce salinity risks. Please contact us on projects@derwentcatchment.org or 0429 170 048 for more details.

Visit our website at www.derwentcatchment.org.

Acknowledgments

Front page image: Curringa Farm used with permission from Tim Parsons

Plant images from VRO DEPI VIC website

Salinity diagram from Ecology an Australian Perspective (2nd edition) 2006 by Attiwill & Wilson and revegetation of slopes diagram from Salinity Best Practice Management Project notesheets.

Text sources: Salinity Glovebox Guide Tasmania, Salinity Best Practice Management Project notesheets



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13.0 FINANCE REPORT

Moved **Clr**

Seconded **Clr**

THAT the **Finance Report** be received.

13.1 PAYMENT OF COUNCILLORS EXPENSES & PROVISION OF FACILITIES POLICY

Moved **Clr**

Seconded **Clr**

THAT Council adopt Policy No 2015-36 Payment of Councillors Expenses & Provision of Facilities Policy.



Policy No 2015-36

Payment of Councillors Expenses & Provision of Facilities Policy

Responsible Officers: General Manager

For Review By: General Manager

Due Date: 31/12/2017

Signed by:/...../.....

Mayor

Date

...../...../.....

General Manager

Date

Adopted at Council Meeting: 19/05/2015

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INTRODUCTION

This policy is prepared in accordance with, and to manage, the "general" provisions that are now in the Local Government Act 1993 and to comply with Schedule 5 (1).

It covers the payment of expenses incurred or to be incurred by, and the provision of facilities to the Mayor, Deputy Mayor and other Councillors in relation to discharging the function of civic office.

1. TRAVELLING EXPENSES

The Council to pay to or on behalf of Councillors an allowance towards necessary out-of-pocket expenses for conveyance in travelling to discharge the function as a Councillor in respect of the following:

- a) to and from the meetings of Council, or meeting of any committee of the Council.
- b) upon inspections or business within the Council area.
- c) upon business of the Council, outside the Council area.
- d) to and from the Annual Conference of the Local Government Association of Tasmania, or to and from any meeting of any regional organisation committee to which Council sends a delegate.
- e) to and from any seminar/conference with relevance to local government with prior approval from any two of the Mayor, Deputy Mayor and General Manager.
- f) upon inspections for Council business as arranged by the General Manager.

- 1.2 The travelling allowance shall be paid at the rate applicable to Council employees as per the Local Government Award 2010, Section 15.2(i) Vehicle Allowance. As at 1 July 2014 this rate is 78.00 cents per kilometre.

This allowance will be limited to 10,000 kilometres per annum for Councillors. In recognition of the extra travel requirements of the Mayor and Deputy Mayor, this limit is increased to 15,000 kilometres per year.

- 1.3 Clause 1.2 shall not apply to travel, either inside or outside of the Council, where alternative arrangements are made for travel.
- 1.4 A Councillor shall not claim travel or other expenses where the expense would otherwise have been incurred as a result of private business.
- 1.5 If car-pooling is available, no mileage will be paid.

2. MEAL ALLOWANCE

- 2.1 For attendance at meetings of Council, or meetings of any committee of Council, of a duration exceeding 3 hours, a meal will be provided.
- 2.2 For attendance upon inspections or upon business of Council either, inside or outside the Council area, out-of-pocket expenses for meals will be reimbursed upon presentation of a claim for payment.

3. PROVISION OF FACILITIES

- 3.1 Council will provide the Mayor, the Deputy Mayor and other Councillors, secretarial support in respect of typing and postage of correspondence in relation to discharging the function as a Councillor.
- 3.2 The Mayor, the Deputy Mayor and other Councillors will be permitted to use the office telephones for calls in discharging the functions as a Councillor.
- 3.3 The Mayor, the Deputy Mayor and other Councillors will be permitted access to Council facilities as required in the discharge of their function as a Councillor.
- 3.4 All above assistance provisions to be arranged through office management with due regard to staff convenience and workload.

4. INSURANCE

- 4.1 Council will provide an insurance cover for the Mayor, the Deputy Mayor and other Councillors against personal injury, whether fatal or not, arising out of or in the course of the carrying out by such Councillors of any business of the Council for the performance by such Councillors of any function in his/her capacity as a member of the Council.

5. CONFERENCES, SEMINARS AND SPECIAL FUNCTIONS

5.1 The Council to pay on behalf of Councillors, registration costs in respect of attendance at any seminar or conference, in compliance with a resolution of Council.

5.2 The council will pay accommodation expenses for the attendance of the Annual Conference of the Local Government Association of Tasmania for the Mayor, Deputy Mayor and their spouses/partners at the median rate as advised on the conference program in compliance with a resolution of Council.

5.3 Special Functions

Where a special function is scheduled and attendance is desired by Councillors, those Councillors are to present details to the Mayor, Deputy Mayor or General Manager with two of the three authorized to approve Council payment of related expenses.

6. COUNCILLORS ALLOWANCE

6.1 The Council shall pay, in accordance with Section 340A of the Local Government Act 1993, an annual allowance payable monthly in arrears.

7. COMMUNICATIONS

7.1 The Mayor and Deputy Mayor to be paid \$70.00 per month towards his/her home phone and internet plan for carrying out his/her function of civic office.

7.2 All other Councillors will receive a flat rate of \$35.00 per month towards communication expenses in connection with carrying out their function of civic office.

7.3 If the Mayor has a dedicated fax line installed at his/her residence as a result of the office he/she holds, Council will pay the monthly rental and all calls directly attributed to Council business.

- 7.4 Council will pay the Mayor and Deputy Mayor's mobile phone cap plan (plan to be the most beneficial available to Council).
- 7.5 Council will pay reimbursement of STD calls made by the Mayor and Deputy Mayor in connection with carrying out the functions of Council upon receipt of itemised account.
- 7.6 Message Bank – 75% of accounts be paid to the Mayor and Deputy Mayor.
- 7.7 Council will provide an iPad to Councillors to enable documents for meetings to be sent and viewed electronically. Council will pay the monthly plan. iPad are to be returned upon ceasing to be a Councillor.

8. CHILD MINDING

- 8.1 Council will reimburse a Councillor for necessary, reasonable expenses incurred in carrying out the duties of office in relation to care of any child of the Councillor, including:
- Attendance at Council and Council Committee meetings.
 - To attend meetings arising as a result of a Councillor being appointed by Council to an internal or external body or committee except where the body or committee reimburses relevant child care expenses incurred by the Councillor.
 - Upon inspections or business within the Council area, provided such inspections or business are undertaken in compliance with resolutions of the Council.
 - To attend to business of the Council, outside the Council area, in compliance with a resolution of Council.
 - Attend any seminar/conference in compliance with a resolution or policy of Council.
 - Upon inspections or business as arranged by the General Manager or Departmental Managers.
 - Claims will be paid upon presentation of a receipt from a licensed child care provider as well as evidence of entitlement or non-entitlement to the Commonwealth Government Child Care Benefit Scheme. Any entitlement is to be off-set against the hourly rate charged by the registered Child Care provider.
 - At the General Manager's discretion, child care may be paid at an hourly rate of \$20.00 when no licensed provider is available (evenings for example).

- All claims must detail the date and time care was provided and the business of council it related to.
- Council will not reimburse any claims that are more than 3 months old.
- Childcare expenses will, unless there are exceptional circumstances, be paid in arrears.
- Claims for reimbursement of childcare expenses are to be submitted on the Child Care Minding Reimbursement Claim Form available from the P Drive (common drive) under Forms.

9. CLAIM FOR EXPENSES AND ALLOWANCES

- 9.1 Claims for reimbursement of out-of-pocket expenses incurred in accordance with this policy shall be made to the General Manager no later than one (1) month after the claim has been incurred.
- 9.2 Where, in the opinion of the General Manager, a question arises as to whether a claim for reimbursement of expenses or any part is eligible under this policy, or the claim is unreasonable or does not serve the interests of Council, he or she shall refer the matter to the Mayor or Deputy Mayor for decision and policy guidance.

Central Highlands Council

Child Care Minding Reimbursement Claim Form

/ / to / /

Council will reimburse the cost of necessary child care expenses incurred by Councillors in the course of carrying out their duties, including:

- Attendance at Council and Council Committee meetings
- To attend meetings arising as a result of a Councillor being appointed by Council to an internal or external body or committee except where the body or committee reimburses relevant child care expenses incurred by the Councillors.
- To attend inspections, business or conferences/seminars in compliance with a resolution or policy of Council.

Refer to Policy 2015-36: Payment of Councillors Expenses & Provision of Facilities Policy.

Name: _____

Date of Child Care.	Explanation as why Child Care was required, including meeting or function attended.	Name of Child Care Provider. Is Child Care Provider licensed or unlicensed.	Amount of Out of Pocket Expense Incurred (Less any Entitlements Received).	Receipts attached?

Claimant's Signature: _____

Approved By: _____

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.

14.1 SA 2014/00046: C A HUME: "RATHLYN" 430 THOUSAND ACRE LANE, HAMILTON (CT248197/1): SUBDIVISION (1 LOTS & BALANCE) IN RURAL ZONE

Report By:

Contract Planner (D Allingham)

Approved:

Senior Contract Planner (S Wells)

Applicant:

C A Hume

Owner:

C A & A Hume

Proposal:

Approval is sought for a 1 lot and balance subdivision of a 648.1ha property (CT248197/1) called "Rathlyn" to the south-west of Pelham.

Proposed Lot 1 will be 26.95ha and will be located in the south-east corner of the subject land. The proposed boundary of Lot 1 follows Marked Tree Road, which is marked as a "Reserve Road" on the subdivision plan, but is a road maintainable by Council. Marked Tree Road also provides frontage to the lot.

The Balance lot is proposed to be approximately 621ha and has frontage to Marked Tree Road and Thousand Acre Lane. A dwelling and rural shed are located on the balance lot.

No buildings are proposed for the site at this stage.

There are no reticulated services available to the proposed lots.

Site Description:

Site and Locality

The 648.1ha subject site is situated to the south of Thousand Acre Lane and is located approximately 16km from Hamilton and 11km from Gretna. The lot is traversed by Thousand Acre Lane and Mark Tree Road. The majority of the lot is a commercial agricultural property and a dwelling and other rural outbuildings exist roughly in the centre of the lot.

The dwelling, Rathlyn, is heritage listed. However, the heritage listing applies only to an area around the building which is a substantial distance from the proposed lot.

The lot is generally cleared except for some smaller clusters of trees. The area proposed to be subdivided to the balance is generally remnant native vegetation and is not used for agriculture.

The adjoining properties to the south-west and north-west are also large rural parcels used for agriculture purposes. Properties to the south, west and north generally consist of native vegetation with some agricultural uses interspersed throughout. The subject site and all adjoining properties are zoned Rural.

