

Central Highlands Council

Agenda – ORDINARY MEETING – 15th November 2016

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Hamilton Council Chambers, on Tuesday 15th November 2016, 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 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any Item of the Agenda

5.0 MOTION INTO CLOSED MEETING

Moved:

Seconded:

THAT pursuant to Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public.

Items for Closed Session:

- Confirmation of Confidential Minutes of Council's Ordinary Meeting held on 18th October 2016 Regulation 15 (2) (g)
 - Confidential Information Regulation 15 (2) (g)
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5.1 MOTION OUT OF CLOSED MEETING

Moved:

Seconded:

THAT Council move out of Closed Meeting and resume the Ordinary Meeting

OPEN MEETING TO PUBLIC

Meeting opens to the public at 10.00am

6.0 IN ATTENDANCE

11.00 am Mr Malcolm Cash and Mr Terry Roe - Memorial Avenue
11.30 am Mr Greg Brown - Local Government Office

6.1 PUBLIC QUESTION TIME

7.0 MAYORAL COMMITMENTS

18th October Ordinary Council Meeting- Bothwell
On site Cemetery Meeting- Bothwell
21st October Rural Alive and Well Luncheon- Royal Hobart Show
22nd October Gretna Church/Barker reunion
Ratho Experience Weekend (Greg Ramsay) - Bothwell
24th October Working at Hamilton Office
25th October Highland Tourism Meeting- Hamilton
Independent Living Unit Committee Meeting- Hamilton
27th October Employee Afternoon Tea - Hamilton
31st October Development Application meeting with relevant parties (Inland Fisheries, Crown Land & Clyde River Trust) – Bothwell
7th November Swimming Pool Committee Meeting- Bothwell
Business of Council- Bothwell and Hamilton
8th November Planning Committee Meeting- Bothwell
Meeting with Huon Regional Care- Bothwell

7.1 COUNCILLORS COMMITMENTS

Acting Deputy Mayor L Benson

18th October Council Meeting – Bothwell
24th October Community Meeting – Bothwell
31st October Planning Meeting – Bothwell
2nd November SpinIN Committee Meeting – Ross
8th November Huon Regional Care Meeting – Bothwell
9th November Destination Action Plan Meeting – Hamilton
10th November TasWater Meting – Launceston

Clr E McRae

18th October Ordinary Council Meeting- Bothwell
25th October Independent Living Unit Committee Meeting- Hamilton
7th November Swimming Pool Committee Meeting- Bothwell

Clr R L Cassidy

25th October Tourism Committee Meeting- Hamilton
31st October Planning Work Group - Bothwell
8th November Planning Committee Meeting- Bothwell

7.2 GENERAL MANAGER'S COMMITMENTS

18 th October	Council Meeting
19 th October	Audit Panel Meeting
25 th October	Tourism Committee Meeting
	Independent Living Units Committee Meeting
31 st October	Meeting Bothwell re Development Application
7 th November	Swimming Pool Committee Meeting
8 th November	Planning Committee Meeting
	Meeting Huon Regional Care
9 th November	Workshop Destination Action Plan
10 th November	TasWater Meeting
11 th November	Lone Pine Planting
14 th November	STCA Workshop

8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

NIL

8.1 FUTURE WORKSHOPS

NIL

9.0 MAYORAL ANNOUNCEMENTS

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved:

Seconded:

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 18th October 2016 be received

10.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved:

Seconded:

THAT the Minutes of the Ordinary Meeting of Council held on Tuesday 18th October 2016 be confirmed

10.3 RECEIVAL OF DRAFT MINUTES FROM PLANNING COMMITTEE MEETING

Moved:

Seconded:

THAT the draft minutes of the Planning Committee Meeting held on Tuesday 8th November 2016 be received

10.4 RECEIVAL OF DRAFT MINUTES FROM SWIMMING POOL COMMITTEE MEETING

Moved:

Seconded:

THAT the draft minutes of the Swimming Pool Committee Meeting held on Monday 7th of November 2016 be received

10.5 RECEIVAL OF DRAFT MINUTES FROM INDEPENDANTG LIVING UNIT COMMITTEE MEETING**Moved:****Seconded:****THAT** the draft minutes of the Planning Committee Meeting held on Tuesday 25th of October 2016 be received

10.6 RECEIVAL OF DRAFT MINUTES FROM TOURISM COMMITTEE MEETING**Moved:****Seconded:****THAT** the draft minutes of the Planning Committee Meeting held on Tuesday 25th of October 2016 be received

10.7 RECEIVAL OF DRAFT MINUTES FROM AUDIT PANEL COMMITTEE MEETING**Moved:****Seconded:****THAT** the draft minutes of the Planning Committee Meeting held on Wednesday 19th of October 2016 be received

11.0 BUSINESS ARISING

12.0 NRM REPORT**Moved:****Seconded:****THAT** the NRM Report be received



5349 Lyell Highway, Hamilton TAS 7140
PO Box 22, Hamilton TAS 7140
Office phone: 6286 3211

www.derwentcatchment.org
ABN: 53230571121

NRM Report for Central Highlands Council 13 October - 9 November 2016

General Business:

Bushfest is coming up and we have been preparing for our stall which will focus on feral pests in the Central Highlands. The stall will also feature native plant giveaways as well as information displays about our work across the Derwent Catchment.

Forage Shrubs –

Western Australia visit

Eve visited Western Australia from 28-30th October to spend time with Dean Revell, who worked on a 3-year, large scale, CSIRO/CRC project focused on perennial forage shrub systems across Southern Australia. During this visit, Eve learned about the benefits of incorporating forage shrubs into pasture grazing systems and visited one of the many farmers who was involved in the trials who is utilising the system to great benefit. Eve is working on a short presentation about forage shrubs



that will be delivered at our General Meeting and end of year gathering at the beginning of December. We are hoping to garner funding in the future to trial shrubs in the semi-arid regions of the Derwent Catchment.

Central Highlands Weed Management Program

We have spent time incorporating feedback from the weed management meeting held on 29th September and have now finalised the plan which has been sent to all stakeholders.

Josie has been working with Hydro and Parks to secure ongoing funding for the Poatina Fire Ragwort program. Hydro have also provided ongoing investment to the Adopt-a-shore program which will continue this season.

Pasture Hub

The Pasture Information Hub project continues to keep Eve busy, but we have decided on some modifications. It was providing to be beyond the scope of the project to measure pasture growth at all 14 properties under normal grazing conditions due to the wide variations in producers' rotation schedules

so we have decided to install cages at each site which will allow Eve a more accurate approach to data collection.

Nursery

Benches have now been added to the nursery infrastructure and we are in the process of adding new irrigation to finalise the tube stock growing area. Our volunteers continue to squirrel away potting up seedlings. The nursery has come together well and we are excited about its future potential for the community.

Community Grants Fund – Rejuvenating Hamilton’s Platypus Walk

Eve is meeting with the Greg Jordan, willow removal contractor, towards the end of the month to assess the site and schedule the job over Summer. Further investigations into the Work Skills program reveals that a team is only available as part of a 6-month project. We are trying hard to utilise this potential opportunity of having a team of Workskills people to support revegetation and weed removal at Platypus Walk and other sites in the region. To register for a team, we need to provide transport from New Norfolk to Hamilton and so we are following up options to secure a bus for 6 months.

Camera trapping project

We have developed a collaborative project with the Tasmanian Land Conservancy that will build an understanding of feral pests and native wildlife movements across private land in the Derwent Catchment. Josie attended a community field day on 29th October that was organised by TLC with the aim of raising awareness of the project and seek willing landowners to work with in the region.

Diary Cares for the Derwent

Josie has secured \$10,000 from Dairy Tas and \$10,000 from NRM South for on-ground projects this financial year. She has been undertaking dairy farm visits to progress this program.

Farm planning

A conservation summary and farm plan has been prepared for Montacute Holdings.

Clyde River Water Management Plan meeting

Josie has attended a meeting and provided input to DPIWE who are preparing a water management plan for the Clyde River.

Pasture Field Day – Tasmanian Institute of Agriculture

Josie and Jim Allwright attended a field day which was held near Longford and showcased innovations in technology to assist in pasture management.

Yours Sincerely,

Josie Kelman, Facilitator, Derwent Catchment NRM Committee 0427 044 700

Eve Lazarus, Projects Officer, Derwent Catchment NRM Committee 0429 170 048

13.0 FINANCE REPORT

Moved:

Seconded:

THAT the Finance Report be received

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

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

Moved:

Seconded:

THAT the Development & Environmental Services Report be received.

14.1 DA 2016/44: REORGANISATION OF BOUNDARIES: 760 ELLENDALE ROAD, ELLENDALE

Report by

David Cundall (Contract Planner)

Applicant

Rogerson & Birch Surveyors

Owner

K W Towns

Discretions

26.5.2 (A1) Reorganisation of boundaries

Proposal

The proposal is to reorganise the boundaries of two existing lots to the effect that one title will encompass the existing dwelling and the other title will consist of the remaining undeveloped rural land.

The proposal is discretionary owing to being a subdivision and is assessed the subdivision standards for the rural resource zone pursuant to section 26.0 of the Central Highlands Interim Planning Scheme.

