

# Central Highlands Council

## Agenda – ORDINARY MEETING – 17<sup>th</sup> April 2018

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 17<sup>th</sup> April 2018, 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

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

### 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) or conflict of interest in any Item of the Agenda.

### 5.0 CLOSED SESSION OF THE 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 Closed Session Minutes of Council's Ordinary Meeting held on 20 March, 2018 – Regulation 15 (2)(g)
- Confidential matter – Regulation (15) (2) (g)

### 5.1 MOTION OUT OF CLOSED SESSION

**Moved:**

**Seconded:**

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

### OPEN MEETING TO PUBLIC

Meeting opens to the public at 10.00am.

## 6.0 DELEGATIONS

10.30am	Juliet Smith and Will Cassidy (Spin-in re Bothwell / Tasmanian Tarton)
11.00am	Terry Byard (Lake Crescent Shack Group)

## 6.1 PUBLIC QUESTION TIME

## 7.0 MAYORAL COMMITMENTS

20 <sup>th</sup> March 2018	Ordinary Council Meeting – Hamilton Onsite Meeting - Dunrobin Bridge
22 <sup>nd</sup> March 2018	Business of Council
26 <sup>th</sup> March 2018	Meetings at Bronte Park
27 <sup>th</sup> March 2018	Business of Council
28 <sup>th</sup> March 2018	Easter Hat Parade Judge- Bothwell District High School
3 <sup>rd</sup> April 2018	Business of Council
5 <sup>th</sup> April 2018	Business of Council
9 <sup>th</sup> April 2018	ANZAC Day Meeting with Council Staff
10 <sup>th</sup> April 2018	Planning Meeting Meeting with Councillor Business of Council
11 <sup>th</sup> April 2018	Meeting with Huon Regional Care – Bothwell

## 7.1 COUNCILLORS COMMITMENTS

### Clr R L Cassidy

19 <sup>th</sup> March 2018	Ordinary Council Meeting – Hamilton
9 <sup>th</sup> April 2018	Meeting with Mayor Triffitt about Grote Reber plaque
10 <sup>th</sup> April 2018	Planning Committee Meeting
25 <sup>th</sup> April 2018	ANZAC Day, Dawn Service, Gretna

## 7.2 GENERAL MANAGER'S COMMITMENTS

9 <sup>th</sup> April 2018	Staff Budget Workshop
10 <sup>th</sup> April 2018	Planning Committee Meeting
11 <sup>th</sup> April 2018	Meeting Huon Regional Care

## 7.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

20 <sup>th</sup> March 2018	Ordinary Council Meeting Councillor site meeting Dunrobin Bridge redevelopment
22 <sup>nd</sup> March 2018	HATCH Meeting with Ann Jones & Tracey Turale to discuss the Food Connect Program
23 <sup>rd</sup> March 2018	National Heavy Vehicle Regulator meeting
26 <sup>th</sup> March 2018	CHCHC Community Garden Interest Group Meeting
28 <sup>th</sup> March 2018	Tool Box meeting Hamilton regarding Staff Code of Conduct
4 <sup>th</sup> April 2018	Tool Box meeting Bothwell regarding Staff Code of Conduct Central Highlands Visitor Centre Working Group Meeting Taswater community meeting at Gretna regarding the Glenora and Bushy Park Drinking Water Supply Project
9 <sup>th</sup> April 2018	Budget meetings
10 <sup>th</sup> April 2018	ASU / Vision Super Meeting

## 8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

NIL

## 8.1 FUTURE WORKSHOPS

Budget Workshop 10.00am at Hamilton, 10 May 2018  
 Budget Workshop 10.00am at Hamilton, 22 May, 2018

## 9.0 MAYORAL ANNOUNCEMENTS

## 10.0 MINUTES

### 10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

**Moved:**

**Seconded:**

**THAT** the Draft Minutes of the Open Council Meeting of Council held on Tuesday 20<sup>th</sup> March 2018 be received.

### 10.2 CONFIRMATION OF MINUTES ORDINARY MEETING

**Moved:**

**Seconded:**

**THAT** the Minutes of the Open Council Meeting of Council held on Tuesday 20<sup>th</sup> March 2018 be confirmed.

### 10.3 RECEIVAL DRAFT MINUTES PLANNING COMMITTEE MEETING

**Moved:**

**Seconded:**

**THAT** the Draft Minutes of the Planning Committee Meeting held on Tuesday 10<sup>th</sup> April 2018 be received.

## 11.0 BUSINESS ARISING

- 13.1 Policy and Plans on Website
- 13.2 Toolbox meetings held
- 13.3 Item deferred – DGM discussed second term with Independent Chair Audit Panel
- 14.1 Letter sent to Mrs Goodyer and the Headstone Project advising of Council's decision
- 14.2 Advised Cemetery Committee Members of their appointment to Committee
- 14.3 Item Deferred – report to May meeting from Manager DES
- 14.4 Letter sent to Mrs B Hobson and Mrs K Hattinger
- 15.1 Letter sent to Uniting Church
  
- 16.2 MOU with HATCH signed by both parties
- 16.3 Church Grants forwarded
- 16.4 email sent to LGAT
- 16.5 Letter sent to State Growth by Mayor
- 16.8 Policy on website
- 16.9 Policy on website
- 16.10 Boundary Fencing Bothwell Rec Ground – DGM to organise risk assessment
- 16.14 Donation towards Sexual Assault Support Service Poster Project – awaiting invoice
- 16.16 Letter sent
- 16.18 Purchase PA Systems - ordered
- 16.20 Policy on website
- 17.0 letter sent to Gretna Cricket Club
- Extension of Gateway Bethune Park – W&S Manager

## 12.0 DERWENT CATCHMENT PROJECT REPORT

**Moved:**

**Seconded:**

**THAT** the Derwent Catchment Project Report be received.



The Derwent  
Catchment Project  
Increasing Productivity. Restoring Landscapes

### Derwent Catchment Project Report for Central Highlands Council

15<sup>th</sup> March – 10<sup>th</sup> May 2018

#### General business

We met with Hydro Executives and delivered an investment proposal for their consideration (see attached). They are currently undergoing budget deliberations and they are considering how our request may fit within their budgets. We are hopeful that we may see some investment from hydro but now need to wait for the outcomes of their budget deliberations.

NRM South reports are due this month for the end of the Australian Landcare funding. We have been busy reporting on all of the activities over the last quarter and preparing some case studies on successful programs.

#### Agricultural best practice program

##### Pasture Hub

The investment proposal for Meat and Livestock Australia was very well received and we hope to find out in the next 2 weeks if we have been successful in securing significant investment for this project.

Our Project officer is still gathering data across the catchment to feed into the Pasture Hub website.

##### Drainage

Drainage associated with irrigation infrastructure and changes in the Highlands agricultural landscape are resulting in farmers seeking some answers on how to best manage the complex soils of the Derwent. We will hold a discussion and panel session on drainage in May to talk about current problems and potential solutions.

## Central Highlands Weed Management Program

### *Dee Lagoon*

Gorse and broom control is scheduled for this week at Dee Lagoon. We are using a cut and paste method so despite being late in the season we will have a good kill rate.

### State Growth

Control on the Lyell Highway is also currently underway for some infestations of African Boxthorn.

## Conservation and Restoration

### Ouse River Recovery Project

The Ouse River Recovery Program has started on-ground works with mechanical willow removal along a problem section of the Kenmere Creek near the Victoria Valley Rd Bridge. The willow contractors are removing willow trunks and debris and burning them in piles off the banks and raking to remove small debris as they move along the creek. The stumps are left in the bank and treated with waterway-safe herbicide. Once the burning sites have cooled, pasture grass will be sown in preparation for planting native trees and shrubs.



The willow removal contractors are working downstream from the bridge towards the confluence with the Ouse River as poor water flow in this section was the cause of major stock losses in the 2016 flood. An old mill race directs flow from the river into the Kenmere creek near Victoria Valley Road, then exits the Creek downstream moving water towards the old mill site at Millbrook. Works will be undertaken to clear willow past the exit of the millrace, and also clear a small section large willows upstream to protect the Victoria Valley bridge in future flood events. Priority has been given to downstream works to avoid directing water along the millrace, and ideally improving flow of the Kenmere as far as possible towards the Ouse River, as funds permit. Once the works at the Kenmere have exhausted funds allocated for this section, works will commence on the Ouse river at Ashton and Ousedale.