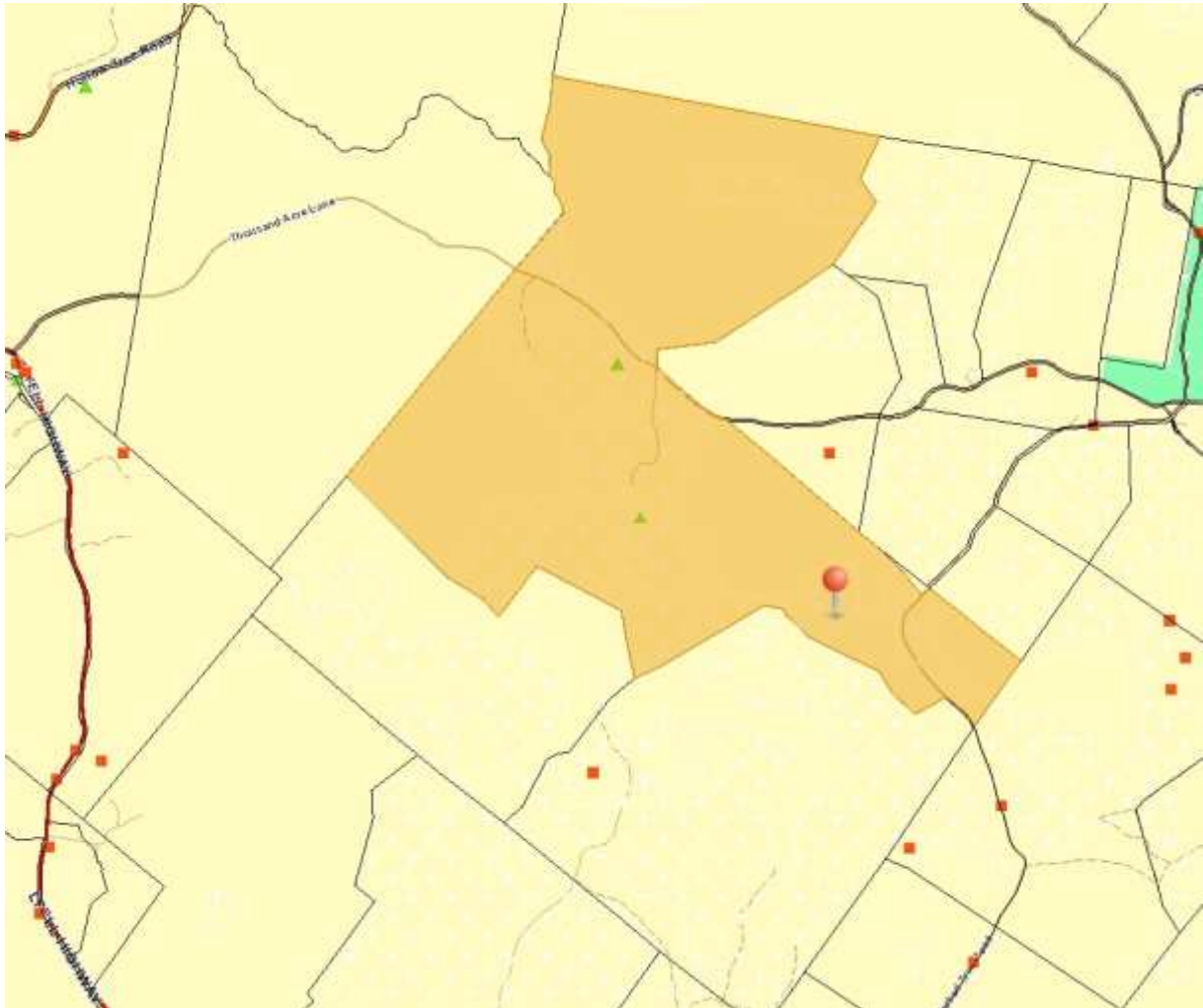


Plate 1: The subject title is located within the Rural Zone (beige).
(Source: The List Map, 2015)

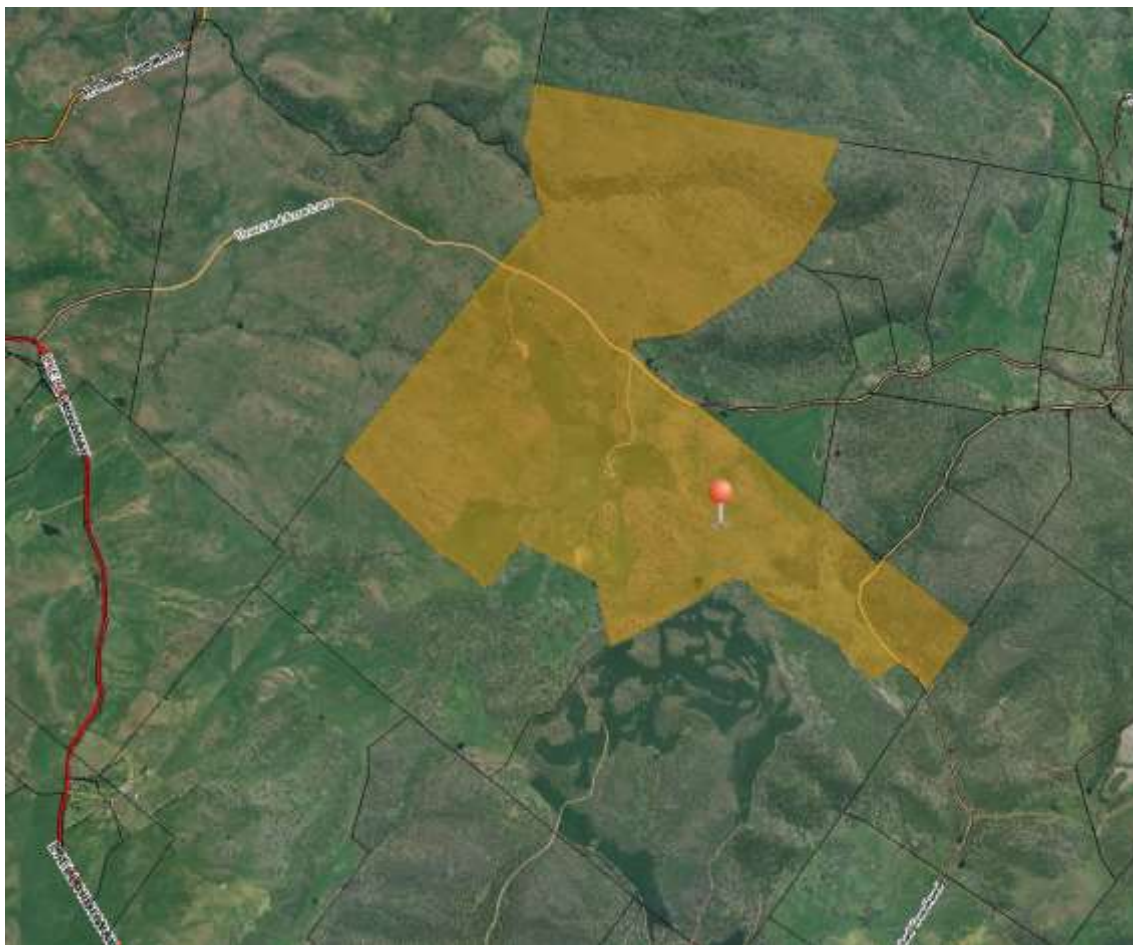


Plate 2: An aerial image of the subject land and surrounding built and natural environment.
(Source: The List Map, 2015)

Servicing provision

No services are provided to the site.

Environmental values

The application is supported by a “Natural Values Assessment” prepared by enviro-dynamics which assessed the environmental values of proposed Lot 1 to assist in determining an appropriate building area.

The assessment revealed that no threatened vegetation communities, flora or fauna species exist on-site despite the intact vegetation. However, the site provides habitat for the Tasmanian devil which has been mapped.

The assessment recommends that a Building Envelope (BE) be located in the northern corner of the site. The BE also allows for a bushfire management zone. The assessment further recommends that vegetation outside the building envelope remains intact.

Statutory Status:

The land is located within the Rural Zone under the *Central Highlands Planning Scheme 1998* (the Planning Scheme). The proposal falls under the use category of a ‘Subdivision’ which is a Discretionary development type pursuant to Section 3 of the Rural Zone.

Advertising:

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 25 March 2015 through to the 15 April 2015. No representations were received.

Notification

The application was referred to the Policy and Conservation Advice Branch (PCAB) of DPIPWE who identified that the Natural Values Assessment was lacking in detail. PCAB recommended the following:

- The assessment does not provide details of the likelihood of species occurring within the BE, making it difficult to assess the validity of the findings.
- The assessment is unclear about the characteristics used to assess suitable nesting habitat for Wedge-tailed eagles.
- The report does not identify the potential devil den nor does it describe what characteristics were considered in determining what was suitable devil habitat.
- The Report states that the site contains suitable habitat for the grey goshawk, listed as endangered, but does not map the habitat. It is recommended that a nest survey be undertaken of areas to be impacted by the subdivision.

It is recommended that the Natural Values Assessment be updated in accordance with the recommendations of PCAB and the recommendations of the updated report form a Part 5 Agreement on the lot.

Referral to Heritage Tasmania was not required as the works are outside the formal heritage listing.

Planning Evaluation

General Objectives:

The General Objectives of the Planning Scheme are reproduced below:

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

The proposed subdivision is considered to be consistent with the objectives above as it is orderly in that it creates a lot with a physical boundary of a road and is an area of land that is not used for agricultural purposes. The proposal does not fetter the agricultural use and with appropriate conditions will conserve the natural environment.

Specific Objectives:

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

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

The proposed subdivision provides for a separate title on land that is currently unused for agricultural purposes and is not suitable for agricultural purposes given its natural values.

Zone Objectives for the Rural Zone

The passages outlining the Objectives of the Rural Zone are reproduced as follows:

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

The proposal is considered to be consistent with the Rural Zone objectives as the land is not currently being used for agricultural purposes and the subdivision does not prevent the land from being used for other non-agricultural purposes (e.g. conservation and dwelling) in the future.

Development Standards

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

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

The proposal complies with the subdivision Development Standards.

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

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

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

Comments in relation to relevant State Policies are discussed below.

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

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

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

A Building Envelope has been proposed to ensure that natural values are protected. A condition is recommended for a Part 5 Agreement which requires that no building is to be erected and no vegetation is to be removed outside the building envelope as well as other recommendations put forward in the Natural Values Assessment.

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

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

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

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

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

The layout of the subdivision complies with the development standards.

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

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

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

The proposed subdivision is within a bushfire prone area and a “Bushfire Hazard Assessment Report” supports the application. A permit condition is recommended that the land be developed in accordance with the report.

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

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

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

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

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

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

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

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

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

The natural heritage will be protected as outlined throughout this report.

State Policy Implications

- **State Policy of Water Quality Management**
Subject to appropriate conditions, the proposal is considered to be able to demonstrate compliance with this Policy with regard to ensuring sediment transport into surface waters does not occur.
- **State Policy on the Protection of Agricultural Land 2009**
The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy. Proposed lot 1 is Class 6 land and is unused for agricultural purposes, nor is it suitable for agricultural purposes. The agricultural practices on the balance lot will be unaffected by the subdivision.

Technical Matters

Roads:	<p>Proposed Lot 1 has frontage to Marked Tree Road which is rural gravel road maintained by Council. A new access is to be constructed from the edge of the road to the property boundary for Lot 1.</p> <p>The Balance Lot has frontage to both Marked Tree Road and Thousand Acre Lane. The balance lot contains an existing dwelling and no change to existing access is proposed.</p> <p>Marked Tree Road through the subdivision is shown as reserved road. This should be shown as a separate road parcel transferred to Council.</p>
Stormwater:	Council cannot provide a means of stormwater disposal to the lots. Stormwater will be required to be retained on-site.
Water & Sewer:	No reticulated services are available. On-site water storage will be required for future dwellings and wastewater will need to be treated through an on-site wastewater system.

No other issues of concern have been raised.

Environmental Implications

As mentioned previously there are environmental values on the subject land which should be protected outside the proposed building envelope. It is recommended to include a condition for a Part 5 Agreement which requires any future development or works to be contained within the Building Envelope.