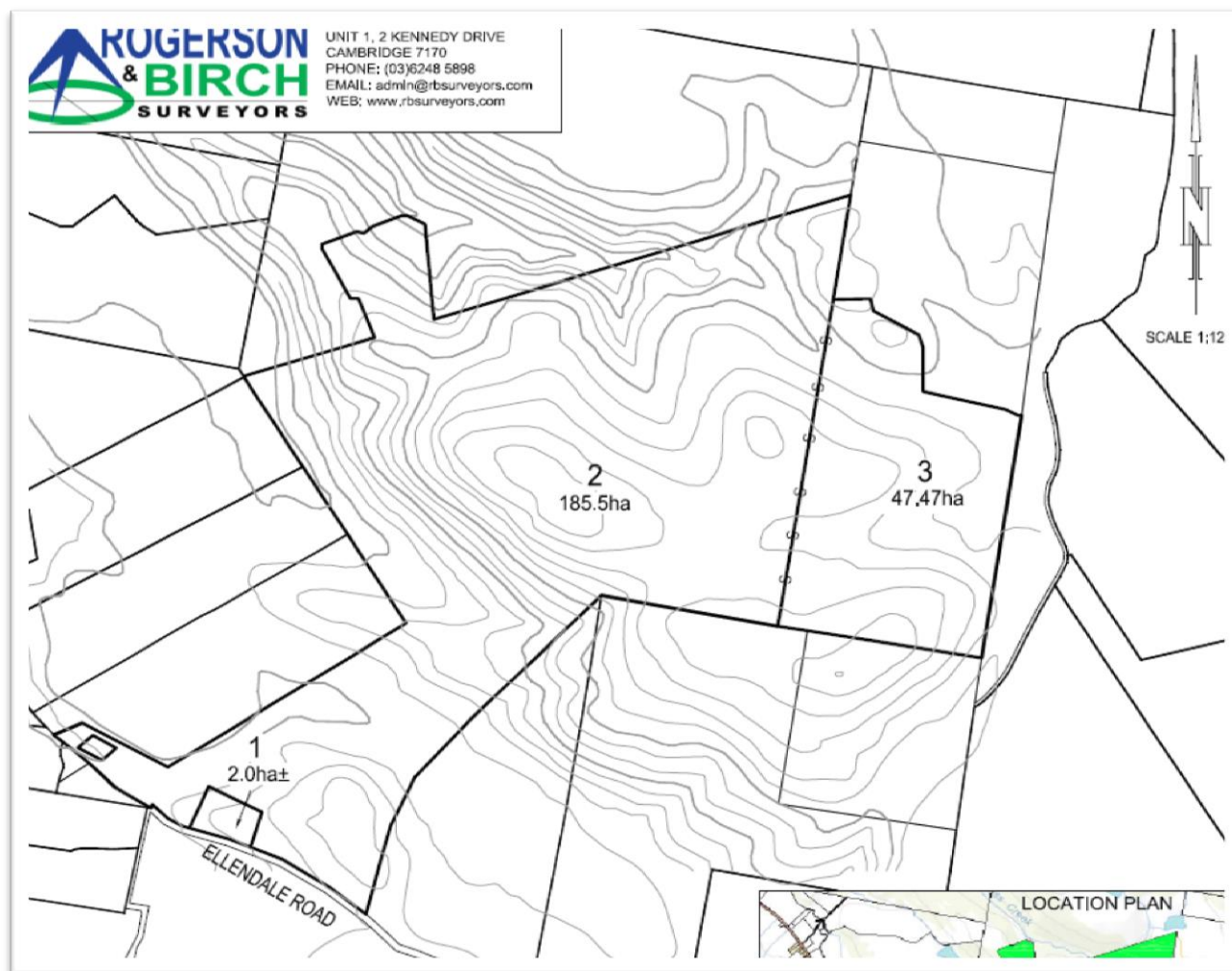


Fig1. Proposed reorganisation of boundaries

Subject site and Locality

Subject site is located on the northern side of Ellendale road and consists of two adjoining titles CT168233/5 and CT168233/1. The lots current sizes are 185.5ha and 47.47ha respectively.

The locality is characterised by large rural resource zoned lots divided by the Lyell Highway on the approach to Ellendale.

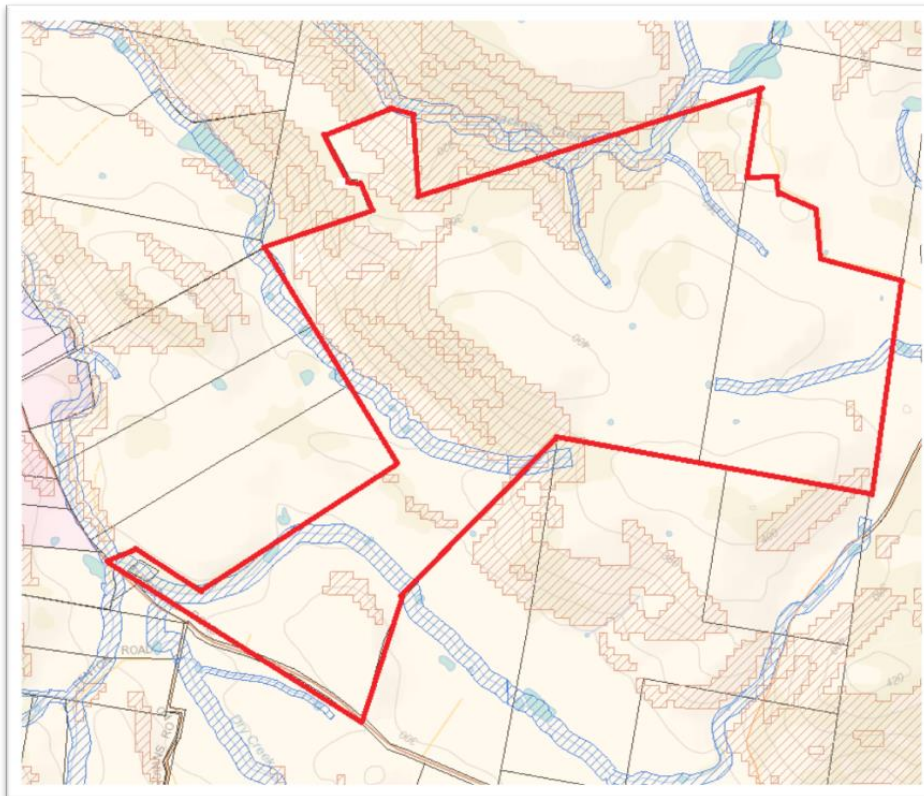


Fig 1. Location of existing two titles marked in red, indicating the Rural Resource zone (Bisque) as well as the extent of the landslide hazard area (Brown hatched) and Waterway coastal Protection are (Blue hatched).

Exemptions

Nil

Special Provisions

Pursuant to 9.7 Subdivision in the Special provisions of the Central Highlands Interim Planning Scheme 2015,

9.7.1 A permit is required for development involving a plan of subdivision.

9.7.2 A permit for development involving a plan of subdivision is discretionary unless:

- (a) for adjustment of a boundary in accordance with clause 9.3.1;*
- (b) the subdivision is prohibited in accordance with clause 8.9; or*
- (c) the plan of subdivision must not be approved under section 84 Local Government (Building and Miscellaneous Provisions) Act 1993.*

The proposal does not meet the criteria for a boundary adjustment (a) and so must be assessed as a discretionary application.

Use standards

There are no applicable use standards for subdivision.

Development standards for subdivision

The proposal is for a reorganisation of the boundaries of two existing lots. The proposal does not meet the acceptable solutions 26.5.2 (A1) which require,

A lot is for public open space, a riparian or littoral reserve or utilities.

The proposal therefore relies on the performance criteria which require that,

The reorganisation of boundaries must satisfy all of the following:

- (a) *all existing lots are adjoining or separated only by a road;*
- (b) *no existing lot was formally a crown reserved road or other reserved land;*
- (c) *provide for the sustainable commercial operation of the land by either:*
 - (i) *encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan.*
 - (ii) *encompassing an existing or proposed non-agricultural rural resource use in one lot;*
- (d) *if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2*
- (e) *if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot.*
- (f) *a new vacant lot must:*
 - (i) *contain land surplus to rural resource requirements of the primary agricultural lot.*
 - (ii) *contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.*
 - (iii) *not result in a significant increase in demand for public infrastructure or services;*
- (g) *all new lots must comply the following*
 - (i) *be no less than 1ha in size;*
 - (ii) *have a frontage of no less than 6m;*
 - (iii) *be serviced by safe vehicular access arrangements;*
- (h) *be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.*

Comment

The proposal is assessed to meet the performance criteria where for (a) and (c) the proposed lot layout (figure 1) indicates that the adjoining lots are being reorganised so that the majority of the agricultural land will be on the one lot (primary agricultural lot), and the existing dwelling will be on its own lot. This constitutes an excising of the non-agricultural use meeting (c)(ii). This is considered to be a sustainable development of the agricultural land. (b) is not applicable. For (d) the existing dwelling is to be on a lot which satisfies the setback requirements of 26.4.2 and 26.4.3, as it is proposed that the setbacks to the side and rear boundaries are all in excess of 20m from the frontage and 50m from the side and rear boundaries (see figure 3). (e) is considered not applicable. For (f), the proposal is considered to comply, where the dwelling lot will encompass the residential use of the land to one smaller area which is surplus to the agricultural use (f)(i). The larger agricultural lot is capable of containing a building area meeting (f)(ii) and is of a size capable of wastewater, stormwater and potable water arrangements to not require demand for the provision of public infrastructure meeting (f)(iii).

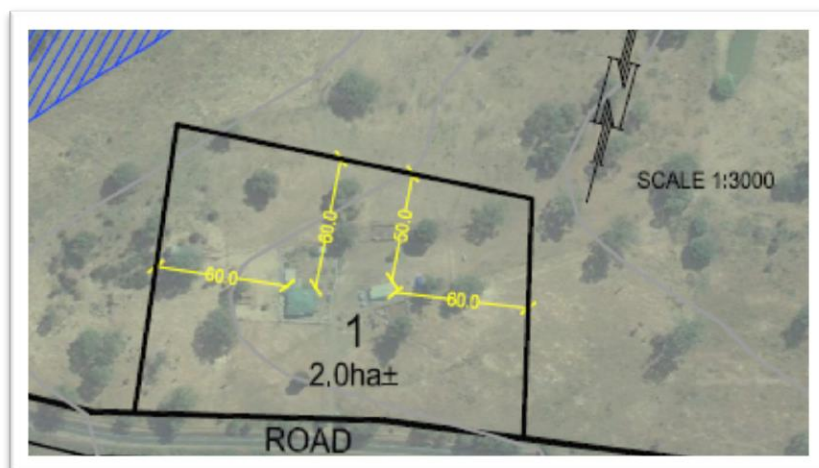


Fig 3. Dwelling lot demonstrating compliance with 26.5.1 (P1) (d) and (g)

Codes

E1 Bushfire Code:

A report was submitted with the Application that satisfactorily meets the Acceptable Solutions of the Bushfire Code. The report (prepared by a suitably qualified person) concludes that both lots are of sufficient size and design to adequately contain a hazard management area within the boundaries of the lot.

E11 Waterway Coastal Area Protection Code:

The site is subject to the waterway coastal protection areas code and the proposal meets the acceptable solutions of the code owing to there being no works proposed within the Waterway Coastal protection Area and the building area, services and vehicular access driveway are outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area.

E6 Parking and Access Code

A separate access to the proposed Lot 2 (185ha) will need to be provided prior to the seal of the final plan of survey. This is required as the current access to the dwelling serves both the dwelling and the rural resource land and per the proposal will then serve Lot 1 only.