## Platypus walk

Council investment approved at the last meeting to continue weed control and maintenance works at the Platypus walk is already been used to undertake works. John Blyth has been controlling weeds on site and maintaining the planting.

## Tyenna River Willow Control Program

We have been working with Inland Fisheries Service (IFS), Anglers Alliance Tasmania (AAT) and the Clarks of Lanoma Estate to develop a 5 year plan for willow control along the Tyenna River. This plan is in final stages and will be submitted to Council soon. With a year 1 and 2 having focus on willow removal and revegetation along sections of the river running through Lanoma Estate due to significant in kind investment from the landholder and support of funding through IFS Anglers Access program. The plan also looks upstream in year 2, with an aim to eradicate willows in the upper stretches of the Tyenna River through targeted works with contractors and help from the willow warriors, a group of volunteer anglers who enjoy fishing the river.



In March we held a demonstration day for the willow warriors on Lanoma Estate discussing how best to facilitate their involvement in implementing the plan along with achieving willow control along nearly 200m of river bank. There are a lot of enthusiasm from the anglers involved, and AAT submitted a grant application to the Hydro community fund the follow week to purchase willow control equipment and work with the Derwent Catchment Project and IFS on an instructional video to support willow warriors outside of organised field days.

## Miena cider gum

Eve has scoped the cider gum population looking for locations to send the arborist to collect seed. She has also been looking at where it will be best to invest in fencing efforts to protect existing stands of healthy Miena cider gums.

## Grants roundup

- Agri-best Practice in the Derwent – Smart Farming small grants round - \$61,000 - pending
- Dairy Cares for the Derwent: Open Gates - Smart Farming small grants round - \$100,000 – pending
- Stockwise Tasmania – Smart Farming Partnerships – Statewide bid for \$3.8 million with a focus on action in the Derwent - pending

Yours Sincerely,

Josie Kelman, Facilitator, The Derwent Catchment Project 0427 044 700

Eve Lazarus, Projects Officer, The Derwent Catchment Project 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:** Clr

**Seconded:** Clr

**THAT** the Development & Environmental Services Report be received.

## 14.1 DA 2017/42 : THREE (3) PONTOONS AT 442, 444, & 452 JONES RIVER ROAD, ELLENDALE FOR APPLICANT(S) TROY PFTIZNER, STUART O'BRIEN, AND ALLAN BARR, ON LAND OWNED BY HYDRO ELECTRIC COMMISSION

### Report by

David Cundall (Contract Planner)

### Applicant

Troy Pftizner, Stuart O'Brien, and Allan Barr

### Owner

Hydro Electric Commission

### Discretions

F1.4 Use Table	A "pontoon" is in the Discretionary Use Class of a <i>Pleasure Boat Facility</i> in the <i>Lake Meadowbank Specific Area Plan</i> . <i>The development must be considered against the purpose of the Specific Area Plan and the Local Area Objectives and Desired Future Character Statements.</i>
F1.7.3 Aquatic Structures	The proposed number of pontoons exceeds the Acceptable Solution of one (1) pontoon per four (4) visitor accommodation cabins and is therefore reliant on the Performance Criteria.
E11.7.1 Buildings and Works	The pontoons are buildings and works within a Waterway and Coastal Protection Area and are subject to the Waterway and Coastal Protection Code and reliant on Performance Criteria.

### Proposal

The proposal is to construct and use three (3) pontoons on the Meadowbank Lake at land identified as 452 Jones River Road, Ellendale and described on Certificate of Title 204965/1.

The proposal is considered at the discretion of Council for proposed works within a Waterway and Coastal Protection Area, and for exceeding the acceptable solution for the number of pontoons used in association with visitor accommodation, and for intensification of the existing use of land for a pleasure boat facilities (which is a discretionary use in the Lake Meadowbank Specific Area Plan).

The applicants for the pontoons are three (3) persons whom own visitor accommodation within the Meadowbank Views Body Corporate strata which adjoins the Meadowbank Lake. This is an approximately 21ha site comprising of ten (10) visitor accommodation lots.



Along the foreshore, adjacent to the strata development, there is a boat ramp and six (6) jetties/pontoon type structures that are built on the foreshore.

The proposed three (3) pontoons are in addition to the existing structures. This would bring the total number of structures to nine (9).

The Applicant has stated in a subsequent letter to Council that, Hydro has requested that one (1) of the existing jetties will need to be removed (see enclosed letter from Meadowbank Views Body Corporate dated 26<sup>th</sup> February 2018). This is not however considered as part of the Development Application and no timeframes for its removal was provided to Council.

**Subject site and Locality.**

The subject land is the foreshore of Meadowbank Lake on the Upper Derwent River. The land is owned by Hydro Tasmania.

The adjoining land is the 21ha strata titled site comprising of ten (10) visitor accommodation lots. The strata was formed as part of a staged strata division and provides visitor accommodation.

Users of the visitor accommodation have easy access to the Hydro land foreshore and Meadowbank Lake.

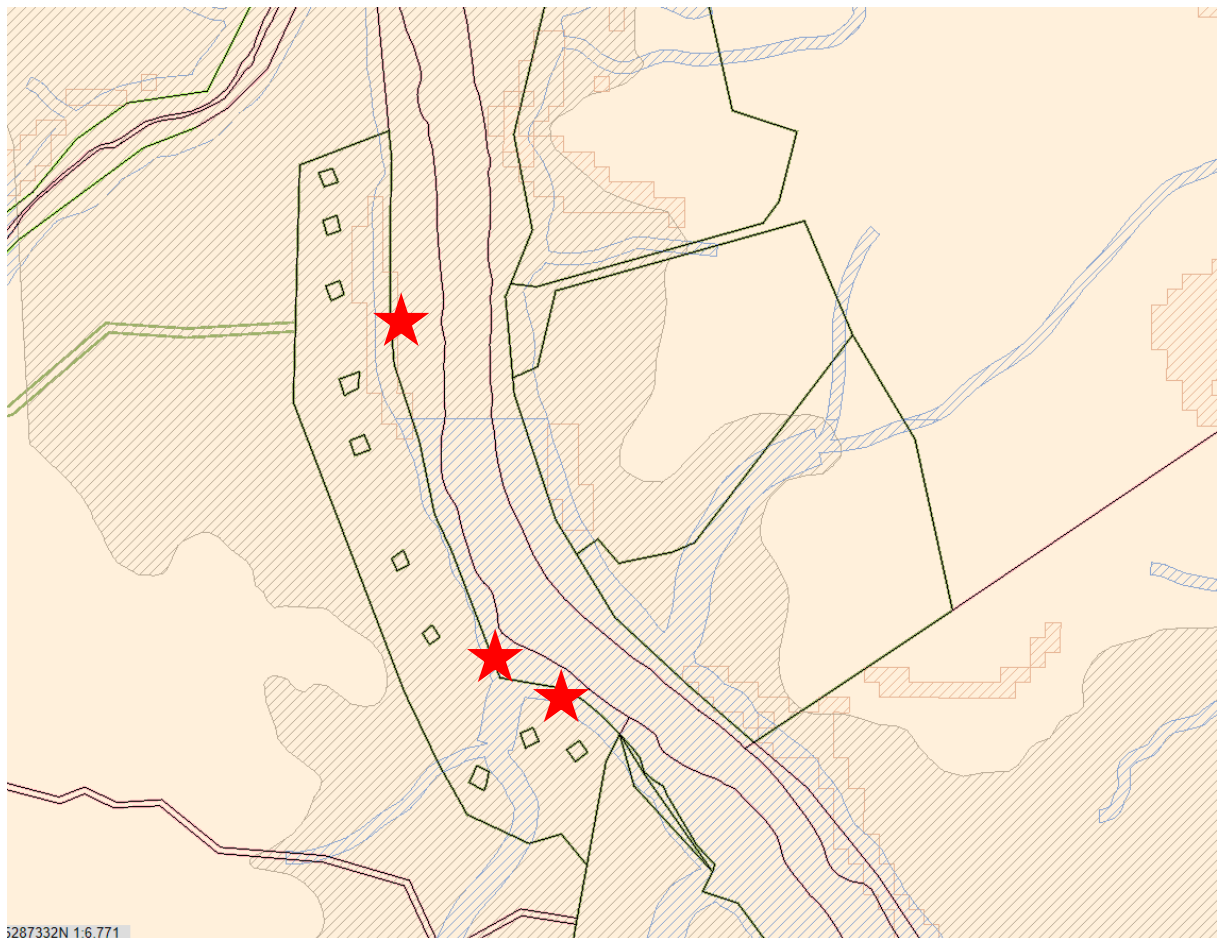
The land is characterised by the Meadowbank Lake, a small network of private gravel roads, remnant riparian vegetation along the river banks and the visitor accommodation cabins.