CONCLUSION

The application is for a 1 lot s and balance subdivision relating to “Rathlyn” at 430 Thousand Acre Lane, Hamilton. Proposed lot 1 satisfies the subdivision standards of the Rural Zone and is considered to not impact on the existing or future agricultural potential of the land.

Proposed lot 1 has significant natural values which should be protected through a Part 5 Agreement.

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

Recommendation

Moved C1r

Seconded C1r

That Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for subdivision (1 lot & balance at ‘Rathlyn’ – 430 Thousand Acre Lane, Hamilton (CT248197/1) subject to the following conditions:

General

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

Easements

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

Endorsements

- (4) The final plan of survey must be noted that Council and TasWater cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.
- (5) The final plan of survey must be endorsed that the lots are only suitable for the on-site disposal of wastewater using a licensed Aerated Wastewater Treatment System or modified trench septic or other approved system.

Covenants

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

Bushfire Management

- (7) The subdivision must be developed and completed in accordance with the approved "Bushfire Hazard Assessment Report" prepared by Welling Consulting and must continue to be maintained to the satisfaction of the Council's General Manager. Any necessary agreements must be registered on the title prior, or in conjunction with, sealing the final plan of survey

Natural Values Assessment

- (8) Prior to the sealing of the Final Plan, the recommendations of the "Natural Values Assessment" must form the basis of a Part 5 Agreement (to which Council is to be made a party) which must be created on proposed Lot 1 to the satisfaction of Council's General Manager.

Agreements

- (9) 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.

Final plan

- (10) A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- (11) A fee, as determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
- (12) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
- (13) The subdivider must pay any Titles Office lodgement fees direct to the Recorder of Titles.

Engineering

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

Existing services

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

Access

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

Transfer of reserves

- (17) The Reserved Road marked on the subdivision Plan must be shown as "Road" on the final plan of survey and transferred to the Central Highlands Council by Memorandum of Transfer submitted with the final plan.

Defects Liability Period

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

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the Commonwealth *Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
 - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
 - Rehabilitation of all disturbed areas as soon as possible.
- E. **If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.**
- F. **This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.**

Carried

PLAN OF SUBDIVISION



PDA Surveyors

Surveying, Engineering & Planning

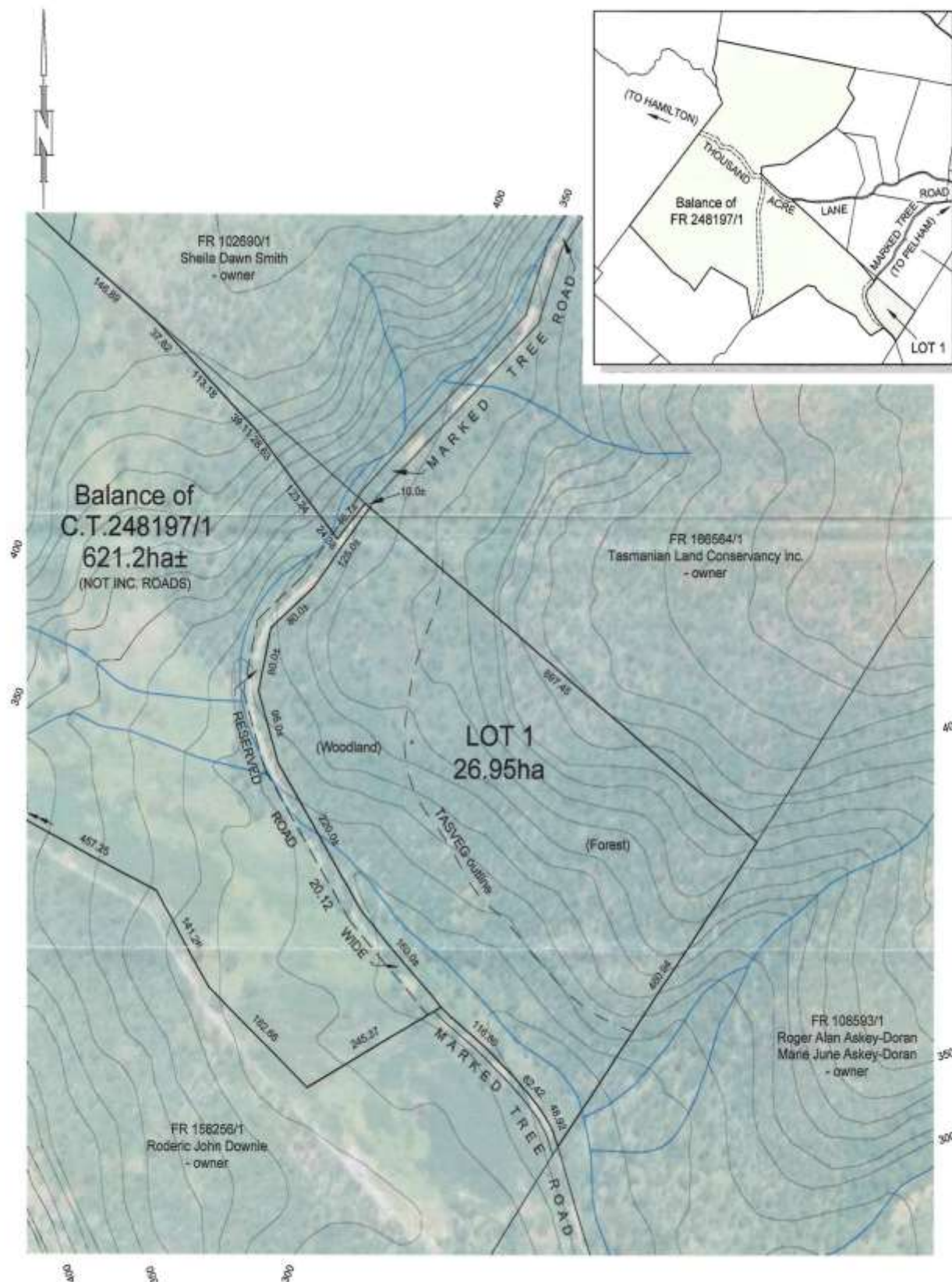
127 Bathurst Street Hobart,
Tasmania, 7000
www.pda.com.au Also at: Kingston,
Launceston & Burnie

ABN 71 217 836 325

PHONE: +61 03 6234 3217
FAX: +61 03 6234 5066
EMAIL: pda.hob@pda.com.au

30

Owner	Christopher Andrew Hume & Alison Hume			Location	430 Thousand Acre Lane, Hamilton			This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.	
Title Ref.	FR 248197/1			Council	Central Highlands Central Highlands Plannings Scheme 1998				
Schedule Of Easements	Nil.								
Scale	1:5000	Date	10 February 2015	Our Ref.	S804C-1	Map ref.	4828	GDA94 Centroid:	E 495285 N 5 286 390



14.2 DA 2015/00007: C & N A BRADY: MARKED TREE ROAD, HAMILTON (CT100803/1): SHIPPING CONTAINERS X 3 IN RURAL ZONE

Report By:

Senior Contract Planner (S Wells)

Approved:

Senior Contract Planner (S Wells)

Applicant:

C & N Brady

Owner:

C & N Brady

Proposal:

Approval is sought for 3 shipping containers on a 6.4ha property (CT100803/1) near Hamilton.

The application is retrospective in nature. There exists one 12m container and two 6m containers configured in a U shape around a 100m blue metal surface. The containers sit upon the surface. An ag drain collects drainage. They have a cream colour.

Site Description:

Site and Locality

The lot is an irregular shaped 6.4ha lot which, other than the shipping containers and a caravan used for temporary accommodation, is currently vacant. The land is generally flat and is comprised largely of pasture. An existing dam is located towards the middle of the property.

The land is bordered by Marked Tree Road to the south and Thousand Acre Lane to the north. Access is from Marked Tree Road.

There are no reticulated services available to the proposed lots.

The adjoining properties to the south, north and west are zoned rural. Land to the north and north-west is zoned Forestry Purpose.



Plate 1: The subject title is located within the Rural Zone (beige). Forestry Purposes zone is coloured green.
(Source: The List Map, 2015)

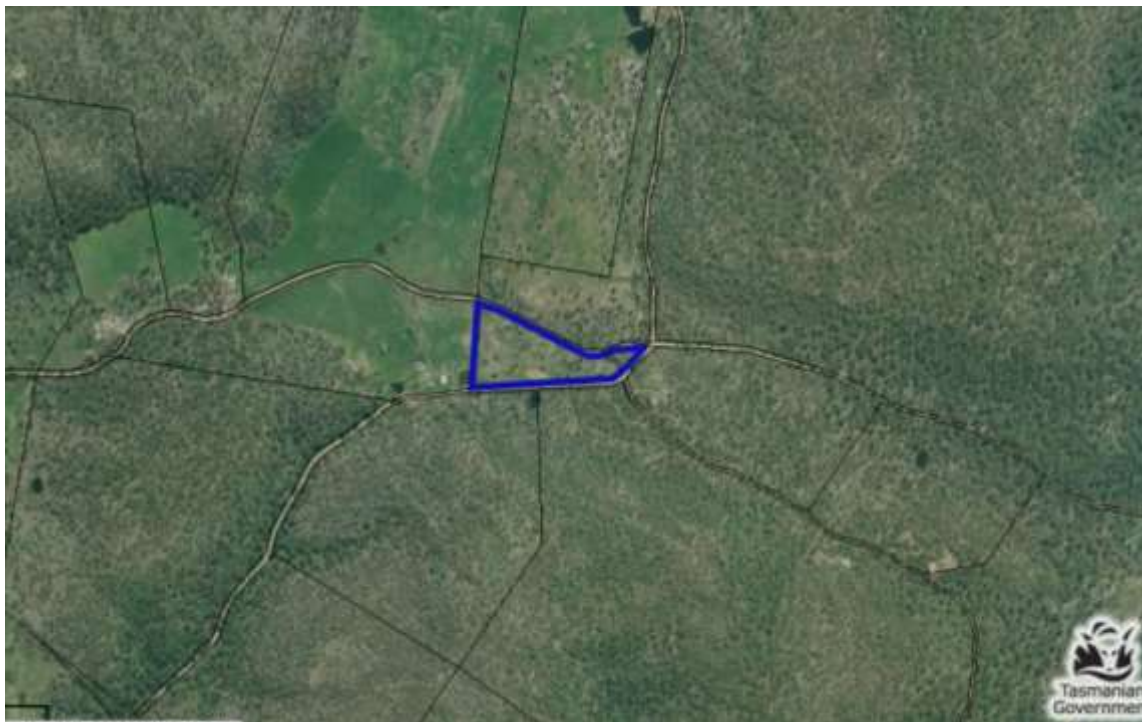


Plate 2: An aerial image of the subject land and surrounding built and natural environment.
(Source: The List Map, 2015)

Servicing provision

No services are provided to the site.

Environmental values

The land is substantially clear of native vegetation. No further discussion is warranted.

Statutory Status:

The land is located within the Rural Zone under the *Central Highlands Planning Scheme 1998* (the Planning Scheme). The proposal falls under the use category of 'House' which is a Discretionary development type on an existing lot.

Advertising:

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 25 March 2015 through to the 15 April 2015. One representations was received.