A recommended condition of approval is that access be constructed to the Ellendale Road in accordance with the current municipal standard and to the satisfaction of the Manager of Works and Services.

E3 Landslide code:

The site is subject to the Landslide code indicated on figure (2). The proposal is not exempt owing to part of the land being subject to a medium landslide hazard area. Furthermore, the proposal does not meet the acceptable solutions for subdivision within a land slide hazard area, and so is reliant upon the performance criteria which require that,

Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:

- (a) *separation of existing dwellings;*
- (b) *creation of a lot for the purposes of public open space, public reserve or utilities;*
- (c) *creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either:*
 - (i) *acceptable risk, or*
 - (ii) *capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.*

Comment.

The proposal is assessed to meet the performance criteria (c) as the lots created by the subdivision are capable of building areas outside a High landslide Hazard Area. The landslide risk is considered acceptable risk, defined as “a risk society is prepared to accept as it is. That is; without management or treatment.” The determination that the risk is acceptable is drawn owing to there being a no proposed buildings or works within any landslide hazard area on any of the proposed lots.

Representations

The proposal was advertised for the statutory 14 days period with Zero (0) representations having been received

Conclusion

The proposal for the reorganisation of boundaries of the lots, CT168233/5 and CT168233/1 is assessed to comply with the applicable standards of the rural resource zone and those relevant codes of the *Central Highlands interim Planning Scheme 2015* as outlined in the body of this report.

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

The proposal is assessed to substantially comply with the requirements of the Central Highlands Interim Planning Scheme 2015 and so in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*, The planning authority is recommended to approve the application for a reorganisation of the boundaries of CT168233/5 and CT168233/1 known as 760 Ellendale Road Ellendale.

Recommended Conditions**General**

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

Easements

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

Services

- 3) 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

- 4) A vehicle access, to each lot, must be provided from the road carriageway to the property boundary. The vehicle access must be located and constructed in accordance with the construction standards shown on standard drawings SD 1012 and SD 1009 prepared by the IPWE Aust. (Tasmania Division) (attached) and to the satisfaction of Council's Manager of Works and Services. The works and drainage shall be modified to suit the onsite conditions and to the satisfaction of the Manager of Works and Services.
- 5) The Applicant must provide not less than 48 hours' notice to Council's Manager of Works and Services before commencing construction works within a council roadway.
- 6) The Developer is to contact the Manager, Works & Services to arrange a site inspection within two (2) working days of completion of works.

- 7) Internal access roads must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off. Access constructed with an all weather pavement surfaced and drained to the satisfaction of the Council's Manager, Works & Services.

Final plan

- 8) A final approved plan of survey and schedule of easements as necessary, together with one copy, must be submitted to Council for sealing. 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.
- 9) A fee of \$160.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
- 10) 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.

Construction Amenity

- 11) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- 12) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public roadway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 13) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

The following advice applies to this permit:

- a) This permit does not imply that any other approval required under any other legislation has been granted.

Carried

14.2 DA 2016/54 : SUBDIVISION & REORGANISATION OF BOUNDARIES OF EXISTING LOTS : VICTORIA VALLEY ROAD, LONDON LAKES (CT'S 169805/2 & 169805/1)

Report by

David Cundall (Contract Planner)

Applicant

D J Potter

Owner

FJ Triffett

Proposal

The proposal is to reorganise the boundaries between two existing lots (CT 169805/2 and CT 169805/1) by adding 54 ha to lot 2 from lot 1 and providing road frontage to lot 2 via an access strip running through the northern portion of lot 1.

The proposal is discretionary owing to being a subdivision and is assessed the subdivision standards for the rural resource zone pursuant to section 26.0 of the Central Highlands Interim Planning Scheme.

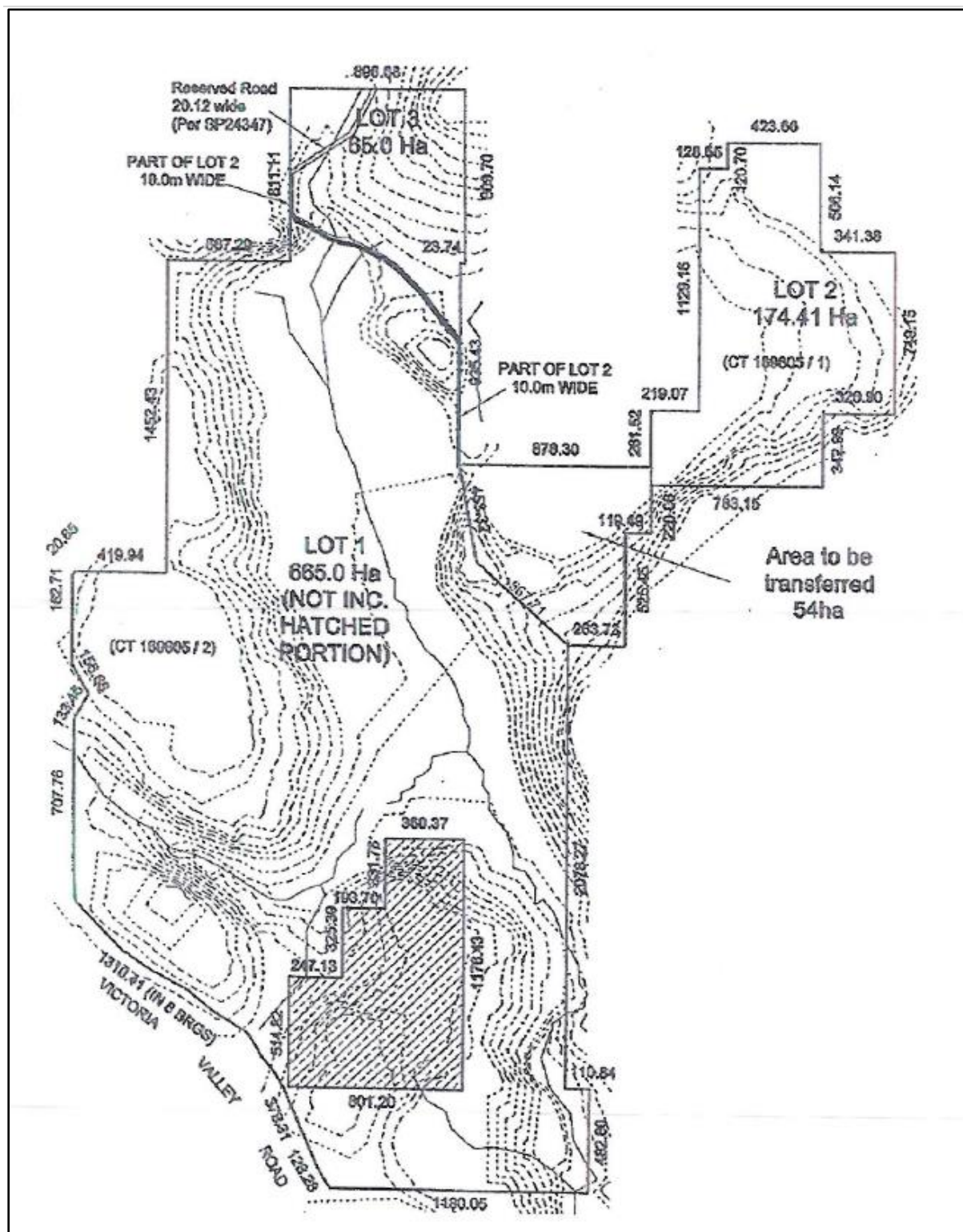


Fig1. Subdivision Proposal Plan.

Subject site and Locality.

The two titles are located on the northern side of Victoria Valley Road and the eastern side of the Brown Marsh Road in the London Lakes area. The land consists of two adjoining titles CT 169805/2 and CT 169805/1. The lots current sizes are 778ha and 118ha respectively.

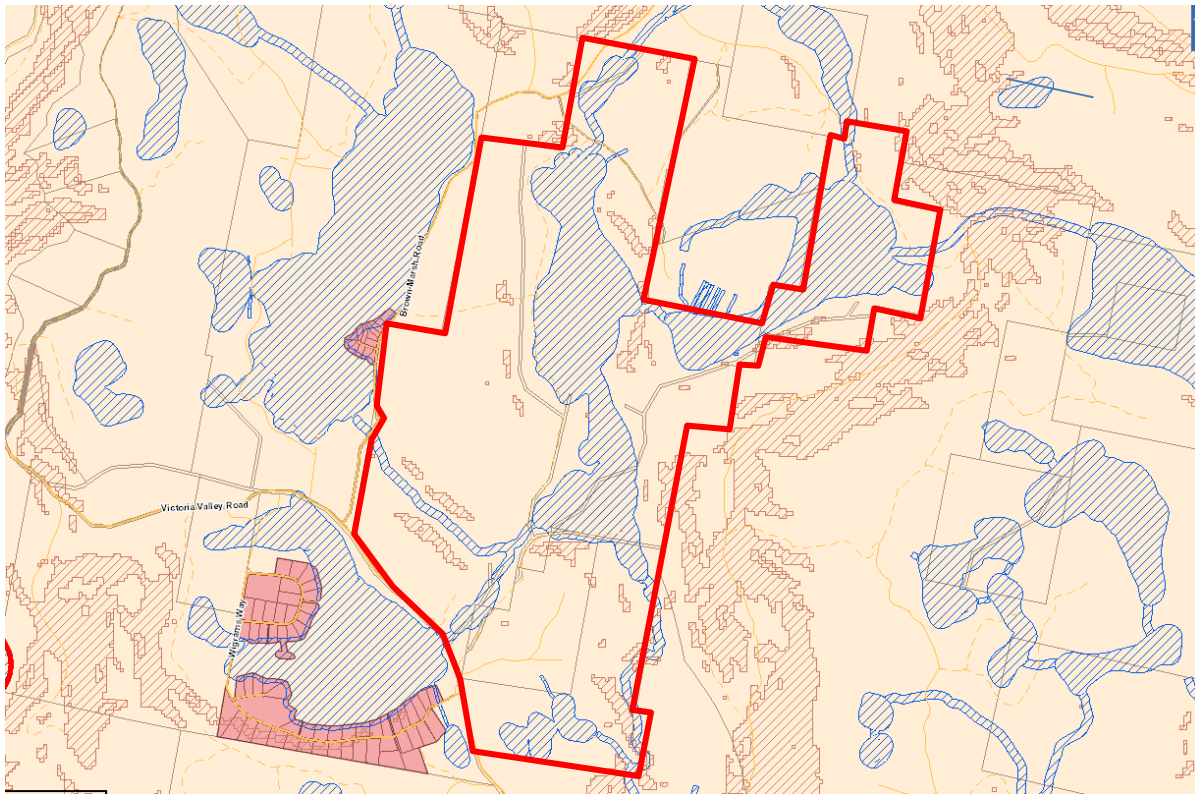


Fig 1. Location subject land (both titles inclusive) outlined in red, indicating the Rural Resource zone (Bisque) as well as the extent of the landslide hazard area (Brown hatched) and Waterway coastal Protection area (Blue hatched).