Along the foreshore there is currently a boat ramp and small pontoon adjacent to the northern end of the strata site, and four other timber platform pontoons, there is also a small jetty like structure adjacent to one of the pontoons. In total there are six (6) structures built on the foreshore that give land and boat users access to the land adjacent to the strata titled land. The strata titled land is primarily the reason the structures and boat ramp exists in this area.



**Fig. 1**

*Aerial Image of the land and surrounding area. The image also shows the property boundaries. The red stars indicate the approximate location of each of the proposed pontoons (Source: LISTmap).*



**Fig 2.**

Zoning and overlays of the subject land and surrounding area. The red stars indicate the approximate location of each of the proposed pontoons (Source: LISTmap)

### **Exemptions**

Nil

### **Special Provisions**

Nil

### **Use standards**

There are no use standards that apply to the proposed pontoons.

### **Development standards for Aquatic Structures in the Lake Meadowbank Specific Area Plan**

The subject land is in Lake Meadowbank Specific Area Plan (LMSAP). The LMSAP provides specific development standards for aquatic structures associated with visitor accommodation.

The purpose of the LMSAP is to provide for the use and development of the land immediately adjoining Lake Meadowbank for recreational purposes whilst maintaining an environmental quality consistent with Local Area Objectives (LAO) and Desired Future Character Statements (DFCS) for the area. The LAO and DFCS are provided in the table below (Table 1).

As the proposed use of the land is a discretionary use, Council must, in addition to the applicable standards and the representation must consider these LAO's and DFCS's. This is a requirement of Section 8.10 of the *Central Highlands Planning Scheme 2015* ("the Scheme").

<b>Local Area Objectives</b>	<b>Implementation Strategy</b>
To recognise and protect the operational requirements of Hydro Tasmania.	Use and development standards and referral of applications to Hydro Tasmania for their input into statutory processes.
To maintain and enhance the distinctive opportunities for recreation, particularly water-based activities, and small-scale tourism and visitor accommodation.	Use and development standards.
To maintain and enhance the rural character of Lake Meadowbank and its surrounds.	Use and development standards.
To provide for opportunities to use the unique characteristics of Lake Meadowbank to diversify income from surrounding rural land to the benefit of the broader community.	Use and development standards.
<b>Desired Future Character Statements</b>	<b>Implementation Strategy</b>
Habitat for biodiversity, water quality and soil resource is maintained and enhanced where possible.	Use and development standards.
Buildings and works have sufficient separation from Lake Meadowbank to protect water quality and the rural character of the setting.	Use and development standards.
Recreational infrastructure such as jetties and pontoons is rationalised wherever practicable.	Use and development standards.
The rural character of Lake Meadowbank and the surrounds is maintained through appropriate siting and design.	Use and development standards.

**Table 1.**

*The table is an excerpt from the LMSAP of the Central Highlands Planning Scheme 2015 "F1.1 Purpose of the Specific Area Plan". The table outlines the Local Area Objectives and Desired Future Character Statements with the strategy for implementing these objectives of the LMSAP.*

The proposed pontoons are not being constructed for general public usage or other commercial usage. Council Officers are satisfied that as the application has been made by three (3) visitor accommodation owners and is endorsed by the body corporate to the strata (Meadowbank Views Body Corporate) that the pontoons are associated with the visitor accommodation and subject to the development standards of F1.7.3 for development of aquatic structures.



The proposal must therefore satisfy the requirements of the following development standards, relevant to aquatic structures:

<b>F1.7.3 Aquatic Structures</b>		
To ensure that aquatic structures on Lake Meadowbank are safe, functional, environmentally and visually sensitive, and do not impede recreational use.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>PLANNING ASSESSMENT</b>
<b>A1</b>  Aquatic structures, including pontoons and boat ramps must be designed and constructed to meet MAST and Hydro Tasmania standards.	<b>P1</b>  No performance criteria.	<i>Hydro Tasmania do not object to the additional pontoons on Meadowbank Lake. If the pontoons are approved by Council then Hydro will issue a separate licence for use and construction of the pontoons.</i>  <i>In regard to Marine and Safety Tasmania – should any permit be granted for the pontoons then a condition would require the pontoons to be designed and constructed to the satisfaction of MAST.</i>  <i>Officers are satisfied that the Acceptable Solution can be met.</i>
<b>A2</b>  Aquatic structures must be no more than:  a) one boat ramp per visitor accommodation or tourist operation building;  b) one pontoon per tourist operation use;  c) one pontoon per four individual visitor accommodation cabins or serviced apartments.	<b>P2</b>  The number of aquatic structures is to be minimised, however where it can be demonstrated that there is sufficient need for the structure, the Acceptable Solution is impractical and the objective is satisfied, additional aquatic structures will be considered.	<i>The proposal for three (3) additional pontoons to the existing six (6) aquatic structures on the foreshore subjects the application to the Performance Criteria.</i>  <i>There are ten (10) lots for visitor accommodation cabins. Not all ten (10) have been built.</i>  <i>The proposed total of nine (9) exceeds the acceptable solution of two (2) pontoons associated with the visitor accommodation.</i>  <i>The aim of the standards for aquatic structures in the LMSAP is to both limit the number of aquatic structures on Meadowbank Lake and ensure the structures are safe, functional, environmentally and visually sensitive, and do not impede recreational use.</i>  <i>The standards are intended to implement the development strategy for the area and provide Council and the Community with a tailored set of standards to suit the LAO and DFCS.</i>

		<p><i>In response to the representation received, the Applicant(s) provided further information to demonstrate the need for the additional structures. The responses states that the pontoons provide a base for water activities and that the existing pontoons are located at an unreasonable distance from the respective visitor accommodation cabins.</i></p> <p><i>The Performance Criteria only allows further pontoons to be considered where there is a sufficient need for the structure, and the Acceptable Solution is impractical and the objective is satisfied.</i></p> <p><i>None of the existing pontoons and aquatic structures are located in sites that are impractical for the use of lot owners. All are within a reasonable walking distance. The purpose of the standard is to encourage shared use of aquatic structures. The proposal however would lean toward more exclusive usage by the respective lot owner.</i></p> <p><i>The additional three (3) proposed pontoons will likely clutter the foreshore and are contrary to the objective of the standard and the LAO's and DFCS's. These are further detailed in this report.</i></p> <p><i>The proposal does not satisfactorily meet the performance criteria.</i></p> <p><b>Pontoon 1</b>  <i>The owner of Lot 4 on the strata, Allan Barr, has proposed "pontoon 1".</i></p> <p><i>The location of "pontoon 1" is on the northern end of the site and is approximately 250m from the nearest existing pontoon further north in the vicinity of Lot 1. The next existing pontoon is located south of this location at approximately 280m in the vicinity of Lot 5.</i></p> <p><i>The nearest pontoon to Lot 4 is the southern pontoon in the vicinity of Lot 5 at approximately 180m.</i></p> <p><i>The owner of Lot 4 is seeking the location of</i></p>
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		<p><i>“pontoon 1” at 145m from the Lot. This is a difference of 35m from the southern pontoon.</i></p> <p><i>This is minor change to distances needed to travel to access a pontoon. The need for an additional pontoon has not been satisfactorily demonstrated.</i></p> <p><b>Pontoon 2</b>  <i>The owner of lot 8, Troy Pfitzner, has proposed “pontoon 2” in the vicinity of two (2) existing pontoons and a jetty like structure located between lots 9 and 7. The proposed pontoon is approximately 10m from the existing aquatic structures.</i></p> <p><i>There is already an aquatic structure in the vicinity. The need for an additional pontoon has not been satisfactorily demonstrated.</i></p> <p><b>Pontoon 3</b>  <i>The owner of lot 9, Stuart O’Brien, has proposed “pontoon 3” adjacent to Lot 9.</i></p> <p><i>This pontoon site is approximately 120m from the other existing structures between lots 9 and 7.</i></p> <p><i>The distance from lot 9 to the existing pontoon is approximately 160m. The distance between the existing pontoon and the proposed pontoon is 80m.</i></p> <p><i>The need for an additional pontoon has not been satisfactorily demonstrated.</i></p>
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### **Local Area Objectives of the LMSAP**

In accordance Part 8.10 of the Scheme, Council must consider the LAO’s of F1.1 “Purpose of the Specific Area Plan”. These are provided in table format with a planning assessment below.