<i>Issues Raised</i>	<i>Planning Response</i>
Adjacent to Rosevale	There will be no effect on the Rosevale property. Rosevale is not heritage listed.
Adjacent to nature reserves	There will be no off-site impacts associated with the proposal.
Retrospective application	This has no bearing on determining the application.
Habitable use	There is no evidence before Council that shipping containers are being occupied.
The advertised use is prohibited in the zone and advertisement was incorrect	<p>The application was advertised as "Storage (Three Shipping Containers) in Rural Zone."</p> <p>This is incorrect. The actual use is for residential purpose with some agricultural component. The application should be address a House.</p> <p>This error does not, however, impede Council from determining the application before it.</p>
Various matters for consideration have not been addressed as required by scheme	Schedule 5 provides the general matters for consideration. In the majority of instances, including this, it is not necessary for the applicant to specifically address each point.
Insufficient information is provided in the application, such as contours, trees, landscaping and signage amongst others.	<p>Schedule 6 details application requirements noting that they must be provided 'as applicable'.</p> <p>Sufficient information has been provided to Council to determine the application.</p>
Visual impact and landscaping	<p>It is considered that the appearance of the development is not inconsistent with the surrounding rural environment.</p> <p>Landscaping of the development may have some benefit however the development is some distance from public roads and it is considered that such condition is unnecessary.</p>
Precedence	Council has taken action to ensure compliance with the relevant legislation. That action has led to this application.

The issues raised are not considered to be of determining weight in this instance and do not warrant modification or refusal of the application before Council.

Planning Evaluation

General Objectives:

The General Objectives of the Planning Scheme are reproduced below:

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

The proposed storage buildings are considered to be consistent with the objectives above as it is orderly in that it creates a lot with a physical boundary of a road and is an area of land that is not used for agricultural purposes. The proposal does not fetter the agricultural use and has no effect on the natural environment.

Specific Objectives:

There are no Specific Objectives of the Planning Scheme relevant to this application.

Zone Objectives for the Rural Zone

The passages outlining the Objectives of the Rural Zone are reproduced as follows:

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

The proposal is considered to be consistent with the Rural Zone objectives as the storage buildings can enable the land to be used for agricultural purposes.

Development Standards

Part 6 of the Rural Zone prescribes the Development Standards relevant to all applications for use or development.

The zone provides a front setback of 30m and a setback to all other boundaries of 100m.

The lot has two frontages and both are complied with. The proposal also complies with the setback requirements to other boundaries.

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

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

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

Comments in relation to relevant State Policies are discussed below.

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

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

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

The proposal will have no impact on these values.

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

The proposal will have no social or economic effect.

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

- (a) existing site features;*
- (b) adjoining land uses and zones;*
- (c) the streetscape and/or landscape;*
- (d) the natural environment;*
- (e) a place of cultural significance;*
- (f) any special area;*
- (g) water supply for domestic or fire fighting purposes;*
- (h) any perceived pollution or hazard; or*
- (i) powerline easement;*

The proposal is considered reasonable. Conditions should be imposed to ensure any existing signage is painted, and that the site is maintained in good order.

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

The proposal will not have any offsite impacts.

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

The land is suitable for a minor development of this nature.

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

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

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

The proposal has no effect on access or parking.

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

The proposal requires no services other than stormwater which can be managed appropriately.

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

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

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

The natural heritage will be protected as outlined throughout this report.

State Policy Implications

- **State Policy of Water Quality Management**
Subject to appropriate conditions, the proposal is considered to be able to demonstrate compliance with this Policy with regard to ensuring sediment transport into surface waters does not occur.
- **State Policy on the Protection of Agricultural Land 2009**
The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy. Proposed lot 1 is Class 6 land and is unused for agricultural purposes, nor is it suitable for agricultural purposes. The agricultural practices on the balance lot will be unaffected by the proposal.

Technical Matters

Roads:	The lot has frontage to Marked Tree Road and Thousand Acre Land. Access exists from Marked Tree Road. Standard access conditions should be provided.
Stormwater:	Council cannot provide a means of stormwater disposal to the lots. Stormwater will be required to be retained on-site.
Water & Sewer:	No reticulated services are available. On-site water storage will be required for future dwellings and wastewater will need to be treated through an on-site wastewater system.

No other issues of concern have been raised.

Environmental Implications

There are no environmental implications associated with this proposal.

CONCLUSION

Application is made, retrospectively, for three shipping containers and associated works to a property on Marked Tree Road, Hamilton (CT 100803/1).

The proposal complies with the Development Standards of the *Central Highlands Planning Scheme 1998*. It is discretionary because of the use.

One representation was received during the public notification period.

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

Recommendation

Moved Cllr

Seconded Cllr

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 three shipping containers on land at Marked Tree Road, Hamilton (CT100803/1) subject to the following conditions:

General

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.
- (3) The structures are to be used only for storage associated with residential or agricultural use of the land. They are not to be used on any commercial basis.
- (4) Any existing signage must be removed from the shipping containers by painting over with colour to match the container.

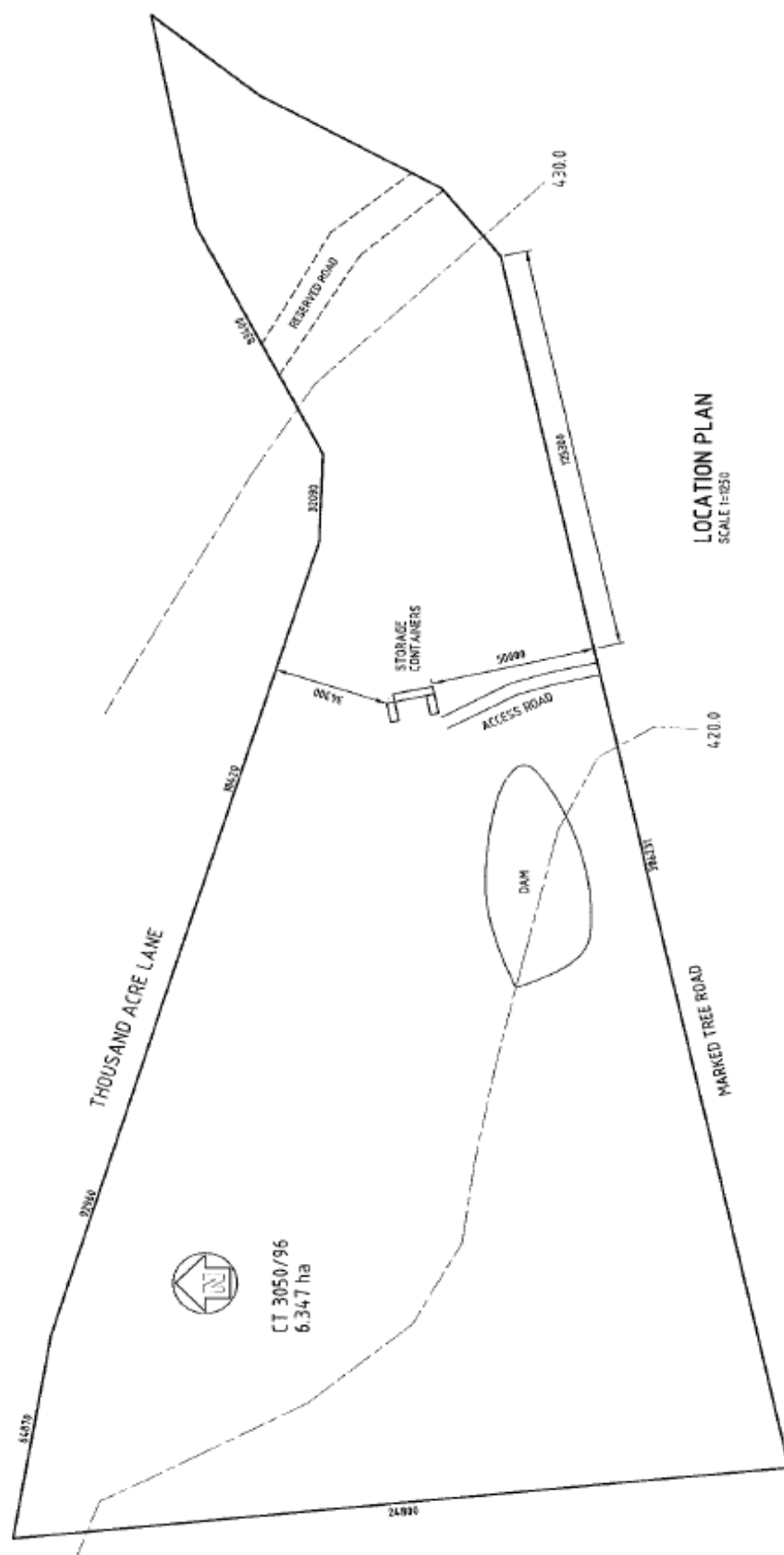
Services


- (5) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned. Stormwater (15) Drainage from the proposed development must 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.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the Commonwealth *Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- C. **If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.**
- 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.**

Carried



 <p>ISLE DRAFTING HAMILTON 100 KENNEDY ROAD HAMILTON, ONTARIO L8N 1K1 PHONE: (905) 881-1111 WWW.ISLEDRAFTING.COM</p>	ACCREDITATION No. CT 1655	PROPOSED SHED CRAIG & NICOLE BRADY LOT 1 MARKED TREE ROAD HAMILTON	
	SCALE 1:1025	DRAWN M. WAT	DATE 26.02.2015
	DATE 26.02.2015		
	REVISION DATE		
DRAWING No. 15013-1			



WEST ELEVATION
SCALE 1:100



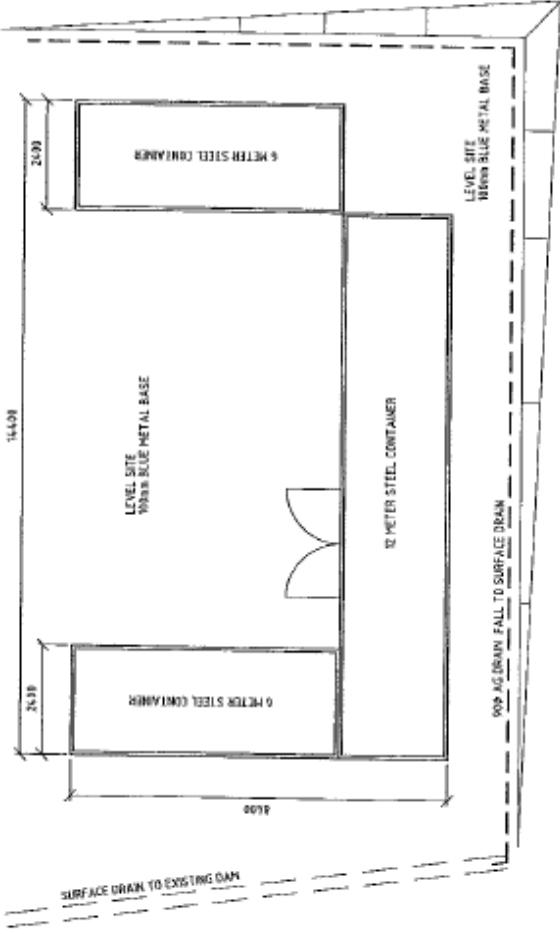
EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100




EAST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

STEEL SHIPPING CONTAINERS
1 / 12000-2540
2 / 6000-2540
CONTAINERS ARRANGED AS INDICATED ON LEVEL
100mm THICK BLUE METAL BASE



ISLE DRAFTING
ARCHITECTS
ELECTRICAL & MECHANICAL
PLUMBING & GAS
100 HARRISON ST
DUNEDIN 9010
03 480 1111

PROPOSED SHED
CRAIG & NICOLE BRADY
LOT 1 MARKED TREE ROAD
HAMILTON

ACCREDITATION No. CC665
SCALE 1:100
DRAWN M WAY
DATE 26.02.2015
REVISION DATE

DRAWING No. 15013-2

14.3 SOUTHERNFIELD DAM

Tasmanian Irrigation have contacted Council seeking approval from Council as “Owner” of Southernfield Road for the re-routing of the road which is required due to the location of the proposed dam.