Exemptions

Nil

Special Provisions

Pursuant to 9.7 Subdivision in the Special provisions of the Central Highlands Interim Planning Scheme 2015,

9.7.1 A permit is required for development involving a plan of subdivision.

9.7.2 A permit for development involving a plan of subdivision is discretionary unless:

- (a) for adjustment of a boundary in accordance with clause 9.3.1;*
- (b) the subdivision is prohibited in accordance with clause 8.9; or*
- (c) the plan of subdivision must not be approved under section 84 Local Government (Building and Miscellaneous Provisions) Act 1993.*

The proposal does not meet the criteria for a boundary adjustment (a) and so must be assessed as a discretionary application.

Use standards

There are no applicable use standards for subdivision.

Development standards for subdivision

The proposal is for the re-organisation of the boundaries of two existing lots. The proposal does not meet the acceptable solutions 26.5.2 (A1) which require,

A lot is for public open space, a riparian or littoral reserve or utilities.

The proposal therefore relies on the performance criteria which require that the reorganisation of boundaries must satisfy all of the following:

- (a) *all existing lots are adjoining or separated only by a road;*
- (b) *no existing lot was formally a crown reserved road or other reserved land;*
- (c) *provide for the sustainable commercial operation of the land by either:*
 - (i) *encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan.*
 - (ii) *encompassing an existing or proposed non-agricultural rural resource use in one lot;*
- (d) *if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2*
- (e) *if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot.*
- (f) *a new vacant lot must:*
 - (i) *contain land surplus to rural resource requirements of the primary agricultural lot.*
 - (ii) *contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.*
 - (iii) *not result in a significant increase in demand for public infrastructure or services;*
- (g) *all new lots must comply the following*
 - (j) *be no less than 1ha in size;*
 - (jj) *have a frontage of no less than 6m;*
 - (jjj) *be serviced by safe vehicular access arrangements;*
- (h) *be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.*

Comment

The proposal is assessed to meet the performance criteria where for (a) and (c) the proposed lot layout (figure 1) indicates that the adjoining lots are being reorganised with a relatively minimal alteration to the overall size and viability of the lots. This is considered to be a sustainable development of the agricultural land. (b) is not applicable. For (d) there are no existing dwellings or buildings impacted by the boundary alterations. (e) is not applicable. The size of the lots are capable of containing a building area meeting (f)(ii) and is of a size capable of wastewater, stormwater and potable water arrangements to not require demand for the provision of public infrastructure meeting (f)(iii).

In regard to the lot layout, and in particular the proposed 10m wide access strip, it is recommended that as a condition of approval that a right of carriage-way be provided in favour of lot 1 across the access strip. This would ensure that persons can have carriageway across the access strip for moving stock, vehicles etc.

Also should be noted is that though frontage is provided to lot 2, it is understood there are other existing access tracks and reserve roads on the land that may be used to access lot 2. A landowner, at any time in the future, is at liberty to seek a right of carriageway or vehicular access track as an alternative to the proposed access strip.

Codes

E1 Bushfire Code:

The size of each lot is adequate in size to contain sufficient land to contain a bushfire hazard management area – where necessary to allow for a dwelling or other use.

E6 Parking and Access Code

Vehicle access to Lot 2 will be provided via an existing access. Other than the provision of actual road frontage (access strip) to serve lot 2 - the access arrangements are unchanged. This is considered a better planning outcome.

E11 Waterway Coastal Area Protection Code:

The site is subject to the waterway coastal protection areas code and the proposal meets the acceptable solutions of the code owing to there being no works proposed within the Waterway Coastal protection Area.

Representations

The proposal was advertised for the statutory 14 days period with Zero (0) representations having been received

Conclusion

The proposal for the reorganisation of boundaries of the lots, CT 169805/2 and CT 169805/1 by adding 54 ha to lot 2 from lot 1 and providing road frontage to lot 2 via an access strip running through the northern portion of lot 1. The proposal has been assessed to comply with the applicable standards of the rural resource zone and those relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

Recommendation

Moved:

Seconded:

The proposal is assessed to substantially comply with the requirements of the Central Highlands Interim Planning Scheme 2015 and so in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*. The planning authority is recommended to approve the application for a reorganisation of the boundaries of CT 169805/2 and CT 169805/1 identified as Victoria Valley Road, London Lakes.

Recommended Conditions

General

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

Easements

- 2) Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.
- 3) The Final plan must show that "Lot 2" is to be provided with a fee simple access strip to Brown Marsh Road at a minimum 10m width. A right of carriageway must then be provided over the access strip in favour of "lot 2".

Services

- 4) 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.

Final plan

- 5) A final approved plan of survey and schedule of easements as necessary, together with one copy, must be submitted to Council for sealing. 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.
- 6) A fee of \$160.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
- 7) 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.

The following advice applies to this permit:

- a) This permit does not imply that any other approval required under any other legislation has been granted.

Carried

14.3 SA 2016/49 : REORGANISATION OF BOUNDARIES & SUBDIVISION : 5986 LYELL HIGHWAY, HAMILTON (CT 133550/2) AND LYELL HIGHWAY, HAMILTON (CT 133550/1)

Report by

David Cundall (Contract Planner)

Applicant

Brooks, Lark & Carrick

Owner

B A Gleeson, Lark & Carrick

Discretions

26.5.1 (A1) New Lots

26.5.2 (A1) Reorganisation of boundaries

Proposal

The proposal is to subdivide the existing lot 1 (as depicted in Figure 1), to the effect that one new lot (proposed lot 2), will encompass the existing extractive industry. As well, it is proposed to reorganise the boundaries of the existing Lot 1 and Lot 2, where the result will be a 125ha lot to the north of mostly grazing land (Proposed lot 3), and a 53ha lot along the Lyell Highway which contains the existing dwelling and farm buildings (Proposed lot 1).

The proposal is discretionary owing to being a subdivision and is assessed against the subdivision standards for the rural resource zone pursuant to section 26.0 of the *Central Highlands Interim Planning Scheme 2015* ("the Scheme").

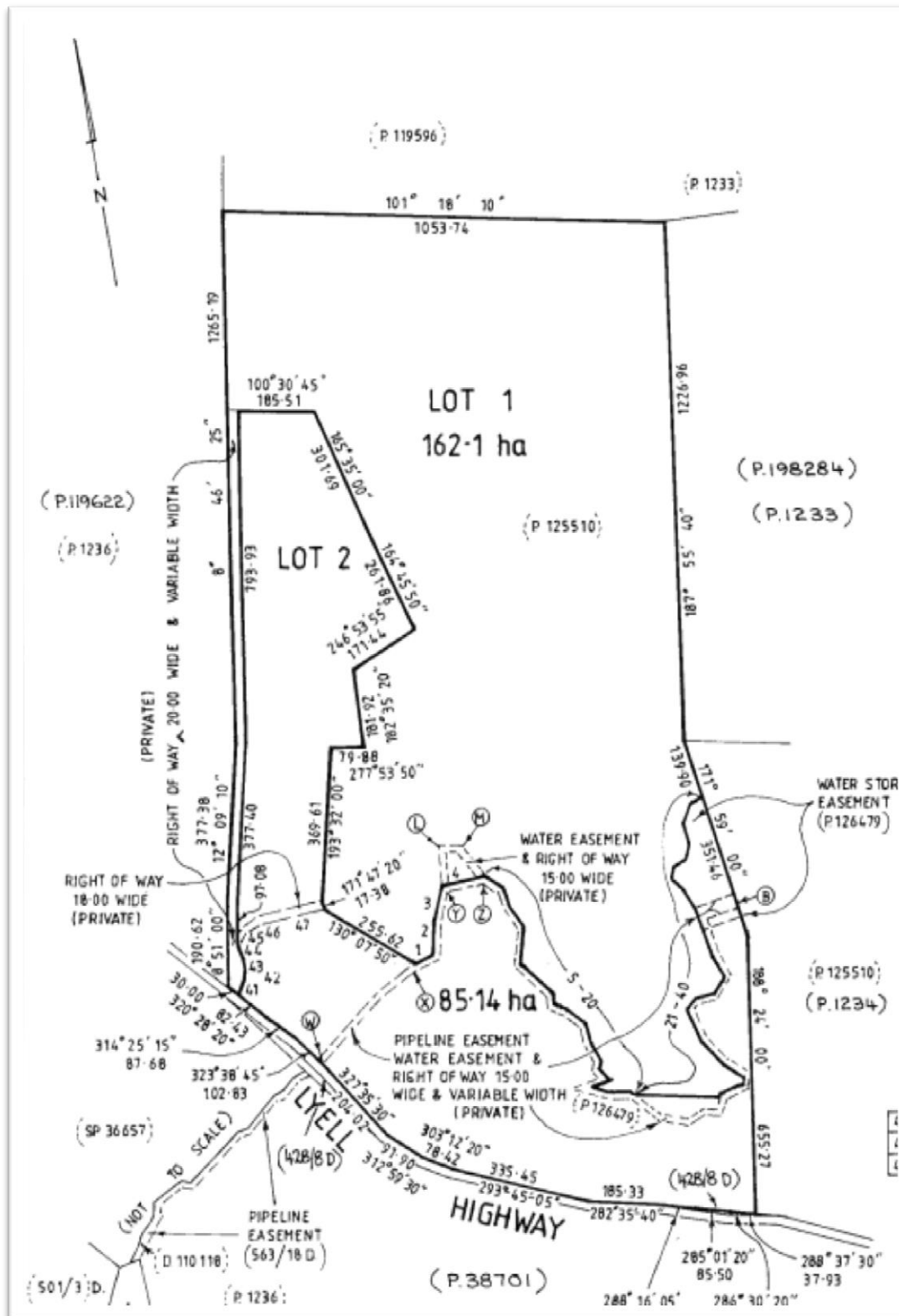


Figure 1. Indicating current lot arrangements where Lot 1 is to be subdivided and the boundaries between lot 1 and 2 are to be reorganised.