<b>Local Area Objectives</b>	<b>Implementation Strategy</b>	<b>PLANNING ASSESSMENT</b>
To recognise and protect the operational requirements of Hydro Tasmania.	Use and development standards and referral of applications to Hydro Tasmania for their input into statutory processes.	<i>Hydro Tasmania do not object to the granting of a permit and would provide the owners of the pontoons with the necessary licencing agreement and</i>

		<p><i>standards for design and construction.</i></p> <p><i>The operational requirements of Hydro are therefore satisfactorily met.</i></p>
To maintain and enhance the distinctive opportunities for recreation, particularly water-based activities, and small-scale tourism and visitor accommodation.	Use and development standards.	<p><i>The development standards provide a limit on the number aquatic structures in the Acceptable Solution of one (1) pontoon per four (4) visitor accommodation cabins.</i></p> <p><i>There is currently six (6) pontoons/jetties adjacent to the visitor accommodation and also a boat ramp. There is provision for upto 10 visitor accommodation cabins on the adjacent land.</i></p> <p><i>There is clearly sufficient infrastructure to service the visitor accommodation and recreational activities in the immediate area.</i></p>
To maintain and enhance the rural character of Lake Meadowbank and its surrounds.	Use and development standards.	<p><i>The development standards provide a limit on the number aquatic structures in the Acceptable Solution of one (1) pontoon per four (4) visitor accommodation cabins.</i></p> <p><i>There is currently six (6) pontoons/jetties adjacent to the visitor accommodation and also a boat ramp. There is provision for upto 10 visitor accommodation cabins on the adjacent land.</i></p> <p><i>An additional three (3) pontoons is considered excessive and contrary to the intent of the objective to maintain the rural character.</i></p> <p><i>The proposal does not maintain and enhance the rural character of the area – as the proposal for more pontoons is excessive.</i></p>



		<i>The proposal does not satisfactorily meet the LAO.</i>
To provide for opportunities to use the unique characteristics of Lake Meadowbank to diversify income from surrounding rural land to the benefit of the broader community.	Use and development standards.	<p><i>The objective of this LAO is primarily to recognise the uniqueness of the land as an attractive recreation area in a rural environment and to allow for future economic development that respects the setting. Without the LMSAP then the land would be subject to the intent and standards of the Rural Resource Zone.</i></p> <p><i>The proposed pontoons are excessive and do not satisfactorily meet the development standards.</i></p>

### **Desired Future Character Statements of the LMSAP**

In accordance Part 8.10 of the Scheme, Council must consider the DFCS's of F1.1 "Purpose of the Specific Area Plan". These are provided in table format with a planning assessment below.

<b>Desired Future Character Statements</b>	<b>Implementation Strategy</b>	<b>PLANNING ASSESSMENT</b>
Habitat for biodiversity, water quality and soil resource is maintained and enhanced where possible.	Use and development standards.	<i>The proposed pontoons are unlikely to impact this DFCS.</i>
Buildings and works have sufficient separation from Lake Meadowbank to protect water quality and the rural character of the setting.	Use and development standards.	<i>Aquatic structures are reliant on the foreshore. The number of proposed pontoons in addition to the existing pontoons is excessive and will alter the rural character of the setting.</i>
Recreational infrastructure such as jetties and pontoons is rationalised wherever practicable.	Use and development standards.	<p><i>The development standards provide a limit on the number aquatic structures in the Acceptable Solution of one (1) pontoon per four (4) visitor accommodation cabins.</i></p> <p><i>There is currently six (6) pontoons/jetties adjacent to the visitor accommodation and also a boat ramp. There is provision for up to 10 visitor accommodation cabins on the adjacent land.</i></p>

		<p><i>The application does not seek to rationalise the existing infrastructure and instead proposes to manifestly increase the number of structures.</i></p> <p><i>The proposal does not satisfactorily meet the DFSC.</i></p>
The rural character of Lake Meadowbank and the surrounds is maintained through appropriate siting and design.	Use and development standards.	<p><i>The proposed increased number of pontoons in the vicinity of the visitor accommodation is considered excessive and a manifest concentration of development of the local foreshore area.</i></p> <p><i>The proposal does not satisfactorily meet the DFSC.</i></p>

## Codes

### **E11.0 Waterway and Coastal Protection Code:**

All three (3) proposed pontoons are located within the Waterway and Coastal Protection Overlay and therefore subject to the development standards of the code

#### **E11.7.1 Buildings and Works**

To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.

Acceptable Solutions	Performance Criteria	PLANNING ASSESSMENT
<p><b>A1</b></p> <p>Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p><b>P1</b></p> <p>Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</p> <p>(a) avoid or mitigate impact on natural values;</p> <p>(b) mitigate and manage adverse erosion, sedimentation</p>	<p><i>The proposal is reliant on the Performance Criteria.</i></p> <p><i>A natural values assessment was not provided with the application.</i></p> <p><i>Given the current opportunity for visitor accommodation users to make use of the existing aquatic infrastructure</i></p>

	<p>and runoff impacts on natural values;</p> <p>(c) avoid or mitigate impacts on riparian or littoral vegetation;</p> <p>(d) maintain natural streambank and streambed condition, (where it exists);</p> <p>(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(f) avoid significantly impeding natural flow and drainage;</p> <p>(g) maintain fish passage (where applicable);</p> <p>(h) avoid landfilling of wetlands;</p> <p>(i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.</p>	<p><i>it is considered the proposal does not give due consideration the performance criteria.</i></p> <p><i>The pontoons will require works to the bank and minor removal of vegetation to give access to the pontoon and provide room for machinery during construction.</i></p> <p><i>The proposed pontoons when considered in the context of the LAO's and DFCS are considered unnecessary.</i></p> <p><i>The proposal does not satisfactorily meet the Performance Criteria.</i></p>
<p><b>A2</b></p> <p>Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p><b>P2</b></p> <p>Building and works within a Future Coastal Refugia Area must satisfy all of the following:</p> <p>(a) allow for the landward colonisation of wetlands and other coastal habitats from adjacent areas;</p> <p>(b) not be landfill;</p> <p>(c) avoid creation of barriers or drainage networks that would prevent future tidal inundation;</p>	<p><i>The land is not located within a Coastal Refugia Area.</i></p>

	<p>(d) ensure coastal processes of deposition or erosion can continue to occur;</p> <p>(e) avoid or mitigate impact on natural values;</p> <p>(f) avoid or mitigate impact on littoral vegetation;</p> <p>(g) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).</p>	
<p><b>A3</b></p> <p>Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p><b>P3</b></p> <p>Buildings and works within a Potable Water Supply Area must satisfy all of the following:</p> <p>(a) ensure no detriment to potable water supplies;</p> <p>(b) be in accordance with the requirements of the water and sewer authority.</p>	<p><i>The land is not located within a Potable Water Supply Area shown on the Planning Scheme maps.</i></p>
<p><b>A4</b></p> <p>Development must involve no new stormwater point discharge into a watercourse, wetland or lake.</p>	<p><b>P4</b></p> <p>Development involving a new stormwater point discharge into a watercourse, wetland or lake must satisfy all of the following:</p> <p>(a) risk of erosion and sedimentation is minimised;</p> <p>(b) any impacts on natural values likely to arise from erosion, sedimentation and runoff are mitigated and managed;</p> <p>(c) potential for significant adverse impact on natural values is avoided.</p>	<p><i>No stormwater discharge point is proposed.</i></p>

### **Representations**

The proposal was advertised for the statutory 14 days period from 1<sup>st</sup> February 2018 until 16<sup>th</sup> February 2018. One (1) representation was received. The issues raised in the representation are presented in the table below, with a Planning Assessment.