Tasmanian Irrigation has advised that they have met the landowner on site and have landowner approval. The construction of the re-routed Southernfield Road will be part of the construction contract for the dam and will be one of the first things the contractor will do on site as road access will be cut off once the dam footprint is excavated.

Following discussions with Council's Works Manager it is being recommended that Council approval be given to Tasmanian Irrigation with conditions.

Recommendation

Moved C/r

Seconded C/r

THAT Central Highlands Council give approval for the re-routing of Southernfield Road on the following conditions:

- The re-routed road to be constructed to the satisfaction of Council's Works Manager and to the standards specified in the Central Highlands Council Subdivision Guidelines 2012, at no cost to Council; and
- The developer to be responsible for all necessary works associated with re-surveying and gazetting the re-routed road, at no cost to Council.

Carried

14.4 REVIEW OF BUILDING, PLUMBING, ENVIRONMENTAL HEALTH & PLANNING APPLICATION FEES

The annual review of fees and charges associated with building, plumbing and planning services has been undertaken.

The fees and charges schedule below provides all current items previously adopted by Council with recommendations as to whether they should be retained, deleted or modified.

Recommendation

Moved C/r

Seconded C/r

THAT pursuant to Section 205 of the Local Government Act 1993, Council resolve to adopt the revised Development and Environmental Services fees and charges register and for it to take effect commencing 1 July 2015.

CENTRAL HIGHLANDS COUNCIL – FEES & CHARGES SCHEDULE (DEVELOPMENT & ENVIRONMENTAL SERVICES)			
DISCIPLINE	DESCRIPTION	FEE 2014/2015	PROPOSED FEE 2015/2016
Planning	<u>Permitted Development</u>		
	All Permitted Development	\$100.00 min & \$1.00 per \$1000 value of works > \$10,000	\$105.00 min & \$1.10 per \$1000 value of works > \$10,000
	<u>PD4 / No Permit Required Compliance Fee</u>		
	Compliance Assessment for all PD4 / No Permit Required	\$100.00	\$105.00
	<u>Discretionary Development</u>		
	All Discretionary Development	\$180 min & \$0.50 per \$1000 value of works > \$10,000	\$180.00 min & \$1.10 per \$1000 value of works > \$10,000
	Statutory Advertising	\$300.00	\$310.00

	<u>Amendments to Permits</u>	50% of Original Planning Fee	50% of Original Planning Fee
	<u>Extension of time to Permits</u>	\$80.00	\$85.00
	<u>Final Plans</u>		
	Sealing Final Plans & Stratum	\$30/lot (minimum fee \$150.00)	\$40/lot (minimum fee \$160.00)
	Amendments to Sealed Plans	\$200.00 Plus \$500 if a hearing is required	\$210.00 Plus \$500 if a hearing is required
	<u>Subdivision</u>		
	Application for Subdivision or Boundary Adjustment	\$50/lot (minimum fee \$400)	\$55/lot (minimum fee \$400)
	Statutory Advertising	\$300	\$310.00
	Wastewater Assessment Provided by Applicant	\$10/lot (minimum fee \$80)	Remove – Not Used
	Application for Adhesion Order	\$200.00	\$210.00
	Engineering Drawing Assessment Fee	\$200 minimum & 1% value of works	\$250 minimum & 1% value of works
	Engineering Inspections	\$120/hour	\$125/hour
	<u>Amendments to Planning Scheme</u>		
	Assessment of Applicant's Submission	\$800/ minor amendment or \$1600 / all others plus applicable DA/SUB assessment fee for s.43A combined applications	\$800/ minor amendment or \$1600 / all others plus applicable DA/SUB assessment fee for s.43A combined applications
	Statutory Advertising & Notification	\$400 / advertisement	\$800 per advertisement (2 advertisements required)
	Council Undertakes Changes to Planning Scheme Maps	Council to advise fee when amendment finally approved by TPC	Council to advise fee when amendment finally approved by TPC
	Tasmanian Planning Commission Fee	Current fee as set by the TPC	Current fee as set by the TPC
Plumbing	<u>Plumbing Permits</u>		
	Plumbing Permit Class 1a Includes Completion Certificate	\$150.00	\$150.00
	Plumbing Permit Class 10a Includes Completion Certificate	\$100.00	\$100.00
	Plumbing Permit Class 2-9 Includes Completion Certificate	\$200.00	\$200.00
	<u>Special Plumbing Permits</u>		
	Special Plumbing Permits – Permit Authority Assessment & Issue of Certificates for all On-site Wastewater Management Systems - Includes Completion Certificate	\$150.00	\$150.00
	Special Plumbing Permits – Pools / Arrestors / Backflow	\$80.00	\$80.00
	All Inspections	\$100 per inspection • Class 1a – Minimum 2 Inspections	\$100 per inspection • Class 1a – Minimum 2 Inspections

		<ul style="list-style-type: none"> • Class 10a – Minimum 1 Inspection • Class 2-9 – Minimum 3 Inspections 	<ul style="list-style-type: none"> • Class 10a – Minimum 1 Inspection • Class 2-9 – Minimum 3 Inspections
	Amendments to all Plumbing Permits	\$50% of Original Fee	\$50% of Original Fee
Building	<u>Building Surveying Certificate of Likely Compliance</u>		
	Class 1 Building (Dwelling)	\$1.65/m ² – Minimum Fee \$280.00 New Building, \$160.00 Extension / Alteration	New Building - \$280.00 Extension / Alteration – 160.00
	Class 10 Building (Garage/Outbuilding/Farm Building)	\$1.38/m ² – Minimum Fee \$150.00 New Building, \$100.00 Extension/Alteration	New Building - \$150.00 Extension/Alteration - \$100.00
	Inspection Fees (payable in all cases)	\$300.00 (class 1), \$200.00 (class 10)	\$300.00 (class 1), \$200.00 (class 10)
	Supplementary Inspection Fee (Re-inspections)	\$200.00/inspection	\$200.00/inspection
	<u>Permit Authority</u>		
	Assessment & Issue of Certificates		
	Class 1 Building (Dwelling) – New or Extension	\$200.00	\$200.00
	Class 10 Building (Outbuilding) – New or Extension	\$150.00	\$150.00
	Class 2 – 9 Building – New or Extension	\$200.00	\$200.00
	Temporary Occupancy Permit	\$150.00	\$150.00
	Staged Permits	\$100.00 / stage in addition to Permit Authority Fees	\$100.00/ stage in addition to Permit Authority Fees
	Building Certificates	\$400.00 & \$100/hr if >4 hours required	\$400.00 & \$100/hr if >4 hours required
	Permit to Proceed	\$200.00	\$200.00
	Permit of Substantial Compliance	\$200.00	\$200.00
	Illegal Works	\$500.00	\$500.00
	Building Permit Extension – 1 st Year	\$150.00	\$150.00
	Building Permit Extension – each year after 1 st extension	\$300.00	\$300.00
	Amendments to Permits	\$120.00	\$120.00
Environmental Health	As Per Attached – Environmental Health Activities		

ENVIRONMENTAL HEALTH ACTIVITIES

Local Government Act 1993, Public Health Act 1997, Food Act 2003

DESCRIPTION	Fee 2014/2015	Proposed Fee 2015/2016
Food and Food Sampling		
All Food Businesses Registration (once only) [1]	\$50.00	Remove. Only charge Annual Fee
Food Businesses Licence for Preparing and Selling Food (Annual)		
• Low Risk Premises [1]	\$140.00	\$145.00
• Medium Risk Premises [2]	\$260.00	\$265.00
• High Risk Premises [3]	\$500.00	\$505.00
• Community Organisation	\$25.00	\$25.00
Transfer of Food Business Licence	\$140.00	\$145.00
Temporary Food Licence – Annual Fee	\$100.00	\$105.00
Temporary Food Licence – One Day Event (Commercial)	\$25.00	\$25.00
Temporary Food Licence – One Day Event (Community)	\$20.00	\$20.00
Food Sampling [4]	\$90.00	\$95.00
Food Act 2003 Infringement Notice (see Regulations)		
Water, Wastewater, Environmental		
Reinspection Due to Incomplete or Faulty Work	\$140.00	\$145.00
Registration as User or Supplier of Water from a Private Source	\$140.00	\$145.00
Water Sampling Charges (analysis are extra)	\$100.00	\$110.00
EMPCA 1994 Infringement Notice (see Regulations)		
Environmental Protection Notices (for updating permits or to abate environmental harm)	\$210.00	\$215.00
Public Health		
Place of Assembly Licence (new or renewal)	\$120.00	\$125.00
Place of Assembly Licence (temporary event)	\$100.00	\$100.00
Place of Assembly Licence (Community Organisations)	\$25.00	\$25.00
Registration of Premises for Public Health Risk Activity (E.g. Skin Penetration)	\$110.00	\$115.00
Registration of a Regulated System (E.g. Cooling Towers)	\$110.00	\$115.00
Hawkers Licence, Includes Kerb Side Vendors (residents)	\$50.00	\$55.00
Hawkers Licence (non - residents)	\$80.00	\$85.00
Caravans (per van per annum)	\$150.00	\$150.00
Public Health Act 1997 Infringement Notice (see regs)		

Notes

- 1 Premises are ranked in accordance with a Risk Classification system, low risk include B&B and cafes with no cooking.
- 2 Premises are ranked in accordance with a Risk Classification System, med risk include restaurants.
- 3 Premises are ranked in accordance with a Risk Classification System, high risk include nursing homes; there are no high risk food premises in CHC and if a premises performs well then it may move down a category.
- 4 Does not include costs of analysis

14.5 DOG REGISTRATION & KENNEL LICENCE FEES

In accordance with the Dog Management Plan, which was adopted by Council on 13 December 2010, Council must determine all fees payable under the Dog Control Act 2000. The schedule of fees are to be set annually and are to be in line with the financial year, i.e. 1st July to 30th June.

It is being recommended that the fees remain unchanged from the 2014 / 2015 financial year.

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council adopt the following fees and charges for the 2015/2016 period:

Dog Registration Fees

Description	Paid by 31 July 2015	Paid after 31 July 2015
Domestic Dog (Desexed)	\$20.00	\$40.00
Domestic Dog (not Desexed)	\$40.00	\$70.00
Pensioner (1 st dog only)	\$10.00	\$20.00
Working Dog (used for the purpose of working farm stock) or Hunting Dog (used to flush game)	\$10.00	\$20.00
Greyhound (TGRA registered)	\$10.00	\$20.00
Registered Breeding Dog (TCA Registered & Dog Owner holding current membership of the TCA)	\$10.00	\$20.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil
Declared Dangerous Dog	\$1000.00	\$1500.00

Kennel Licence Fees

3-5 Dogs - \$ 20.00

>5 Dogs - \$ 30.00

Renewal Fee - \$ 10.00

Impoundment Fees

Impounding Reclaim Fee (first offence) - \$20.00

Impounding Reclaim Fee (subsequent Offences) - \$40.00

Maintenance Fee \$10.00 per day

Other Associated Fees

Formal Notice of Complaint Fee - \$10.00 (refundable)

Replacement of Registration Tag - \$5.00

14.6 STATUS REPORT

310	17/2/09	Sale of Council Land Wayatinah	DES Manager	<p>Development Permit has been issued.</p> <p>Graham Rogers & Richard Cassidy met at Wayatinah on Tuesday 25th February to discuss final details. Pitt & Sherry are now preparing tender documents and Engineer Drawings for Stage 1 (5 Lots).</p> <p>Mayor and General Manager to meet with Minister Groom on 24th June 2015 to discuss ownership of infrastructure within the village</p>
323	16/11/10	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 has been adopted by Council.
331	16/7/13	Vehicle body removal in Municipality	DES Manager	Being monitored regularly.