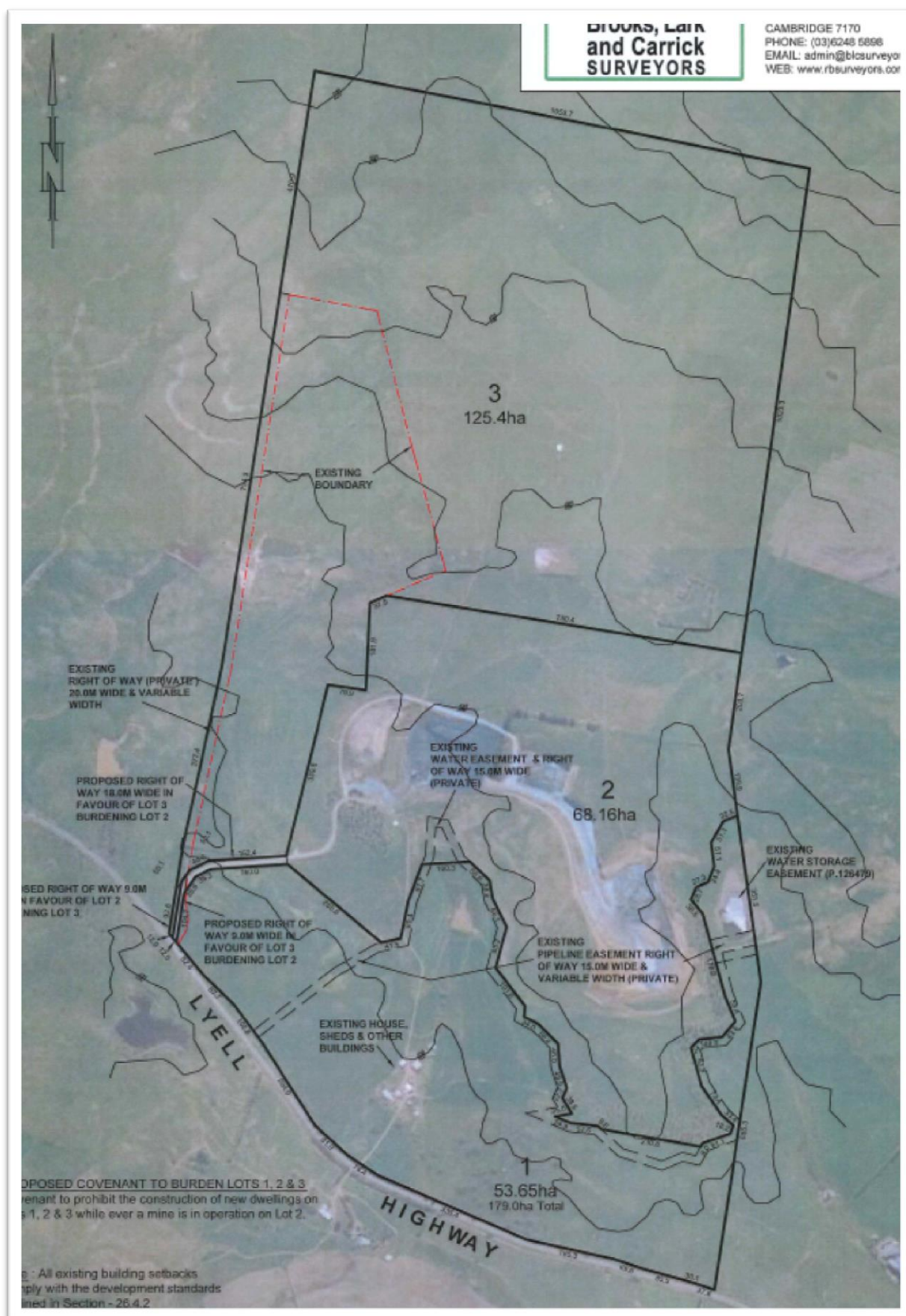


Fig 2. Proposed Subdivision and Reorganisation of boundaries.

Description of Subject site and Locality.

Subject site is located on the northern side of the Lyell Highway and consists of two adjoining titles. The current lot sizes are 162ha and 85ha respectively.

The locality is characterised by large rural resource zoned lots divided by the Lyell Highway outside of Hamilton.

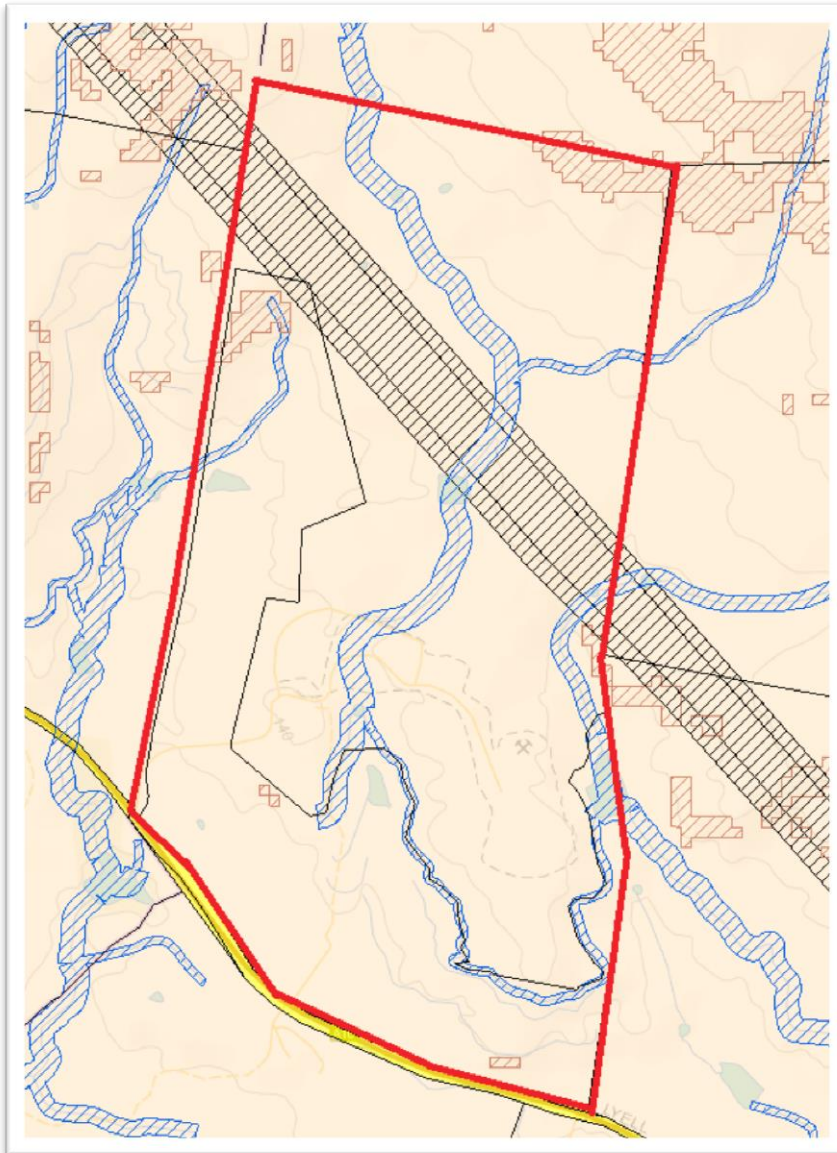


Fig 3. Location of subject land marked in red, indicating the Rural Resource zone (Bisque) as well as the extent of the landslide hazard area (Brown hatched), Waterway Coastal Protection Area (Blue hatched) and the Electricity Transmission Corridor (Black hatched).

Exemptions

Nil

Special Provisions

Pursuant to 9.7 Subdivision in the Special provisions of the Central Highlands Interim Planning Scheme 2015,

9.7.1 A permit is required for development involving a plan of subdivision.

9.7.2 A permit for development involving a plan of subdivision is discretionary unless:

- (a) for adjustment of a boundary in accordance with clause 9.3.1;*
- (b) the subdivision is prohibited in accordance with clause 8.9; or*
- (c) the plan of subdivision must not be approved under section 84 Local Government (Building and Miscellaneous Provisions) Act 1993.*

The proposal does not meet the criteria for a boundary adjustment (a) and so must be assessed as a discretionary application.

Use standards

There are no applicable use standards for subdivision.

Development standards for subdivision

The proposal is for the creation of a new lot and the reorganisation boundaries between the two existing lots (CT133550/1) and (CT133550/2).

The proposal meets all of the acceptable solutions for the development standards for the Rural Resource aside from reliance on the performance criteria for 26.5.1 New Lots and 26.5.2 Reorganisation of boundaries.

Performance Criteria 26.5.1 – New Lot

The proposal for the subdivision does not meet the acceptable solutions of 26.5.1 (A1) and so is reliant on the performance criteria where,

A lot must satisfy all of the following:

- (a) be no less than 40ha;*
- (b) have a frontage of no less than 6m;*
- (c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate rural resource use;*
- (d) be provided with safe vehicular access from a road;*
- (e) provide for the sustainable commercial operation of the land by either:*
 - (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;*
 - (ii) encompassing an existing or proposed non-agricultural rural resource use;*
- (f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2;*
- (g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling;*
- (h) if vacant, must:*
 - (i) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3;*
 - (ii) not result in a significant increase in demand for public infrastructure or services;*
- (i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.*

Officer Comment

The proposed lot to encompass the existing mine is assessed to meet the performance criteria, where for (a) the lot is in excess of 40ha. For (b), a frontage is provided to the Lyell Highway at the location of an existing access. For (c), though an internal lot, the proposal better serves future agricultural uses by providing a lot which can be used exclusively for agricultural purposes. For (d), the existing access is maintained. For (e), the non agricultural mining use is excised from the existing large lot, to better delineate agricultural and non agricultural uses. For (f), no dwelling is contained on CT 133550/1. For (h), the proposed lots have enough area clear of any applicable codes to accommodate a building area and so meet (i).

As well, all proposed lots are of a size capable of wastewater, stormwater and potable water arrangements and do not require demand for the provision of public infrastructure meeting (f)(ii). For (i), there are no Local Area Objectives for this zone, nor any Desired Future Character Statements.

It is important to note that a covenant is proposed to prohibit the construction of new dwellings on lots 1, 2 & 3, while ever a mine is in operation on Lot 2. Therefore, though a building area can be provided, the subdivision is not intended for a sensitive use.