<b>Representation</b>	<b>PLANNING ASSESSMENT</b>
<p>In summary the DA is a thinly written document.</p> <p>10 Pages of hand drawings and photographs. Supported by 84 pages of an Aboriginal Assessment report. Please note, we consider this Aboriginal report to be an extremely important, valuable and concise document. However its relevance to this DA is minor compared to the impact of recreational boaters on the lake and its surrounds. It is disappointing that the increased activity on lake Meadowbank has coincided with the desecration of aboriginal artworks in the nearby vicinity. Not clearly mentioned in this DA.</p> <p>I note sound and adequate construction of pontoons with what seems to be suitable engineering.</p> <p>There is not much else in the DA relating to intended use. Vegetation management and safety issues.</p> <p>It was my original understanding of the original "Jones River" Strata Title sub- development project that there were provisions included and stipulated that there would be 1 boat ramp and one or two shared jetty zones. The 10 individual lot owners knew this when they bought in and joined into the body corporate.</p> <p>I seek clarification from the proponents and Central Highlands Council on the following points</p> <ul style="list-style-type: none"> <li>• Did original subdivision DA, and subsequent approval, permit 1 boat ramp and 2 shared Jetty Areas for the 10 lots?</li> <li>• Will these new pontoons replace 5 existing jetties along the foreshore?</li> <li>• Will these 3 new pontoons be an addition to the 5 existing jetties on the foreshore of project area?</li> </ul>	<p><i>There is sufficient information in the DA in accordance with requirements of Part 8.1 "Application Requirements".</i></p> <p><i>This information is coupled with Council Officer experience, records and the otherwise ordinary assessment process needed to provide a recommendation to Council.</i></p> <p><i>The dot point questions are given a response below in the same order:</i></p> <ul style="list-style-type: none"> <li>• <i>The original subdivision and staged strata scheme included a master plan for the land. This plan did not provide specific details on a boat ramp site nor the location of shared jetty areas. This is primarily because the land containing the boat ramp and the jetties is not a part of the strata development. The foreshore area is owned by Hydro Tasmania.</i></li> <li>• <i>No the proposed pontoons are in addition to the existing pontoons.</i></li> <li>• <i>Yes - these are an addition to the existing aquatic structures. Albeit the Applicant has stated one of the existing structures will be removed.</i></li> <li>• <i>An informed assumption by Council Officers is that the proposed pontoons are to be used largely for the exclusive use of the respective lot owner. The pontoons are not public infrastructure. The number of boats owned by a private persons and used at the pontoon at any one time is likely restricted to the lot owners and those they permit to use the pontoon. There is no proposed cap on the number of users. Though MAST would regulate the safe use of the pontoons.</i></li> <li>• <i>Should a permit be granted then Marine safety standards would be considered and regulated by MAST and not Council as Planning Authority.</i></li> <li>• <i>The safe speed distances is a matter for</i></li> </ul>

<ul style="list-style-type: none"> <li>• How many boats will be using each pontoon area at any given time?</li> <li>• IS there provision for safe access and egress and a NO SKI Zone around these swimming and mooring areas?</li> <li>• Has MAST been consulted in regard to safe speed limits and distances from shore and swimmers?</li> <li>• What is Hydro Tasmania's view on these additional pontoons?</li> </ul> <p>None of these points have been addressed in the DA.</p> <p>On a broader issue regarding ski boat usage on Lake Meadowbank, please note that from casual observation the 10 Lot body corporate members do use their boats responsibly and safely.</p> <p>We have a greater concern unrelated to this DA, about foreshore erosion on the lake. Boats that have hulls to be filled with water to create a "Bigger Wake" for better skiing conditions and water jumps. These boats appear to be coming to Lake Meadowbank from "outside" existing tenancies. For day visits, it is these users that have less regard for the lake and its surroundings and the safety of tenancy users.</p> <p>MAST Recreational handbook states The following speed limits apply to vessels operating within close proximity to other vessels, or the shore, and on the spot fines can be issued to offenders:</p> <ul style="list-style-type: none"> <li>• No vessel shall exceed a speed of 5 knots when within 60 metres of a wharf, jetty, mooring, the shoreline or another boat.</li> <li>• No vessel shall exceed a speed of 5 knots when within 120 metres of a person swimming, a person diving (displaying the A flag) or a person wading in the water. There are also a number of designated areas around the State where a speed limit of 5 knots exists.</li> </ul>	<p><i>MAST and not Council Planning Authority.</i></p> <ul style="list-style-type: none"> <li>• <i>Hydro Tasmania have both been notified of the lodgement of the applications by the Applicant(s) and have given their consent subject to the issue of a licence agreement and that the structures a built to their standards.</i></li> </ul> <p><i>Council under the Environmental and Pollution Control Act 1995 has authority to act on any activity that is regarded an environmental nuisance i.e. cause for pollution of waterways or noise pollution and the like.</i></p> <p><i>The safe usage of the waterway is otherwise a matter for MAST and the Tasmania Police.</i></p> <p><i>It is agreed that the increased number of pontoons in the vicinity will increase water activities in the immediate area.</i></p>
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Excessive speed on the water is a serious safety matter. 5 knots is commonly referred to as a fast walking speed. A boat that is plaining is exceeding a speed of 5 knots.

Lake Meadowbank is our back yard and has been for 49 years. We understand progress and development is inevitable and we have no issue with the existing Jones River tenants and their responsible usage on and off the lake. We have our own usage areas and make an effort to not to disturb or impact other users on the lake. As an immediate neighbouring landowner, we welcome the opportunity to contribute to the long term management and safety of the Lake and its Surrounds for the enjoyment of all. Due consideration must be taken now for the longer term consequences of increased usage into the future.

### **Conclusion**

The proposal for the three (3) pontoon on the shore of Meadowbank Lake in the vicinity of the Meadowbank Views visitor accommodation does not satisfactorily comply with the applicable standards and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report. In particular the number of proposed pontoons is excessive and contrary to the Local Area Objectives, and the Desired Future Character Statements of the Lake Meadowbank Specific Area Plan. The works do not satisfactorily comply with the development standards of the Waterway and Coastal Protection Code due largely to the lake of need for the works.

One representation was received and a comment has been provided in the body of this report for the Council to consider. The representation largely seeks clarification around Council's responsibilities in regard to the management and usage of the Meadowbank Lake waterway. The representation highlights a concern for an excessive number of pontoons along the foreshore and the associated increase in boating activity on the Lake.

### **Recommendation**

Moved Clr

Seconded Clr

The proposal does not satisfactorily 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 refuse to grant a permit for the application DA2017/42 for three (3) Pontoons at 442, 444, & 452 Jones River Road, Ellendale on the land

identified on CT 204965/1 for Applicant(s) Troy Pftizner, Stuart O'Brien, and Allan Barr, on land owned by Hydro Electric Commission on the following grounds of refusal.

#### **GROUND OF REFUSAL**

- A. The proposal is an unnecessary increase in the number of aquatic structures associated with the visitor accommodation Meadowbank Views Body Corporate – for the following reasons:**

- i. The proposal does not seek to minimise the number of existing structures.
- ii. The proposal does not satisfactorily demonstrate a sufficient need for the additional aquatic structures; and
- iii. The proposal does not satisfactorily demonstrate an impracticality to meeting the Acceptable Solution of “one (1) pontoon per four (4) individual visitor accommodation cabins...”

The proposal does not comply with the Performance Criteria F1.7.3 P2 (for Aquatic Structures) in the Lake Meadowbank Specific Area Plan.

- B. The proposal is an unnecessary increase in the number of aquatic structures associated with the visitor accommodation Meadowbank Views Body Corporate within the Lake Meadowbank Specific Area Plan. In accordance with Part 8.10 the proposal is contrary to the purpose of the Lake Meadowbank Specific Area Plan. In particular the proposal does not maintain an environmental quality consistent with Local Area Objectives and Desired Future Character Statements of the Specific Area Plan.**

- C. The proposed increase in pontoons associated with the visitor accommodation Meadowbank Views Body Corporate is contrary to the Local Area Objectives (F1.1) of the Lake Meadowbank Specific Area Plan. In particular the proposal does not meet the objective “To maintain and enhance the rural character of Lake Meadowbank and its surrounds”.**

- D. The proposed increase in pontoons associated with the visitor accommodation Meadowbank Views Body Corporate is contrary to the Desired Future Character Statements (F1.1) of the Lake Meadowbank Specific Area Plan. In particular:**

- i. The proposal is contrary to the desired future character statement “Recreational infrastructure such as jetties and pontoons is rationalised wherever practicable”. There is no attempt to rationalise the existing number of aquatic structures in the vicinity through the proposal.
- ii. The proposal is contrary to the desired future character statement “The rural character of Lake Meadowbank and the surrounds is maintained through appropriate siting and design.” The proposed increased number and concentration of pontoons in the vicinity of the visitor accommodation is considered excessive and a manifest concentration of development of the local foreshore area.