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
2015 / 00017	G F & R G Hingston	7 Nielsen Crescent, Morass Bay	Storage Shed

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2015 / 4	DJ Potter	31 Water Street, Ouse	Subdivision (One Lot & Balance) in the Village Zone
2015/11	J T & P A Wickham	25 River Street, Hamilton	Dwelling Addition
2015 3	Another Perspective	257 Bradys Lake Road, Bradys Lake	Dwelling Addition
2015/9	Central Highlands Council	Lyell Highway, Derwent Bridge	Public Shelter and Toilet Block in Conservation Area
2015/12	Meadowbank Water Ski Club Inc	Rockmount Road, Ellendale	Recreation Facility (Storage Shed)
2015/4	DJ Potter	31 Water Street, Ouse	Subdivision (One Lot & Balance) in the Village Zone

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:

There were no dogs impounded during the past month.

15.0 WORKS & SERVICES

Moved **Clr**

Seconded **Clr**

THAT the Works & Services Report be received.

15th April 2015 – 14th May 2015

Maintenance Grading

Dennistoun Rd	Strickland Rd	Pine Tier Rd	Victoria Valley Rd
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Re-Sheeting

Lower Farm Rd	Pine Tier Rd	Dennistoun Rd	Lanes Tier Rd
14 Mile Rd			

Potholing / shouldering

14 Mile Rd	Dennistoun Rd	Woodsprings Rd
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Road Side Slashing

Hollow Tree Rd	Dennistoun Rd
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Culverts / Drainage:

Clean culvert Strickland Rd, Hollow Tree Rd	Install new culvert and upgrade drainage in Ouse township
Install new culvert William Street	

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
75hrs Long Service Leave taken	45 hrs Sick Leave taken
235 hrs Annual Leave taken	

Bridges:

Timber bridge inspections	Replace log on culvert Bashan Rd
Concrete under bridge Ellendale Rd to stop further erosion	

Refuse / recycling sites:

Cover Hamilton Tip twice weekly	Removal of scrap tyres from Hamilton landfill,
Drum Muster	Push up green waste Bothwell WTS
Removal of waste oil from Hamilton landfill and Bothwell WTS	

Other:

Tree removal Pearce's Rd (after fire)	Set up and prep of ANZAC day for towns
Set up and prep for Agfest	Vegetation removal Laycock Drive
Trim trees Humble Rd	Install Hamilton Park fence
Rubbish removal Mark Tree Rd	Rubbish removal Pelham Rd
Rubbish removal Hollow Tree Rd	Pump out septic at Bethune and Ouse toilets
Install Highlands sign Wayatinah	Install sign Victoria Valley Rd
Repair sign Hollow Tree Rd	Upgrade of Dog Pounds at Hamilton and Bothwell
Install missing street signs Boomer Rd, Thousand Acre Lane and Glovers Rd	
Clean and sweep intersections Bothwell township	

Municipal Town Maintenance:

Collection of town rubbish twice weekly	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	Maintenance of parks, cemetery, recreation ground and Caravan Park.

Plant:

PM759 (B) Hilux serviced
 PM739 (H) Triton Ute serviced
 PM726 (H) John Deer tractor puncture repaired

PM687 (B) Western Star new steer and drive tyres
 PM710 (B) JCB Backhoe puncture repaired

Private Works:

Mowing of block Jason Branch
 Stornoway gravel
 Sharni Holt Water delivery
 A Embrey Gravel
 Elvin Gleeson concrete pre mix
 D Flint water delivery

Mark Licitis gravel delivery Miena
 Tom Brown gravel delivery
 RJ Clark Gravel
 Vicky Jones Gravel delivery
 Brett Gleeson Concrete premix
 Ramsey Agriculture gravel and grading of farm road

Cornwall Coal Kimbolton Hamilton re-sheeting and grading of road

Casuals

Toilets, rubbish and Hobart
 Hamilton general duties

Bothwell general duties
 Mowing and brush cutting

Program for next 4 weeks

Grading and Re-Sheeting of Municipal Roads
 Stage 1 Boomer Rd bridge/culvert replacement

Culvert replacement Municipal Roads

15.1 BOTHWELL REC GROUND WATER CONNECTION

After discussions with Tasmanian Irrigation the flow that Council will receive from their water connection is around 1 liter per second but should receive good pressure. The current irrigation system that is in place on the rec ground requires 3-4 liters per second to irrigate and uses approximately 66,000 liters in an irrigation cycle.

This now means that Council would require having two 23,000 liter storage tanks to store enough water to run the current irrigation system. This water would also only be able to be used for irrigation purposes and not showers, drinking etc. as it is untreated. I believe that a total cost of two storage tanks with pads and to change some plumbing requirements will be a cost of approximately \$10,000.

15.2 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
 C/r Bowden requested that this item be placed on the Status Report

16.0 ADMINISTRATION

16.1 REMISSIONS UNDER DELEGATION

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

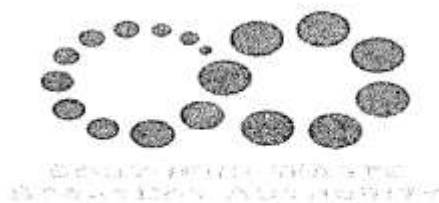
03-0237-01719 \$69.17	Penalty postal address given by VG incorrect
03-0240-01850 \$36.91	Penalty postal address given by VG incorrect

For noting

16.2 FUTURE OF SOUTHERN WASTE STRATEGY AUTHORITY

David Sales, CEO of SWSA has advised that the SWSA Board, based on the responses from the majority of members, resolved to continue as per option three (maintain SWSA as a separate legal entity and adopt a different method of operation and funding for 2015/16). Members are advised that SWSA will not be levying a contribution for 2015/16 and that all activities for 2015/16 will be funded from the accumulated surplus. The CEO will negotiate with Clarence and Glenorchy City Councils, both of which has indicated an interest in hosting SWSA to determine whether a combined proposal can be developed for consideration by the Board.

For Information / Noting



Glenorchy Civic Centre
4 Cooper Street
Glenorchy TAS. 7010
P.O. Box 275, Glenorchy 7010
Phone: 03 6273 1566
Email: info@southernwaste.com.au
www.rethinkwaste.com.au
7th May 2015

The General Manager

Dear Sir/Madam

Future of Southern Waste Strategy Authority

You will recall recently, the Chair of SWSA, Deputy Mayor Green wrote to your Council seeking input as to the future of SWSA.

That letter contained three possible options for the future and they were:

- i. Wind SWSA up and return any remaining moneys to the current members.
- ii. Transfer the operations of SWSA to STCA and wind SWSA up and transfer remaining moneys to either STCA or current members.
- iii. Maintain SWSA as a separate legal entity and adopt a different method of operation and funding for 2015/16.

At the Board Meeting early today, the Board made the following decisions;

1. That based on the responses from individual members indicating that a majority of Members wished SWSA to continue as per option [iii] for the financial year 2015/16, the Board resolves that SWSA will continue on the basis of option [iii] for 2015/16 and that the Member Councils be advised of the Board's decision
2. That all Members be advised that SWSA will not be levying a contribution for 2015/16 and that all activities for 2015/16 will be funded from the accumulated surplus.
3. That the CEO negotiate with Clarence and Glenorchy City Councils both of which had indicated an interest in hosting SWSA to determine whether a combined proposal can be developed for consideration by the Board.

The Board requested that I communicate these decisions as quickly as possible so that your Council could determine if it wishes to take any further action at this time.

Yours faithfully



David Sales
Chief Executive Officer

16.3 LGAT ANNUAL CONFERENCE

The Local Government Association Annual Conference will be held in Launceston from Wednesday 22 July, 2015 to Friday 24 July, 2015. The Conference Program is attached.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT the Mayor, Deputy Mayor and General Manager be authorised to attend the LGAT Annual Conference in Launceston from 22 – 24 July, 2015.

Lyn Eyles

From: Katrena Stephenson <katrena.stephenson@lgat.tas.gov.au>
Sent: Thursday, 7 May 2015 4:35 PM
To: Break O'Day Council (E-mail); Brighton Council ; Burnie Council (E-mail); Central Coast Council; Lyn Eyles; Circular Head; Clarence City Council (E-mail); Derwent Valley Council (E-mail); Devonport Council (E-mail); Dorset Council (E-mail); Flinders Council; George Town Council (E-mail); Glamorgan Spring Bay Council (Email); Glenorchy City Council; Hobart City Council; Huon Valley Council; Kentish Council; King Island Council; Kingborough Council; Latrobe Council (E-mail); Launceston City Council (Email); Meander Valley Council; Northern Midlands Council; Sorell Council; Southern Midlands Council (E-mail); Tasman Council (E-mail); Waratah/Wynyard Council (E-mail); West Coast Council (E-mail); West Tamar Council ; Break O'Day Council Mayor Mick Tucker; Brighton Council Mayor Tony Foster; Burnie City Council Mayor Anita Dow; Central Coast Council, Mayor Jan Bonde; Deirdre Flint; Circular Head Mayor Daryl Quilliam; Clarence City Mayor Doug Chipman; Derwent Valley Council Mayor Martyn Evans; Devonport City Council Steve Martin; Dorset Council Mayor Barry Jarvis; Flinders Mayor Carol Cox; George Town Council Mayor Bridget Archer; Glamorgan Spring Bay Michael Kent; Glenorchy City Council Mayor Kristie Johnston; Hobart City Council Lord Mayor Sue Hickey; Huon Valley Council Mayor Peter Coad; Kentish Council Mayor Don Thwaites; Kingborough Council Steve Wass ; Latrobe Mayor Peter Freshney; Launceston City Council Mayor Albert van Zetten; Meander Valley Mayor Craig Perkins; Northern Midlands Mayor David Downie; Sorell Council Mayor Kerry Vincent; Southern Midlands Council Mayor Tony Bisdee; Tasman Council Mayor Roseanne Heyward; Waratah-Wynyard Council Mayor Robby Walsh; West Coast Mayor Phil Vickers; West Tamar Mayor Christina Holmdahl
Cc: Mail Archive; Stephanie Watson; Christine Agostinelli
Subject: LGAT Annual Conference
Attachments: LGAT Annual Conference Program as at 7 May 2015.docx

Dear Mayors and General Managers,

I am writing to apologise for the delay in getting the final conference program to you so that you can discuss and agree attendance at your Council. We have had some difficulty locking in speakers this year - but are nearly there and anticipate being able to email the program out late next week, with hard copies not long after.

In the meantime, aware that many of you have council meetings coming up, I thought I would provide you with our draft program and pricing. If it is at all possible to get the registrations in towards the start of the registration period we would be most grateful as otherwise we but right up to end of financial year activity and you all know what fun that can be.

This year the conference cost is \$775 (inclusive of GST) and dinner is \$130. To take part in the workshops only is \$130. A day 1 registration is \$450 and a day 2 registration is \$425. The workshop being delivered by Mark Wells (What did the Romans ever do for us?) would be of particular benefit to anyone in your organisations involved in marketing and communications.

Speakers include Sir Bob Parker (former Mayor of Christchurch), Mayor Brad Pettit from the City of Freemantle, Ian McBurney and our Panel Event is called "Who's Community is it Anyway?". The conference facilitator is Tim Cox.

We hope to get a great turn out in Launceston so please have a think now about attending.