26.5.2 – Re-organisation of boundaries

For the proposed Reorganisation of the boundaries of CT133550/1 and CT133550/2, the reorganisation of boundaries does not meet the acceptable solutions 26.5.1 (A1) which require,

A lot is for public open space, a riparian or littoral reserve or utilities.

The proposal therefore relies on the performance criteria which require that, the reorganisation of boundaries must satisfy all of the following:

- (a) *all existing lots are adjoining or separated only by a road;*
- (b) *no existing lot was formally a crown reserved road or other reserved land;*
- (c) *provide for the sustainable commercial operation of the land by either:*
 - (i) *encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan.*
 - (ii) *encompassing an existing or proposed non-agricultural rural resource use in one lot;*
- (d) *if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2*
- (e) *if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot.*
- (f) *a new vacant lot must:*
 - (i) *contain land surplus to rural resource requirements of the primary agricultural lot.*
 - (ii) *contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.*
 - (iii) *not result in a significant increase in demand for public infrastructure or services;*
- (g) *all new lots must comply the following*
 - (i) *be no less than 1ha in size;*
 - (ii) *have a frontage of no less than 6m;*
 - (iii) *be serviced by safe vehicular access arrangements;*
- (h) *be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.*

Officer Comment

The proposal is assessed to meet the performance criteria where for (a) and (c) the proposed lot layout (figure 2) indicates that the adjoining lots are being reorganised, so that the majority of the agricultural land will be on the one lot (primary agricultural lot), and the existing dwelling and farm buildings will be on another lot. This constitutes an excising of the non-agricultural use meeting (c) (ii). This is considered to be a sustainable development of the agricultural land. (b) is not applicable. For (d) the existing dwelling is to be on a lot which satisfies the setback requirements of 26.4.2 and 26.4.3, as it is proposed that the setbacks to the side and rear boundaries are all in excess of 20m from the frontage and 50m from the side and rear boundaries (see figure 3). (e) is considered not applicable. For (f), the proposal is considered to comply, where the lot with a dwelling will encompass the residential use of the land to an area of which the size is largely dictated by the mine to the north, though is still surplus to the agricultural use of the proposed northern lot (f)(i). The larger agricultural lot is capable of containing a building area meeting (f) (ii) and is of a size capable of wastewater, stormwater and potable water arrangements to not require demand for the provision of public infrastructure meeting (f)(iii).

Codes

E1 Bushfire Prone Areas Code.

The bushfire prone areas code is an applicable code. However, a report provided by Tom O'Connor of JMG Engineers and Planners identifies that there are no obvious hindrances to achieving hazard management areas to reduce

exposure to grassfire, although there may be some exposure to ember attack. Therefore, pursuant to *E1.4 Use or development exempt from this Code*, An exemption certificate has been provided.

E11 Waterway Coastal Area Protection Code:

The site is subject to the waterway coastal protection areas code. The proposal meets the acceptable solutions of the code owing to there being no works proposed within the Waterway Coastal protection Area and the building area, bushfire hazard management area, services and vehicular access driveway are able to be provided for outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area.

E3 Landslide code:

The site is subject to the Landslide code indicated on figure (3). The proposal is exempt owing to that part of the land identified as a landslide hazard area being categorised as low.

E8 Electricity Transmission Infrastructure Protection Code

The code is an applicable code, owing to the proposal being for subdivision within an Electricity Transmission Corridor. The proposal meets the acceptable solutions where any building area may be provided on any lot outside of the Inner Protection area, pursuant to E8.8 A1.

E 9 Attenuation Code (due to existing mine)

The attenuation code applies to the subject land as the attenuation distance from the coal mine is a radius of 750m from the Mining Lease boundary.

In relation to the application, the attenuation code applies only to subdivision that is intended for a sensitive use. A sensitive use is defined by the Planning Scheme as "... a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school."

The Applicant however proposes the following covenant on the land "...to covenant each title to the effect that building of new dwellings is prohibited while ever the mine is in operation on Lot 2".

This covenant should be further extended to be inclusive of all sensitive land uses. The subdivision is not intended to create a lot for a sensitive use.

It is a recommended condition of approval that a Part 5 deed agreement be prepared by the Applicant's solicitor to the effect that sensitive use on the subject titles is prohibited on the subject titles. The agreement must be prepared to the satisfaction of the General Manager.

Such an agreement must not be intended or construed to prevent the continued use of the existing dwelling located on the land and any typically associated development such as sheds, extensions to the building etc. To impose an agreement preventing or restricting the residential use of the land would be contrary to the existing use rights of the land per Section 20 of the Act.

Furthermore it should also be recognised by Council that the existing dwelling is already contained on its own lot. The boundary between the extractive industry and the dwelling is not being altered such that it would allow further expansion of the coal mine in the direction of the dwelling. It is unlikely the subdivision will increase the likelihood of land use conflict between the two uses.

Representations

The proposal was advertised for the statutory 14 days period with one (1) representation having been received. The representation is table below together with a response comment from the Planning Officer.

Representation	Officer Comment
The property in question was subdivided into 2 lots due to the development of the coal mine. The mine has co – existed on the current lot	<i>The former subdivision was approved under a previous planning scheme. The "new" interim planning scheme allows for the creation of new</i>

<p>successfully.</p> <p>I understand it is not permitted to create a new lot, again, using the same pretext. I supported the development of the mine, and the associated subdivision. However the mine now has a limited life and the original subdivision has served its purpose.</p> <p>The land is excellent quality, arable and viable as a farming entity. However this is questionable once divided into 3 titles and opens up the opportunity for residential development, hobby farm activity which may at some point be in conflict with the aims of the planning scheme.</p> <p>I note that covenants will be registered to stop residential development for the duration of the mine. Does this refer to existing dwellings and who would enforce the covenant?</p> <p>Finally if Council were to approve the development ct133550/2 and ct 133550/1 this may create a precedent and further interest in similar applications across the municipality.</p>	<p><i>lots in the Rural Resource Zone and the re-organisation of boundaries between existing lots.</i></p> <p><i>The former approvals for the subdivided land do not prevent a person from applying to subdivide this land.</i></p> <p><i>The proposal has been assessed in accordance with the subdivision standards of the Planning Scheme. It is the Officer's view that the proposed lot sizes and excision of the lots from the mine will likely facilitate agricultural land usage. Further more the applicant proposes to put in place a covenant on the land preventing further residential development. This also better facilitates agricultural or rural land usage without any potential fettering caused by residential land use.</i></p> <p><i>A covenant of this nature is best enforced through a "Part 5 Agreement". This is a binding agreement between current and future landowners and the Council.</i></p> <p><i>In terms of precedent for further subdivision in the Central Highlands Council – this has already been set by other subdivisions across the Local Government Area. The proposed subdivision of land is not a unique development. Furthermore the current Planning Scheme and previous planning scheme both allowed for the subdivision of rural zoned land.</i></p>
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Conclusion

The proposal for the subdivision of a lot CT133550/1 and the reorganisation of the boundaries of the lots, CT168233/5 and CT168233/1. The proposal is assessed to comply with the applicable standards of the rural resource zone of the *Central Highlands interim Planning Scheme 2015* and those relevant Codes of the Scheme as outlined in the body of this report.

One representation was received and a comment has been provided in the body of this report for the Council to consider. It is the view of Council Officers that the subdivision proposal does not require any alteration in response the representation.

Recommendation

Moved:

Seconded:

The proposal is assessed to substantially comply with the requirements of the Central Highlands Interim Planning Scheme 2015 and so in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*, the planning authority is recommended to approve the application for a reorganisation of the boundaries of CT133550/1 and CT133550/2 known as RA 5986 Lyell Highway Hamilton.

Recommended Conditions:

- 1) Subdivision 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) All works required by the conditions of approval contained within this Permit will be at the Subdivider's expense.

Part 5 Agreement – Sensitive Use to be prohibited

- 3) Prior to the sealing of the Final Plan of Survey an agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into for all lots shown on the plan of survey (including any Balance Lot), binding the current landowner(s) and future landowners, to the effect that the owner covenants and agrees with the Central Highlands Council that –
- a. Sensitive land use is prohibited on all the land whilst the mine is in operation and is prohibited until the mine has been closed and rehabilitated to the satisfaction of Council.

Important Advice

The agreement must include the definition of “sensitive use” as that defined by the *Central Highlands Interim Planning Scheme 2015*.

The agreement must recognise the existing residential use on the land and must not prevent the ordinary and ongoing use of the land for such purposes and must not prevent ordinary and incidental development of that land for residential purposes as allowable under the planning scheme. It is therefore suggested the agreement reflects those terms/values provided in the Attenuation Code of the Scheme that allows for “additions or alterations to an existing building used for sensitive use provided that the gross floor area does not increase by more than 50% or 100 m2 whichever is the greater.” or words that effect and to the satisfaction of the General Manager.

- 4) 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.

Works At Developers Expense:

- 5) All works required by the conditions of approval contained within this Permit will be at the developer's expense.

Existing services and Agreements:

- 6) 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.
- 7) Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.
- 8) Any existing agreements on the land (on the title) must be carried forth.

Final Plan

- 9) A final approved plan of survey and schedule of easements as necessary, together with two (1) copy, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 10) Incorporate any existing and necessary services easements or existing road reservations where relevant, in the final survey plans lodged for sealing
- 11) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey. It is the Subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
- 12) A fee of \$160.00, or as otherwise 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.

Carried

14.4 HAMILTON SHOWGROUNDS : REPLACEMENT OF EXIT DOORS

Report by

Graham Rogers (Manager DES)

Background

A request has been received from the Hamilton Show Society for the replacement of the exit doors and main door at the Pavilion Hall at the Hamilton Showgrounds.

Current Situation

Two quotations have been obtained for the replacement of the three doors as follows:

Sustainable Glazing Pty Ltd - \$5,493.40
Derwent Valley Glass - \$5,350.00

For Discussion

14.5 BOTHWELL SWIMMING POOL

Report by

Graham Rogers (Manager DES)

Background

A meeting of the Bothwell Swimming Pool Committee was held on Monday 7th November 2016. This was the first meeting of the Committee for the 2016/2017 Season.

Current Situation

The following recommendations were made by the Bothwell Swimming Pool Committee for consideration by Council:

Recommendation 1

Request \$100.00 Opening BBQ Saturday 03rd December 2016 (Food and drinks)

An opening BBQ is being proposed for Saturday 3rd December 2016. A request for \$100.00 is being made to purchase food and drinks for the event.