- E. The proposed pontoons will have an unnecessary impact on the natural values of Meadowbank Lake and do not comply with the Performance Criteria E11.7.1 P1 of the Waterway and Coastal Protection Code. In particular the proposal for additional pontoons (to those existing in the vicinity of the Meadowbank Views Body Corporate) is considered**

**excessive development of the foreshore and does not avoid the impact on natural values and does not avoid the impacts on riparian vegetation.**

**Carried**

## **14.2 DA2017/03 : SUBDIVISION – REORGANISATION OF BOUNDARIES – 3 TITLES: ‘CLARENDON’ 205 CLARENDON ROAD, GRETNA**

### **Report by**

Jacqui Tyson (Contract Planner)

### **Applicant**

Peter Bunny Surveys

### **Owner**

J F Downie

### **Discretions**

#### **26.5.2 (A1) Reorganisation of boundaries**

### **Proposal**

The proposal is to reorganise the boundaries of three existing titles under the same ownership.

The purpose of the proposal is to consolidate the dairy farming elements of the property, including three pivot irrigators and a rotary dairy, onto one title rather than across three titles as is currently the case. This will consolidate the dairy investment while also allowing for other ventures on the balance of the land holding.

The existing titles are as follows:

- CT104284/1 – 288.5ha, developed with a dairy;
- CT110519/1 - 38.8ha, developed with a dwelling; and
- CT110520/3 - 213.9ha, developed with the heritage listed ‘Clarendon House’, a second dwelling and associated improvements.

Under the proposal, the land associated with the dairy operation will be consolidated into Lot 1 with an area of 328.7ha. Lot 4 will have an area of 28.9ha, with frontage to the Lyell Highway and containing a dam. Clarendon House will be located on the third title (formed from Lots 2 and 3 on the plan) encompassing land along the Derwent River with an area of approximately 184ha.

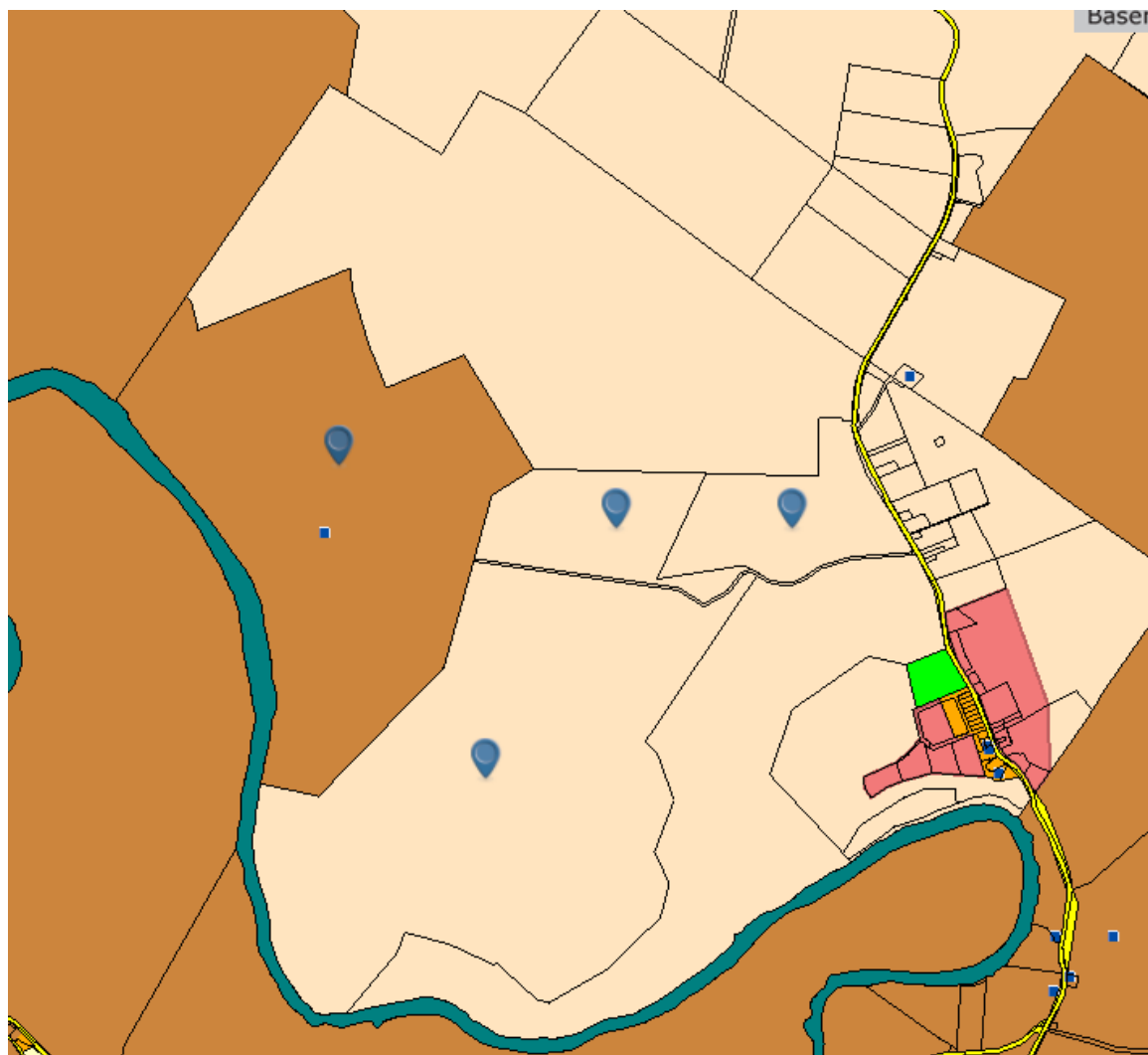
The application has been referred to Heritage Tasmania because Clarendon House is listed on the Tasmanian Heritage Register. Heritage Tasmania have approved the proposal with no conditions imposed.

The proposal is discretionary owing to being a subdivision and is assessed against the subdivision standards for the Rural Resource Zone and Significant Agriculture Zone pursuant to section 26.0 and 27.0 of the Central Highlands Interim Planning Scheme 2015.

### **Subject site and Locality.**

The subject land is a farming property known as 'Clarendon' located between the Lyell Highway and the Derwent River, just west of the Gretna township. The property is developed with the heritage listed Clarendon House homestead as well as two other houses and associated improvements. The land is used for primary production purposes and is currently operated as an irrigated dairy farm.

The locality is largely characterised by farm land, much of which is irrigated. The site and surrounding land is zoned a mix of Rural Resource and Significant Agriculture, other than Low Density Residential and Village zones in the township of Gretna and the Environmental Management Zone along the Derwent River.



**Fig 1.** Location and zoning of the subject land (marked by blue points) in the Rural Resource zone (Cream) and Significant Agriculture Zone (brown). (Source: LISTmap)





**Fig 2.** Aerial photo of the subject land and surrounding area, subject land marked with blue points (Source: LISTmap)

**Exemptions**

Nil

**Special Provisions**

Nil

**Use standards**

There are no applicable use standards for subdivision.

**Rural Resource Zone - Development standards for subdivision**

The subject land is mostly in the Rural Resource Zone. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions:

**26.5.2 Reorganisation of Boundaries**

To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<b>A1</b>  A lot is for public open space, a riparian or littoral reserve or utilities.	<b>P1</b>  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	The proposal must be assessed against the Performance Criteria P1, as the proposal does not meet the requirements of the Acceptable Solution.  (a) Complies – the existing lots are adjoining.  (b) Complies – none of the lots were a crown reserved road or other reserved land.  (c) Complies Under the proposal all of the land and improvements associated with the dairy farm will be consolidated on one title and the remaining farm land and a dam on separate titles.  (d) Setbacks to the existing dwellings will be at least 50m in accordance with the requirements of 26.4.2.  (e) The property contains two dwellings which will be on separate titles with associated agricultural land.