2015 LOCAL GOVERNMENT CONFERENCE
BIG Thinking!

CONFERENCE PROGRAM

Wednesday, 22 July 2015

12.30pm - 3.00pm	Registrations Open
10.30am	Annual General Meeting - Tramshed's Auditorium General Meeting to immediately follow on from the AGM
11.30am - 12.30pm	Hon Peter Gutwein MP , Minister for Planning and Local Government
12.30pm - 1.30pm	Lunch - UTAS Academy Gallery
1.30pm	General Meeting (continued)
4.15pm - 6.00pm	JLT Night at the Museum Queen Victoria Museum & Art Gallery

Thursday, 23 July 2015

8.00am	Conference Registration
8.45am	Welcome and Opening - Tramshed's Auditorium
9.00am	Speaker 1: Ian McBurney <i>Change: Frightening, Inevitable and What a Ride!</i>
9.45am	Moving Moment (5 mins) Mel Ellingworth
9.55am	Speaker 2: Assoc. Prof. Roberta Ryan - <i>Why Local Government Matters</i>
10.30am	Morning Tea - Tram Rooms 28 & 29
11.15pm	Local Government Awards for Excellence
11.50am	Speaker 3: Mayor Troy Pickard, ALGA President (30 mins)
12.30pm	Lunch - Tram Rooms 28 & 29
1.30pm	Workshop Program Stream 1: Jacinthe Galpin - <i>The New Culture Club: Building resilience from within</i> Stream 2: Phil Preston - <i>Facilitating Private and Social Sector Partnerships</i> Stream 3: Marcus Westbury - <i>Transforming Empty Places into Creative Spaces</i>
3.00pm	Commonwealth Bank Afternoon Tea - Trade Hall
3.45pm	Panel Event: <i>Who's Community is it anyway?</i>
4.45 - 5.45pm	Commonwealth Bank Happy Hour - Tram Room 29
7.15pm – 11.30pm	MAV Conference Dinner – Conference Centre, Grand Chancellor Launceston

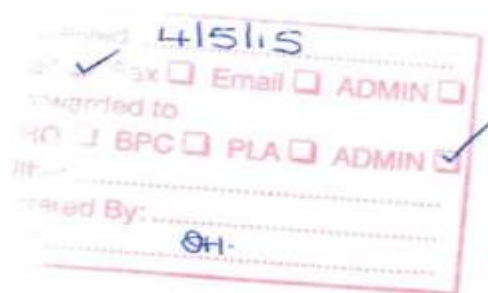
Friday, 24 July 2015

9.00am	Workshop Program Stream 1: <i>Mark Wells - What did the Romans ever do for us?</i> Stream 2: <i>Julie Andersson - Redefining Age Friendly</i> Stream 3: <i>Dan Casey - Managing and Reshaping Organisational Capacity</i>
10.30am	Morning Tea - Tram Rooms 28 & 29
11.15am	Speaker 4: Sir Bob Parker - former Christchurch Mayor Session title TBC - Driving efficiencies across the organisation, business improvement, lessons learnt.
12.10pm	Moving Moment - Mel Ellingworth (5 mins)
12.15pm	Speaker 5: Mayor Brad Pettitt , City of Fremantle (45 mins) Session title TBC - Amalgamations
1.05pm	Conference wrap-up
1.15pm	Lunch - Tram Rooms 28 & 29
2.15pm	Conference Close

16.4 QUEENS PARK BOTHWELL

Attached is a letter from Ms Sharlie Vince regarding the gates at Queens Park. Council's Works Manager has advised that the gate locks have been fixed several times, but due to the condition and movement of the fence the repairs do not last. He advised that signs are up in the park stating that Children must be supervised at all times. The replacement of the fence is in the initial budget for Council's consideration.

For Discussion



22 Patrick St

P.O.Box 85

Bothwell 7030

4/5/2015

Mrs Erika McRae

Central Highlands Council

Bothwell 7030

Dear Mrs McRae and fellow councillors ,

I am writing to you in regard to Queens Park at Bothwell. The Park is a lovely feature in the centre of town and is widely used by locals and visitors. At one end of the park are the young children's playground, exercise centre and electric barbeques.

After many approaches to the council in the past, (I believe), the gates and fence at the playground / barbeque were secured . This meant that families with children no longer feared that small children would go under the fence near the church corner, nor could they open the gates.

Sadly the gates are no longer secure. Recently I witnessed a small child leave the play area near the barbeque area and slip between parked cars at that point. Quick action by watchful adults averted a possible tragedy.

I am a resident of Bothwell, I have small grandchildren under the age of 9 who visit regularly and play in the park (supervised of course) and until recently I was also a teacher at the school who taught the kindergarten and was coordinator of the Launching into Learning 0-5 years parents / child group. The group often meet at the park and I also am aware that parents will often use the play area as a meet and greet area.

The Park is no longer a safe or secure area to take children. It is of great concern that the gates no longer close securely. The council is putting the lives of small children at risk.

I think the council would be surprised at just how many families use the park. Most towns have a secure and fully enclosed play area with barbeque facilities. Sadly Bothwell does not. Running a fence along the internal hedge line and securing the whole play/ barbeque area would be such a positive step showing forward thinking by the council.

With the irrigation scheme going ahead and with more families heading to Bothwell in the future, what can we offer them in the form of positive, friendly and safe recreation activities in Bothwell? Not the Queens Park that's for sure!!!

There are many tourists and groups who use the park for celebrations, meetings, extra activities such as weddings, the school (whole school and individual classes), Lions Group, Launching into Learning to name a few. It is an attractive park which deserves to be used but it must be safe.

I ask the Council to look into this matter and address the safety issues with speed and forward thinking.

Thank you



Sharlie Vince

Bothwell

0418 142 389

16.5 LOCAL GOVERNMENT REFORM

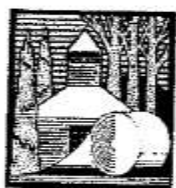
Attached are letters from the Derwent Valley Council and the Glenorchy City Council.

Glenorchy City Council is seeking Council's indication as to whether Council is open to exploring with Glenorchy the potential for mutually-beneficial reform initiatives.

Derwent Valley Council has invited Council to a meeting to discuss options in regard to possible voluntary amalgamations, boundary adjustments and resource sharing opportunities.

Responses to Council's mail-out to all ratepayers "Consideration of Voluntary Amalgamations" are due by Friday, 15 May 2015 and will be collated and presented to Council at the meeting.

For Discussion



DERWENT VALLEY COUNCIL

Enquiries: Stephen Mackey
Telephone: 6261 8512

File: 402

28th April 2015

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

Received	28/4/15		
Mail	<input checked="" type="checkbox"/>	Fax	<input type="checkbox"/>
Email	<input type="checkbox"/>	DES	<input type="checkbox"/>
Forwarded to			
GM	<input type="checkbox"/>	FM	<input type="checkbox"/>
WM	<input type="checkbox"/>	DES	<input type="checkbox"/>
Other			
Entered By:			
Ref:			

Dear Lyn

LOCAL GOVERNMENT REFORM

As you are aware the Minister for Planning and Local Government has requested that Local Government consider options for reform of Local Government and in doing so has stated that the State Government will provide some funding to help undertake modelling options.

Council at its last meeting discussed the proposal for voluntary mergers and, in the first instance, resolved as follows:

"That Council write to our neighbouring Councils inviting them to a meeting to discuss options in regard to possible voluntary amalgamations, boundary adjustments and resource sharing opportunities".

We are cognisant of the fact that Councils have possibly considered the request and are have resolved that they are already undertaking resource sharing and are of the view that voluntary mergers are not in their best interests, or in the best interests of their community. However it may be prudent to at least meet to discuss possible boundary adjustments or resource sharing opportunities.

Your consideration of this request and any suggested time and date to discuss acceptable options for our communities would be greatly appreciated.

Yours sincerely


Stephen Mackey
GENERAL MANAGER

CC: Mr Peter Brooks, Mr Tim Kirkwood, Mr Ron Sanderson

OFFICE OF THE MAYOR

23 April, 2015



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

Dear *Mayor Deirdre*

LOCAL GOVERNMENT REFORM

I write to advise that Council considered the Minister for Planning and Local Government's local government reform invitation at its meeting on 13th April 2015.

At that meeting, Council endorsed a set of draft guiding principles and way forward as a means of investigating local government reform.

Council has resolved that I write to all other Tasmanian councils, the Local Government Association of Tasmania and Think South about this reform invitation.

Council is developing a community engagement plan to enable a conversation with all relevant stakeholders, including the Glenorchy community, other councils and peak local government bodies, which will inform its response to the Minister. We anticipate that this plan will be considered by Council at its meeting on 11th May 2015.

I attach for your information a copy of the draft guiding principles and way forward.

I would welcome your organisation's indication as to whether you are open to exploring with us the potential for mutually-beneficial reform initiatives.

Once we have identified those organisations willing to engage with us in this dialogue, we will be back in touch to deepen the conversation.

Please do not hesitate to contact me on (03) 6216 6767 or email KJohnston@gcc.tas.gov.au if you have any questions about this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Johnston', is positioned above the printed name of the signatory.

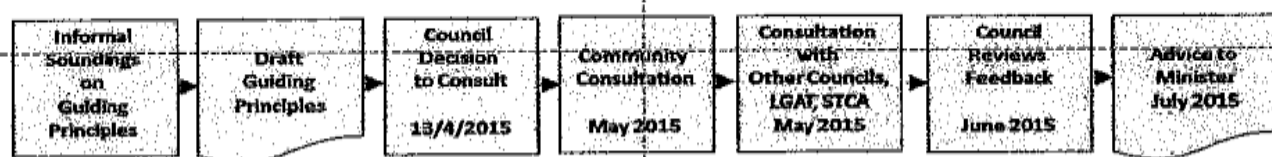
Alderman Kristie Johnston
Mayor

**GLENORCHY CITY COUNCIL
LOCAL GOVERNMENT REFORM
GUIDING PRINCIPLES**

Let's expand the possibilities!

Guiding Principles	Explanation
Communities of interest & values	
We strive to understand the communities of interest we serve and their shared values.	<ul style="list-style-type: none"> • Through our Community Plan review process, we have listened to all of our different communities of interest and their aspirations for the future. • We will continue to listen to our communities and identify services that reflect their needs.
Efficiency and effectiveness	
We will deliver services efficiently and effectively to meet our communities' values.	<ul style="list-style-type: none"> • We will achieve low cost and/or improved service outcomes.
Flexibility	
We will be flexible in responding to our communities' changing demands for services over time.	<ul style="list-style-type: none"> • We will keep our services offerings relevant to our communities. • Our services will evolve over time to reflect the changing needs of our communities. • We will engage in services discussions with internal or external partners and providers (within or beyond local government).
Boundaries	
We will be creative in exploring the nature of boundaries under this process provided our other guiding principles are met.	<ul style="list-style-type: none"> • Boundaries could be based on a domain of different criteria – e.g. spatial, sectoral, communities of interest, physical v virtual.

THE WAY FORWARD



16.6 TOURISM DEMAND DRIVER INFRASTRUCTURE PROGRAM FUNDING

An application for funding towards the Derwent Bridge Public Amenities Area was successful. Funds available are \$100,000 State Government, TDDI funding of \$88,670 and Council contribution of \$50,000 for a total of \$238,670. The TDDI Grant Deed had to be signed and sealed by 11 May 2015. As Council's meeting was scheduled for 19 May, 2015 the General Manager sought approval from Councillors to sign and seal the document. Councillors were provided with the Grant Deed and the Grant Application. Eight Councillors responded and all gave their approval. It is recommended that Council ratify the action taken.