Recommendation 2

Australia Day BBQ 26th January 2017- Request for \$ 250.00 for Australia Day Fun Day Sausage Sizzle

For many years now a BBQ has been held at the Bothwell Swimming Pool to celebrate Australia Day. An amount of \$250.00 is being requested to cover the cost for a sausage sizzle and activities.

Recommendation 3

BBQ Purchase for Pool- Request \$200.00

The BBQ at Swimming Pool is very old, does not have a cover and needs to be replaced. It is estimated that a new BBQ will cost approximately \$200.00. Upon checking the Budget it is anticipated that this amount can be covered within the existing budget and therefore no further money is being requested for this item.

Extended Season

The Committee also resolved to open the pool two weeks earlier than in previous years with the pool opening on Saturday 3rd December 2016. Upon checking the budgeted amount it is hoped that the extra opening hours will be covered without any extra funding required. It is difficult to calculate an exact amount required as the pool closes in cases of bad weather and non-attendance. The Manager DES will monitor the budget throughout the season and a request may need to be made to Council for extra funding if required.

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

THAT an amount of \$350.00 be allocated for an opening BBQ and Australia Day Celebrations at the Bothwell Swimming Pool.

Carried**14.6 DES BRIEFING REPORT****PLANNING PERMITS ISSUED UNDER DELEGATION**

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

PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2016 / 00055	P & J Sheds	79 Franklin Place, Hamilton	Outbuilding

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2016 / 00042 - Disc	Ireneinc Planning	Lake St. Clair Road, Lake St Clair	Pavilion (Visitor Accommodation) with Associated Works at a Heritage Place (Historic Cultural Heritage Act 1995)
2016 / 00041 - Disc	Ireneinc Planning	Lake St. Clair Road, Lake St Clair	Additions & Alterations (Visitor Accommodation) at a Heritage Place (Historic Cultural Heritage Act 1995)
2016 / 00053 - Disc	Clyde River Holdings Pty Ltd	1 Elizabeth Street, Bothwell	Partial Change of Use to Visitor Accommodation with Buildings and Works at a Heritage Place (Historic Cultural Heritage Act 1995)
2016 / 00048 - Disc	J W S Ramsay	44 Dennistoun Road, Bothwell	Partial Change of Use to Visitor Accommodation with Buildings and Works
2016 / 00025 - Disc	J R Grimley	3411 Lyell Highway, Gretna	Visitor Accommodation (Camping)
2016 / 00050 - Disc	Hydro Tasmania	(Part Of) Waddamana Road (CT 36018/3), Waddamana Village, Penstock Lagoon (CT133339/1) &	Signage and Works

		Waddamana Canal (CT 122661/1)	
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NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL

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:

26 October 2016

Male Red Kelpie found wondering around in Patrick Street, Bothwell. Owner re-claimed dog later that day.

15.0 WORKS & SERVICES**Recommendation****Moved:****Seconded:**

THAT the Works & Services Report be received

WORKS & SERVICES REPORT**12th October 2016 – 10th November 2016****Grading & Sheetting**

Trap Hut Road	Strickland Road
Marked Tree Road	Clarendon Road
Church Road	Gully Road
Halls Road	Rockmount Road

Maintenance Grading

Woolpack Road	McCallums Road
Clarks Road	

Potholing / shouldering

Marked Tree Road	Dennistoun Road
Meadsfield Road	Victoria Valley Road
Bashan Road	

Spraying

Bothwell WTS
Strat Bothwell Township
Gretna Township
Capeweed Bothwell Township

Culverts / Drainage:

Wetheron Road
Cleaning culverts

Dennistoun Rd
 Meadsfield Road
 Strickland
 Gully Road
 Bronte Heights
 Bronte Estate
 Drainage Belchers Road
 Install new culvert Meadsfield Road
 Install new culvert Waddamana Road
 Install new culvert Dennistoun Road

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
- 0hrs Annual Leave taken
- 42.5hrs Sick Leave taken
- 0 Long Service Leave

Bridges:

Repair and construction of new Boomer bridge (from flood)

Refuse / recycling sites:

Cover Hamilton Tip twice weekly

Other:

Jet patching holes Hollow tree Road and Dennistoun Road
 Hotmix holes Ellendale Road
 Remove broken tree limbs from trees on Dennistoun Road
 Remove dangerous tree Robertson Road
 Remove dangerous tree Mackersey Head Road
 Remove dangerous tree Rainbow Road
 Install directional signs for Waddamana Heritage trail
 Road works for Heritage trail

Road side spraying

Hollow Tree
 Victoria Valley
 Marked Tree
 Ellendale
 Dennistoun
 Install Park benches at Westerway, Ellendale, Ouse and Bothwell (stronger communities funding program)
 Clean Hamilton town hall gutters
 Install new culvert Tor Hill road
 Install new culvert Woodward's Road

Slashing

Municipal Town Maintenance:

- Collection of town rubbish twice weekly
- Maintenance of parks, cemetery, recreation ground and Caravan Park.
- Cleaning of public toilets, gutters, drains and footpaths.
- Collection of rubbish twice weekly
- Cleaning of toilets and public facilities
- General maintenance
- Mowing of towns and parks
- Town Drainage

Buildings:**Plant:**

PM757 JCB backhoe (H) serviced
 PM684 Komatsu grader (B) serviced and new tyres
 PM756 Kenworth truck (B) serviced
 PM749 Triton ute (H) serviced
 PM750 Ranger ute (H) Serviced
 PM636 Small trailer new bearings

Private Works:

Telstra gravel and truck hire
 Ray Edwards mowing
 Andrew Jones gravel
 Loueen Triffitt labor hire
 Thelma Burns mowing
 Patsy Bryant mowing
 Annie Devoy gravel
 Bothwell freighting service gravel
 Jason Branch mowing
 Jean Croaker truck and gravel
 Tony Bailey Pothole works
 Richard Pitt truck and gravel hire
 Andy Beasant backhoe hire
 TAS SPAN truck and gravel
 Brett Gleeson concrete premix

Casuals

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

Program for next 4 weeks

Finish repairing Boomer Bridge from flood damage
 Repair seal at Arthur Crescent (Weather Permitting)
 Spraying of towns
 Road side spraying
 Potholes on Municipal roads
 Set up for Bushfest
 Netball Court and Cricket nets Tenders
 Install dirt and level site for Gretna War memorial
 Drainage for Capital Road Projects

15.1 TOR HILL ROAD, OUSE

Clr Tony Bailey has requested that this item be placed on the agenda.

As Councillors would be aware Tor Hill Road, Ouse will shortly be reconstructed. Clr Baileys has concerns relating to the cattle usage of the road. He will provide further details at the meeting.

For Discussion/Decision

15.2 PLACING OF THREE FIRE HYDRANTS ON IRRIGATION LINE

Jason Branch- Manager of Works and Services, will provide further details at the meeting

Tasmanian Fire Service would like to place a hydrant in three places on the irrigation scheme if at all possible. One at Green Valley road, one on Dungrove drive way and one on Baker's Straight at Peter Bignell's loading yards, if all land owners agree.

Andrew Walter Construction will donate labour of one and TFS will cover signage and up keep of them all.

Item and cost:

Supply, weld and drill mainline offtake spigot
\$655.50

Stub flange and backing ring:
\$130.53

Hydrant assembly, surround and lid:
\$1,091.58

Labour (4 hours):
\$347.24

5t Excavator (4 hours):
\$386.16

20mm clean metal:
\$115.00

Total (not inc. GST)
\$2,726.01 per unit

TFS feel that this would be a fantastic achievement on working towards a safer community, by having these three easy accessible water points in place. We urge you to consider this to be of a great importance for the community and encourage you to consider funding for this project to go ahead.

For Discussion/Decision

16.0 ADMINISTRATION

16.1 ELECTED MEMBERS PROFESSIONAL DEVELOPMENT WEEKEND

An elected members' professional development weekend will be held at The Old Woolstore, Hobart on 25-26 February.

Topics covered are:

- Cooperative Conversations for Meetings that Matter
- What will our towns look like in five years?
- Creating a Culture of Effective Decision making
- Engaging the Business Community – Lively, Useful Conversations that can Help Get Things Done

Registration Costs:

Full 2 Day Program, Dinner & Pre-dinner drinks - \$495

Full 2 Day Program excluding Dinner & Drinks - \$405

Day One only (including Lunch & Workshop Program) - \$230

Day two only (including Lunch & Workshop Program) - \$230

Registrations close 17 February 2016

For Information and indication of Councillors who will be attending.

16.2 ANNUAL GENERAL MEETING

Council's Annual General Meeting will be held at the Bothwell Council Chambers on Tuesday, 6 December 2016 commencing at 8.45am.

Council's Annual Report is available on the website.

For Noting

16.3 INTEGRITY COMMISSION – “THANKS IS ENOUGH” AWARENESS CAMPAIGN

The Integrity commission is encouraging Council's to be a part of the “Thanks is Enough” campaign.

The Commission recommends that public sector employees should decline gifts and benefits as a default response (with limited exceptions). The Commission will provide a campaign package to use as Councils see fit.

A similar request was received in November last year and the following motion was carried:

Moved Deputy Mayor A J Downie

Seconded Cllr E J Evans

THAT Council refer to our policy, and that no action be taken.”

For Decision

16.4 EXPRESSIONS OF INTEREST – SOCIAL MEDIA PROGRAM FOR DERWENT VALLEY AND CENTRAL HIGHLANDS

Through the participation in the Destination Action Plans, it was suggested that a Managed Social Media program be implemented for the Derwent Valley and Central Highlands. The proposal aims to create a consistent voice, as well as look and feel, which would draw on the keys themes of the region which include Wilderness, Waterways and Heritage.

The Program would be set up by Destination Southern Tasmania. The cost would be \$19,200 plus GST for the first 12 months, then a maintenance fee to be determined per annum should the social media campaign continue beyond the initial 12 months.

Financial Contributions of up to \$500 per business wishing to participate is being sought. Whilst the absolute intent is for this program to be owned and driven by industry, financial support from Councils is also being sought.

For Discussion

16.5 REMISSIONS UNDER DELEGATION BY THE GENERAL MANAGER

The following remissions have been granted under delegation:

01-0822-02283	\$17.42 Rates paid at PO but sent to wrong Council by PO
01-0213-00673	\$17.10 Internet failure at Bank resulted in payment not being made by the bank

For Information

16.6 PRESENTATION OF SCHOOL AWARDS

Council will need to nominate a Councillor to attend the following annual school presentation of awards:

Bothwell District High School – Tuesday 6 December at 1.00 pm
 New Norfolk High School – Tuesday 6th December at 7.00 pm
 Glenora District High School – Wednesday 7th December at 12.00 noon
 Ouse District Primary School – Tuesday 13th December at 12.30 pm
 Westerway Primary School – Wednesday 14th December at 1.30 pm

For Decision

16.7 MAYORAL CAR

It was suggested by some Councillors that Mayor Triffitt be provided with an AWD car for her Mayoral duties.