	<p>primary agricultural lot;</p> <p>(ii) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.</p> <p>(iii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1ha in size;</p> <p>(ii) have a frontage of no less than 6m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>	<p>(g) (i) Complies - The smallest lot will be over 28ha.</p> <p>(ii) All lots will have frontage to Lyell Highway or Clarendon Road in accordance with the requirements.</p> <p>(iii) The proposed lots are each serviced by existing vehicular accesses in safe locations.</p> <p>(h) There are no Local Area Objectives or Desired Future Character Statements in the Rural Resource zone.</p>
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#### **Significant Agriculture Zone - Development standards for subdivision**

Part of the subject land (CT110520/3) is in the Significant Agriculture Zone. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions:

#### **27.5.2 Reorganisation of Boundaries**

To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b>	<b>P1</b>	The proposal must be assessed against the Performance Criteria

<p>A lot is for public open space, a riparian or littoral reserve or utilities.</p>	<p>The reorganisation of boundaries must satisfy all of the following:</p> <p>(a) all existing lots are adjoining or separated only by a road;</p> <p>(b) no existing lot was formally a crown reserved road or other reserved land;</p> <p>(c) provide for the sustainable commercial operation of the land by either:</p> <p>(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,</p> <p>(ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;</p> <p>(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 27.4.2;</p> <p>(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot;</p> <p>(f) a new vacant lot must:</p> <p>(i) contain land surplus to rural resource requirements of the primary agricultural lot;</p> <p>(ii) not result in a significant increase in demand for public infrastructure or services;</p>	<p>P1, as the proposal does not meet the requirements of the Acceptable Solution.</p> <p>(a) Complies – the existing lots are adjoining.</p> <p>(b) Complies – none of the lots were a crown reserved road or other reserved land.</p> <p>(c) Complies Under the proposal all of the land and improvements associated with the dairy farm will be consolidated on one title and the remaining farm land and a dam on separate titles.</p> <p>(d) Setbacks to the existing dwellings will be in accordance with the requirements of 27.4.2.</p> <p>(e) The property contains two dwellings which will be on separate titles with associated agricultural land.</p>
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	<p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1ha in size;</p> <p>(ii) have a frontage of no less than 25m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>	<p>(g) (i) Complies - The lot will be over 100ha.</p> <p>(ii) All lots will have frontage to Lyell Highway or Clarendon Road in accordance with the requirements.</p> <p>(iii) The proposed lots are each serviced by existing vehicular accesses in safe locations.</p> <p>(h) There are no Local Area Objectives or Desired Future Character Statements in the Rural Resource zone.</p>
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### **Codes**

#### ***E11.0 Waterway and Coastal Protection Code:***

Parts of the site along the Derwent River and other minor creeks/drainage lines are covered by Waterway Protection Areas under the Waterway and Coastal Protection Code.

The Code applies to all development including subdivision, however this proposal meets the exemptions of the code owing to there being no works required within a Waterway Protection Area.

### **Representations**

The proposal was advertised for the statutory 14 days period from 13<sup>th</sup> March 2018 until 27<sup>th</sup> March 2018. No representations were received.

## **Conclusion**

The proposal for the subdivision (boundary reorganisation) of three titles at Clarendon is assessed to comply with the applicable standards of the Rural Resource Zone and Significant Agriculture Zone and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

The proposal was advertised for public comment and no representations were received.

Heritage Tasmania have approved the proposal with no conditions imposed.

## **Recommendation**

Moved **Clr**

Seconded **Clr**

**THAT** 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 CT104284/1, CT110519/1 and CT110520/3 known as 'Clarendon' 205 Clarendon Road, Gretna.

## **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.

### Heritage Tasmania

- 4) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 06-29-85 THC.

### 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.
- 8) 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

- 9) 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.
- 10) 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:
  - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public roadway or highway.
  - d. Appearance of any building, works or materials.
  - e. 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.
- 11) 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**

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#### **14.3 DA2018/09 : MOBILE TELECOMMUNICATIONS TOWER: CT243894/1 MARLBOROUGH ROAD, MIENA (ACCESSED OFF LOCHIEL DRIVE)**

##### **Report by**

Jacqui Tyson (Contract Planner)

##### **Applicant**

Vodafone

##### **Owner**

P J Downie & Central Highlands Council



**Discretions**

**12.2 Low Density Residential Zone Use table** Use for Utilities (telecommunication tower)

**26.2 Rural Resource Zone Use table** Use for Utilities (telecommunication tower)

**E19.0 Telecommunications Code** Development standards

**Proposal**

The proposal is for the installation and operation of a telecommunications tower to provide mobile telecommunication to the Miena area. The application is made on behalf of Vodafone as part of the Federal Government mobile phone black spot programme.

The proposed tower is located on privately owned land to the south of the Lochiel Drive settlement, on the slope of Murderers Hill. This land is identified in CT243894/1 and is zoned Rural Resource. The proposal also includes construction of an access track off the southern end of Lochiel Drive, passing over public open space managed by Council. The public open space area is zoned Low Density Residential consistent with the surrounding residential properties. Council granted land owner consent for the application to be made in accordance with Section 56 of the *Land Use Planning and Approvals Act 1993* at the July 2017 Council meeting.

The proposed development includes the following elements:

- 35m monopole with headframe fitted on top, painted green (total height 38.2m);
- Installation of 3 panel antennas installed on headframe;
- Installation of additional equipment on headframe (6 remote radio units, 2 breakout boxes, 6 combiners);
- Installation of 600mm parabolic dish at 32.5m height;
- Installation of power connection underground;
- Vehicular access from Lochiel Drive, total of approximately 260m of gravel access track. The first 180m from Lochiel Drive is over Council land and remainder on private property;
- Construction of a 12m x 8m gravel compound with 1.8m timber fence to house the facility; and
- Associated vegetation removal, including six trees and understorey plants.

The proposal is discretionary due to the status of the Utilities use class in the Low Density Residential Zone and the Rural Resource Zone pursuant to section 12.0 and 26.0 of the Central Highlands Interim Planning Scheme 2015.

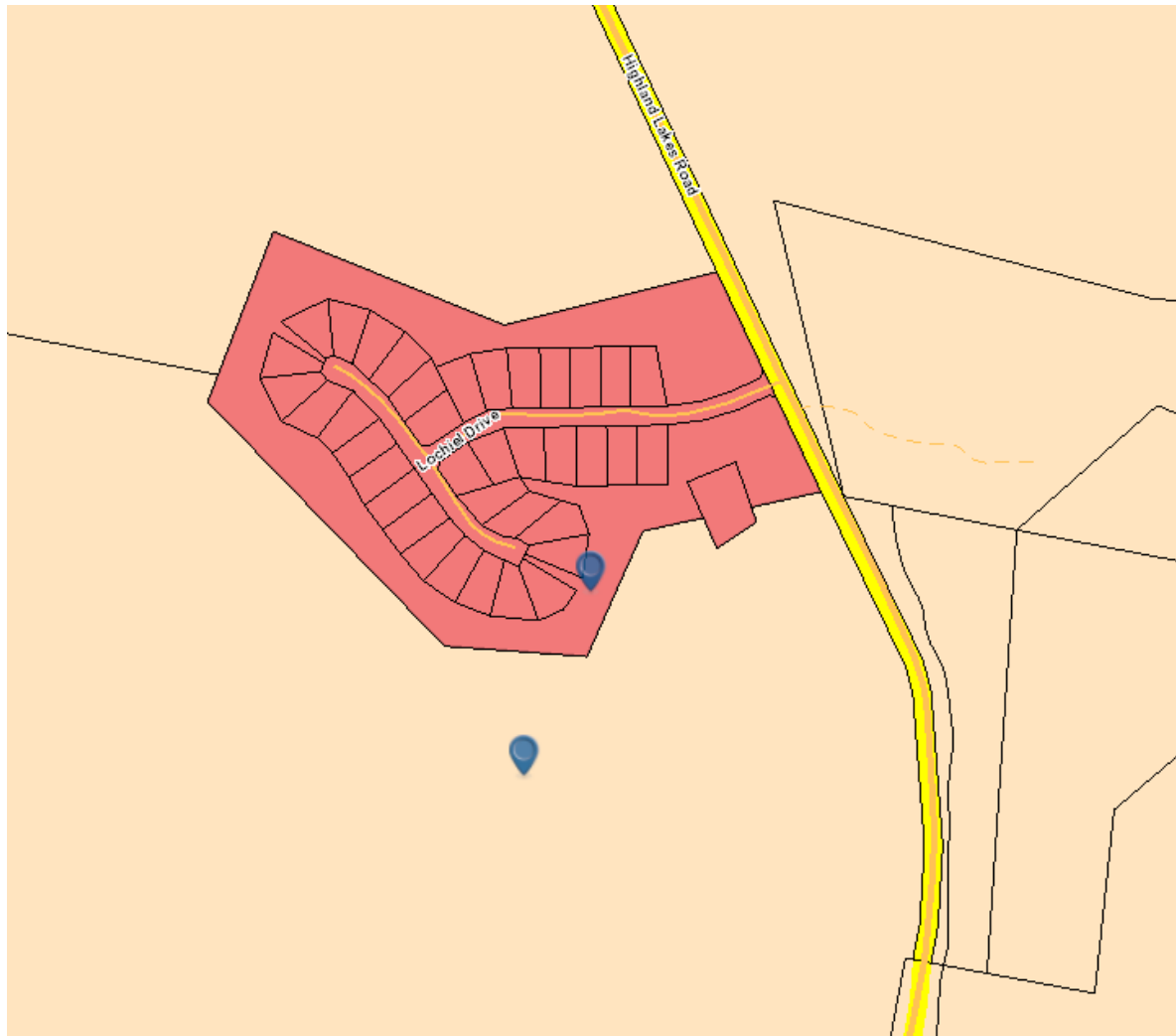
A previous application for a telecommunications tower in this location was advertised last year. It became apparent that permission had not been granted for access over the location proposed in that application so the applicant has redesigned the proposal and has now presented the current development application for consideration.