Recommendation

Moved Cllr

Seconded Cllr

THAT Council ratify the authority for the General Manager to sign and seal the Grant Deed for the Tourism Demand Driver Infrastructure Funding of \$88,670.00

16.7 COUNCIL SUBMISSIONS AUSTRALIAN ENERGY REGULATOR (AER)

Mike Paine, General Manager Customer Engagement and Network Operations, TasNetworks has written to all Councils seeking support on 2 issues:

(1) Lobbying of the AER in relation to TasNetworks' view that the provision of public lighting services should not be a regulated service, where prices are set by the AER. Prior to 2012 the Tasmanian Economic Regulator was responsible for the economic regulation of Tasmania's electricity networks, public lighting in Tasmania was treated as an unregulated service. TasNetwork is advocating that public lighting once again become unregulated, as in their view it will promote the adoption of new lighting technology, innovation and alternative service arrangements.

(2) Supporting TasNetworks view that the Service Target Performance Incentive Scheme (STPIS) be reduced from 5% to + or – 2.5% which would smooth out the impact that the scheme can have on the network prices paid by customers, while still retaining a meaningful incentive for TasNetworks not to let the reliability experienced by customers deteriorate.

TasNetworks are encouraging Councils to send the pro-forma letters to the Australian Energy Regulator.

For Discussion

28 April 2015

Ms Lyn Eyles
Central Highlands Council
PO Box 20
Hamilton 7140

30/4/15

delivered to ☒ Fax ☐ Email ☐ DES ☐

delivered to ☒ FM ☐ WM ☐ DES ☐

Other: _____

Entered By: _____

Ref: _____



Tasmanian Networks Pty Ltd
ABN 21 411 297 293
PO Box 606
Moonah TAS 7009

Dear Lyn

RE: Council submissions regarding the AER's framework and approach to the determination of TasNetworks' future revenues and prices

As part of my presentation at the LGAT General Managers' Workshop on 11 March I touched on the many changes that are underway at TasNetworks. These changes are designed to help us to better deliver electricity network services with the express intention to create value for our customers, our owners and our community. Some of the changes relate to TasNetworks' internal systems and processes while others, like the improvements to the customer connections process I foreshadowed, are customer facing and some relate to the regulatory arrangements like street lighting.

TasNetworks is a regulated business and frequently faces regulatory constraints on its activities which can actually work against TasNetworks' ambitions to deliver services that our customers want.

The Australian Energy Regulator (AER) has released an *Issues Paper* which outlines its proposed approach to regulating the distribution services offered by TasNetworks and is seeking submissions in response to the paper. With that in mind, enclosed are drafts of two letters which we would encourage you to send to the AER, with a view to influencing the AER's thinking on two issues we believe will be of mutual benefit.

The first relates to TasNetworks' view that the provision of public lighting services should not be a regulated service, where prices are set by the AER.

Prior to 2012, when the Tasmanian Economic Regulator was responsible for the economic regulation of Tasmania's electricity networks, public lighting in Tasmania was treated as an unregulated service. However, when the AER took over the regulation of Tasmania's electricity network service providers, the provision of public lighting became regulated. This change was consistent with the AER's approach to public lighting in the other states of Australia.

Last year the AER contemplated applying lighter-handed regulation to public lighting services in Victoria, and most of the submissions received by the AER on its planned approach supported the AER's proposal. However, the Victorian equivalent businesses to TasNetworks argued against it and, ultimately, the AER retained the status quo.



The AER has proposed in its Issues Paper that it continue regulating Tasmania's public lighting services. This could potentially preserve the current arrangements, where TasNetworks is the only provider of public lighting mounted on TasNetworks' infrastructure, for a further seven years.

TasNetworks is advocating that public lighting once again become unregulated. In our view this paradigm will promote the adoption of new lighting technology, innovation and alternative service arrangements, including undertaking the provision, maintenance and operation of public lighting services.

To change the AER's view, there will have to be sufficient submissions in support of TasNetworks' position received by the AER from our public lighting customers. To this end, the support of Councils in Tasmania is considered to be vital.

The other letter relates to an incentive scheme that the AER applies to TasNetworks, and other network operators, known as the Service Target Performance Incentive Scheme (STPIS). The STPIS provides financial incentives to TasNetworks to maintain and improve the performance of its network, measured in terms of the frequency and duration of the outages experienced by customers. It does so by placing at risk up to 5 per cent of the revenue that TasNetworks is allowed to recover from the operation of its distribution network, should its performance fall below historical levels. Conversely, the scheme rewards TasNetworks for reliability improvements through an increase of up to 5 per cent in the revenue TasNetworks is able to collect from customers.

To a significant extent, reliability outcomes for customers connected to TasNetworks' distribution network are heavily influenced by factors that are outside of TasNetworks' control, most notably the weather. As such, there is not a clear link between the incentives the AER provides under the scheme and the reliability experienced by our customers. The rewards and penalties can have a discernible impact on the prices paid by customers, because they are factored into the revenue to be recovered by TasNetworks in subsequent years.

TasNetworks has proposed that the amount of revenue at risk under the STPIS be reduced to ± 2.5 per cent, in order to smooth out the impact that the scheme can have on the network prices paid by customers, while still retaining a meaningful incentive for TasNetworks not to let the reliability experienced by customers deteriorate.

The enclosed letters are intended to provide you with a guide to how you could raise these issues with the AER. If you require more information on either issue or need further explanation, please don't hesitate to contact John Sayers at TasNetworks on 6271 6469 or at john.sayers@tasnetworks.com.au.

Yours sincerely



Mike Paine

GM Customer Engagement and Network Operations

Click here to type a date (day month year format: 24 July 2014).

Mr Chris Pattas
General Manager, Networks
Australian Energy Regulator
GPO Box 520
Melbourne VIC 3000

By email: TASElectricity2017@aer.gov.au

Dear Mr Pattas

RE Review of TasNetworks' Framework and Approach: Classification of Public Lighting

Thank you for the opportunity to comment on the Australian Energy Regulator's (AER) proposed Framework and Approach for TasNetworks' next Regulatory Control Period. [Name of writer] has a particular interest in the classification of public lighting services, as the current treatment of public lighting as an alternative control service restricts the Council's ability to explore alternative models of ownership and means of service provision.

I note that in its preliminary position on the replacement framework and approach for TasNetworks, the AER is seeking stakeholder comment on the classification of all public lighting services as negotiated services, rather than alternative control services as proposed. It is the Council's view, however, that rather than classify public lighting services as negotiated services (or alternative control services), it would be preferable for public lighting services to be unregulated (unclassified), so that prices and service standards can be set by a market.

The reasons for the Council's thinking on this matter are as follows.

Firstly, the fundamental conditions already exist for competition to emerge in the provision of public lighting. There are currently no legislative or regulatory requirements that street lighting be mounted exclusively on TasNetworks' poles. Nor does TasNetworks have a legislated monopoly over the provision of public lighting services.

Public lighting services mounted on assets not owned by TasNetworks are already contestable and the percentage of public lighting support structures actually owned by TasNetworks is declining over time, as more of the shared distribution network is undergrounded, particularly in new subdivisions.

And while there are safety restrictions on the qualifications of any technicians who work on or near TasNetworks infrastructure, parties other than TasNetworks are already mounting infrastructure on TasNetworks' poles, such as the aerial cables being installed as part of the National Broadband Network (NBN) rollout.

However, the regulation of public lighting is a regulatory barrier to entry that, if continued, may prevent TasNetworks from opening up access to its poles to other service providers in order that competition might develop.

With cost-effective access to TasNetworks' poles, public lighting customers would be free to pursue alternative service arrangements, including undertaking the provision, maintenance and operation of public lighting services ownership themselves. For TasNetworks to continue providing public lighting services, it would have to offer its services at prices that are comparable with those of its competitors, whether they be public lighting customers themselves or third party providers.

Some parts of the Tasmanian public lighting market are already competitive, and the prices charged by TasNetworks for new lighting technologies are being set outside of the AER's pricing determination process. New technologies are likely to make up an increasing component of the installed base of public lighting, such is the pace of development, and the market conditions which once might have justified regulating the prices of the existing public lighting fleet are disappearing.

Classifying all public lighting as Unregulated Services will enable efficient choices to be made by customers with regard to the lighting technology and the service providers they use. Therefore, [Name of writer] supports TasNetworks' proposal for the reclassification of public lighting services as an Unregulated Service.

Yours Sincerely

[Click here to type the sender's name.](#)

[Click here to type the sender's title.](#)

Click here to type a date (day month year format: 24 July 2014).

Mr Chris Pattas
General Manager, Networks
Australian Energy Regulator
GPO Box 520
Melbourne VIC 3000

By email: TASElectricity2017@aer.gov.au

Dear Click here to type the recipient's name.

RE TasNetworks' Framework and Approach: Service Target Performance Incentive Scheme

Thank you for the opportunity to comment on the Australian Energy Regulator's proposed Framework and Approach for TasNetworks' next Regulatory Control Period and, specifically, the Service Target Performance Incentive Scheme (STPIS) applying to TasNetworks.

The current STPIS sets the revenue at risk for TasNetworks at ± 5 per cent of its annual revenue. Based on an annual revenue requirement of around \$275 million, this amounts to a potential revenue swing between years of nearly \$30 million dollars.

When factored into TasNetworks' revenue allowances, this represents a potentially significant level of price volatility for customers connected to the network. Assuming that there are around 280 000 customers connected to the electricity network, a difference of \$30 million in TasNetworks' revenue between years translates into a potential variation in the networks costs recovered from each customer of nearly \$110, although for commercial customers like [Name of writer] the impact would be far greater.

Energy represents a significant cost to Tasmanian homes and businesses, and at a time when many customers are seeking stable, predictable electricity pricing, this potential volatility in TasNetworks' revenue (and prices) makes budgeting for energy costs by end users difficult. The problem is exacerbated by the absence of meaningful trend data, given that network reliability can vary considerably between years due to factors that are entirely unpredictable and beyond TasNetworks' control, such as the weather.

While we understand that the purpose of the scheme is to discourage TasNetworks from pursuing cost efficiencies at the expense of service quality for customers, [name of writer] does not consider that reducing the amount of TasNetworks' revenue at risk to ± 2.5 per cent is likely to result in a deterioration in network reliability. TasNetworks is already incentivised to ensure that customers receive service levels which meet the standards set out in the Tasmanian Electricity Code, through the Guaranteed Service Level scheme. And customers who receive a level of service that falls short of the standards set out in TasNetworks' customer charter – which cover a range of services not covered by either STPIS or the GSL scheme, including connection services – are also entitled to financial compensation from TasNetworks.

An unexpected and unbudgeted variation in revenue of 10 per cent is a significant variation for any enterprise to manage, and most commercial entities would seek to avoid a variation of that magnitude if they could. That much of the risk to TasNetworks' revenue under the STPIS appears to be outside of its control means that putting ± 5.0 per cent of TasNetworks' revenue allowance at risk is unlikely to have a discernible impact on TasNetworks' asset management practices or the reliability of its network. However, it is quite likely to contribute to undesirable, and otherwise avoidable, price volatility for customers.

In the interests of providing more predictable pricing for customers, therefore, [Name of writer] supports TasNetworks' proposal to reduce the revenue at risk to TasNetworks to ± 2.5 per cent of its annual smoothed revenue.

Yours Sincerely

Click here to type the sender's name.

Click here to type the sender's title.

17.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

THAT Council consider the matters on the Supplementary Agenda.

18.0 CLOSURE