I have contacted other councils regarding the provision of a car for their Mayor. Of the 27 Councils responding, 11 have provided cars to their Mayors predominately for Mayoral duties only. A pool car is available for 4 Mayors; one has a cab-charge card; one council provides a vehicle for civic and ceremonial matters and representing matters involving Council e.g. LGAT and STCA meetings; one Mayor does not claim mileage or have a car provided; and the other 9 councils pay a mileage allowance.

I have obtained the following quotes for an AWD vehicle:

- X-Trail 4WD auto with nudge bar (petrol only as no diesel in 4WD) from \$31,599 to \$42,041
- RAV AWD Diesel auto with nudge bar from \$35,985 to \$40,260 & \$46,299 (unable to fit nudge bar)
- Mitsubishi outlander 4WD diesel (no nudge bar) \$38654
- Mitsubishi ASX 4WD diesel from \$33,281 to \$37,704
- Subaru AWD petrol from \$31652 to \$37,373

Council currently has a pool car (Nissan Dualis) which is used by our Environmental Health Officer one day per week and by staff as required.

Annual costs for council vehicles are: depreciation at 20%, registration of approximately \$569 p.a., insurance of approximately \$450 p.a., fuel and servicing.

Suggested options for Council:

1. Purchase a vehicle for the Mayor's exclusive use for Mayoral duties
2. Purchase a pool vehicle for use by the Mayor and Councillors – with bookings to be made through the office
3. Mayor and Councillors use existing Dualis when available if a vehicle is required
4. Trade the Dualis and replace with an AWD for use by EHO, office staff, Mayor & Councillors
5. Continue to pay the mileage allowance to the Mayor

For Discussion and Decision

16.8 INDEPENDENT LIVING UNITS MINUTES

Councillors were contacted and agreed to the following:

- Mrs Karen Lester being offered unit 2 Ouse Housing Units
- Mrs Sandra Reeve being offered Unit 4 of the Ouse Independent Living Units.

The Committee is recommending to Council that the quote from Mr Matthew Rolls be accepted for the repainting of Unit 4 of the Bothwell Independent Living Units.

Recommendation:

Moved:

Seconded:

That council accept the quote from Mr Matthew Rolls for repainting Unit 4 of the Bothwell Independent Living Units.

16.9 BOTHWELL FOOTBALL CLUBROOMS

The Mayor has requested that an update be provided at this meeting. The Football Club have been requested to provide this update.

16.10 LGAT BI-ELECTION – SOUTHERN ELECTORAL DIVISION

Due to the resignation of Mayor Flint, a vacancy exists on the General management Committee for the Southern Electoral District.

Nominations closed on 18 October, 2016 and the following Nominations were received:

- Anthony Bisdee (Southern Midlands Council)
- James Graham (Derwent Valley Council)
- Kerry Vincent (Sorell Council)

A ballot pack has been received by the Mayor.

The ballot closes on Tuesday 6 December 2016 and Council will need to determine who they will be voting for.

For Decision

16.11 COMMUNITY GRANT APPLICATION

The Miena Tourism Group has submitted an application for a community grant for the Miena Dam Overlook Picnic Table Project. The picnic table will provide a stopping place for visitors between the Steppes and Derwent Bridge and will commemorate the centennial of the first dam wall and the bicentennial of the Beamont expedition.

The total cost of the project is \$3,500.00 and the Miena Tourism Group is seeking a grant of \$500.00.

For Decision

CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form. Please enclose your group/club's current financial statement.

1. APPLICATION & ORGANISATION DETAILS

Name of Project: Miena Dam Overlook Picnic Table Project

Amount of Grant Requested: \$500

Estimated Total Project Cost: \$3500

Applicant Organisation: Miena Tourism Group

Contact Person's Name: Jean Crocker

Contact Details

Address: 389 Arthurs Lake Road, Arthurs Lake 7030

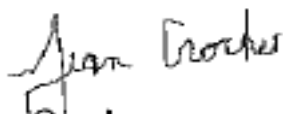
Phone: (Business hours)

Mobile: 04 2893 4851

Fax:

Email: jeanlcrocker@gmail.com

Signature



Name Jean Crocker

Position in Organisation Co-chair

Date 8 Nov 2016

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

To help create a welcoming atmosphere for visitors to the Central Highlands

What is the membership of the organisation?

President

Secretary

Treasurer

Public Officer/s

2. ELIGIBILITY *(see Community Grant Program Guidelines)***Is the organisation:**

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

OR

- ☐ **An individual community member**

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

If yes;

Name of Project: Miena Tourism Brochure - Reprinting

Date Grant received: January 2016

Amount of Grant: \$800

3. PROJECT DETAILS

Project Start Date: January 2017

Project Completion Date: February 2017

Project Objectives:

Build a picnic table at Miena Dam Wall Overlook, in accordance with a license we have received from Hydro Tasmania, to provide a stopping place for visitors between Steppes and Derwent Bridge. The installation commemorates the centennial of the first dam wall and the bicentennial of the Beamont expedition.

4. COMMUNITY SUPPORT**What level of community support is there for this project?**

Central Highlands Lodge fronted the application for the license from Hydro Tasmania; local fishing shops and guides have provided prizes for weekly drawings that have raised \$900 to date; a local construction company is donating the groundworks.

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

100%. In addition to Nick Bennetto's groundworks, locals will install the footings, bolt the table in place and attach the anti-littering signs Hydro is donating. Dozens more are participating by contributing to the weekly raffles.

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

The Central Highlands Lodge reports their guests often ask about a place to stop for a picnic lunch, and this table will draw visitors to a spot that already has good signs about important parts of local history -- the Shannon Rise, the three dam walls, and the Beament expedition to survey the Great Lake. We hope the picnic table will become a popular meeting place for residents as well, and a destination for outings with visiting family members.

5. COUNCIL SUPPORT

Are you requesting other Council support? E.g. parks, halls, telephones, fax, photocopying, computers, office accommodation, cleaning facilities, street closure. No.
If yes, please give details.

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

Once the table is installed we hope members of Council will attend our opening ceremonies. Already, Graham Rogers has been very helpful in providing guidance about a suitable choice for the table itself.

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

Council's contribution will be acknowledged at the opening ceremony, on the poster at the Lodge that tracks fundraising progress, and in Liz Lang's articles in the Highland Digest.

6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

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

We expect to need council support for another printing of the Miena visitor brochure in 2018.

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

Helen Monks at Central Highlands Lodge will receive feedback from guests who use the site, and members of our tourism group will communicate with our neighbours who use the site. Our license from Hydro Tasmania includes our commitment to maintain the site's appearance.

7. PROJECT BUDGET

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

Please provide a breakdown of the project expenditure and income:

Expenditure	Amount \$	Income	Amount \$
Capital		Guarantee	
Refurbishment		Government Grants	
Equipment		Trust/Foundations	
Premises		Donations from Business	
Vehicles		Special Funding	
Other:	3500	Gifts in Kind	
		Groundworks (Bennetto)	500
		Signage (Hydro)	350
Other:		Other: Raffles	900
Subtotal	3500	Other	
		Subtotal	1750
Revenue		Anticipated	
Salaries (including super)		Government Grants	
Short-term contract fees		Central Highlands Grant	500
Running costs		Trust/Foundations	
Production of information PR materials		Donations from Businesses	250
Training staff/volunteers		Special Fundraising	
Travel		Gifts in kind (details)	
Rent		Cash Reserves	
Reference materials		Other: Raffles	1000
Other:			
Subtotal		Subtotal	
TOTAL	3500	TOTAL	3500

16.12 FLOOD REVIEW SUBMISSION

Following the announcement by Government of a review into the June 2016 floods in Tasmania and of the more recent floods in Huonville, the review team is calling for submissions from the public.

The purpose of the review is to examine the strategic management and preparedness of floods with a view to identifying lessons learnt and opportunities for improvement across government and within our communities.

Council has been identified as having an interest in floods within Tasmania and are encouraged to have input in order for the Review team to gather insights, observations and your thoughts. In doing so, Council are requested to consider the terms of reference below and provide a submission that may address some or all of these strategic issues:

- The effectiveness of the strategies, preparedness and plans related to managing flood risk in Tasmania that were in place prior to the June 2016 floods occurring; including existing and potential levee systems.
- Community preparation, resilience and awareness, including awareness of insurance matters, relating to major flood events in Tasmania.
- The causes of the floods which were active in Tasmania over the period 4 – 7 June 2016 including cloud-seeding, State-wide water storage management and debris management.
- The use and efficacy of forecasting, community alerts, warnings and public information by authorities in responding to flood events.
- The effectiveness of transition from response to recovery in the week following the June floods; including capacity and priorities for infrastructure repair, and immediate assistance payments.
- Consideration of the detrimental environmental effects of the flooding upon the landscape, and what effective mitigation measures may be necessary to avoid similar events.
- And any other matters relevant to the terms of reference including matters relating to the floods in Huonville.

Submissions should be submitted electronically to the following email address;

brian.edmonds@ses.tas.gov.au by no later than COB Friday 18th November 2016

For Discussion

16.13 CHANGE OF DATE FOR THE APRIL 2016 ORDINARY COUNCIL MEETING

The Ordinary meeting of Council is scheduled for 18th April 2016, which is a public holiday due to Easter. It's suggested that the date be amended to 11th April 2016. The agenda will be issued on Thursday 6th April 2016.

Recommendation

Moved:

Seconded:

THAT the April 2016 Ordinary Meeting of Council be rescheduled to 11th April 2016.

16.14 HAMILTON SHOW COMMITTEE

The Hamilton Show Committee is seeking permission for a Clay Target Shooting Stand at the 2017 Hamilton Show. Council gave permission for the Hamilton Show Committee to have the stand at the 2015 show subject to the following conditions:

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

Recommendation

THAT permission be granted for the Hamilton Show Committee to hold a clay target stand at the 2017 Hamilton Show subject to the following conditions.

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

17.0 SUPPLEMENTARY AGENDA ITEMS

Moved:

Seconded:

THAT Council consider the matters on the Supplementary Agenda

18.0 CLOSURE