**Subject site and Locality.**

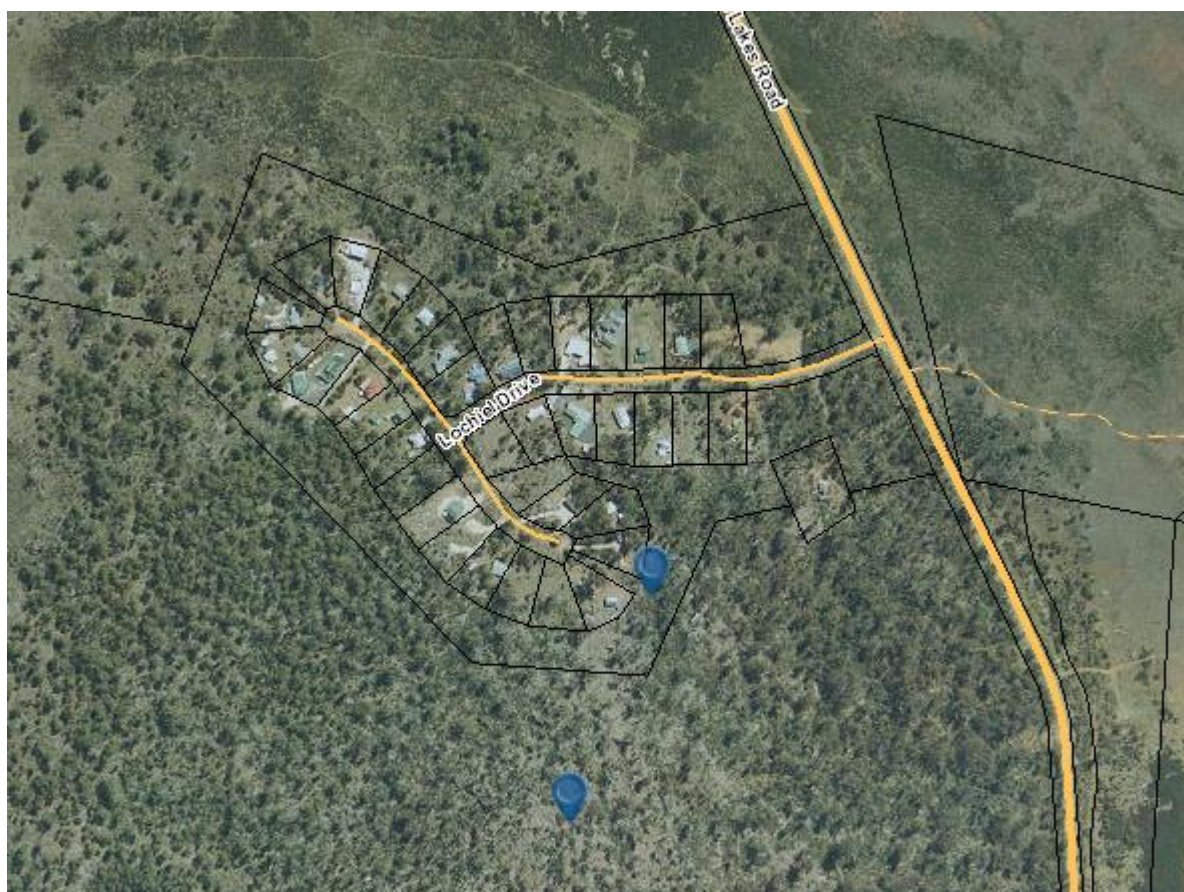
The site of the proposed telecommunications tower is on a large privately owned property, south of the Lochiel Drive settlement and west of Marlborough Road/Highland Lakes Road. The proposal also includes construction of a vehicular access off Lochiel Drive over public open space managed by Council.

The subject site is near the top of the local high point, known as Murderers Hill and is approximately 110m south of the nearest dwelling on Lochiel Drive. Lochiel Drive is a small settlement of approximately 30 dwellings separate from the main township of Miena, which is located to the south east of the site, across a section of Great Lake known as Swan Bay and around 5km away by road.

The locality characterised by a mix of larger rural titles and higher density urban settlement areas surrounding Great Lake. Housing in the area is a mix of permanent residents and holiday shacks. Miena also supports several businesses.



**Fig 1.** Location and zoning of the subject land (marked by blue points) in the Rural Resource zone (Cream) and Low Density Residential Zone (pink). (Source: LISTmap)



**Fig 2.** Aerial photo of the subject land and surrounding area, subject land marked with blue points (Source: LISTmap)

### Exemptions

Nil

### Special Provisions

Nil

### Low Density Residential Zone - Use standards

The proposal must satisfy the requirements of the relevant use standards of the Low Density Residential Zone as follows:

<b>12.3.1 Non-Residential Use</b> To ensure that non-residential use does not unreasonably impact residential amenity.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b>  Hours of operation must be within:  (a) 8.00 am to 6.00 pm Mondays to	<b>P1</b>  Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements,	The proposal is for a telecommunications tower.  This standard is not applicable,

<p>Fridays inclusive;</p> <p>(b) 9.00 am to 12.00 noon Saturdays;</p> <p>(c) nil Sundays and Public Holidays;</p> <p>except for office and administrative tasks or visitor accommodation.</p>	<p>noise or other emissions that are unreasonable in their timing, duration or extent.</p>	<p>other than during construction when standard operating hours will apply.</p>
<p><b>A2</b></p> <p>Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(c) 65dB(A) (LAmx) at any time.</p>	<p><b>P2</b></p> <p>Noise emissions measured at the boundary of the site must not cause environmental harm.</p>	<p>The proposal will not generate noise emissions exceeding the requirements of A2.</p>
<p><b>A3</b></p> <p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</p>	<p><b>P3</b></p> <p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwelling.</p>	<p>A condition is included in the recommendation to require any security or other external lighting to be baffled to ensure that no light emissions impact adjoining properties.</p>
<p><b>A4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) nil on Sundays and Public Holidays.</p>	<p><b>P4</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial</p>	<p>The proposed telecommunications tower will not generate daily vehicle movements after construction. Occasional maintenance visits will occur within the hours specified in A4.</p>

	<p>vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>	
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#### **Low Density Residential Zone – Development standards**

The proposal must satisfy the requirements of the relevant development standards of the Low Density Residential Zone as follows:

<b>12.4.1 Non-dwelling development</b> To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b></p> <p>Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling:</p> <p>(a) 12.4.2 A1 and A3; (b) 12.4.3 A1 (a) and (b); (c) 12.4.7 A1.</p>	<p><b>P1</b></p> <p>Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</p>	<p>(a) 12.4.1 A1 requires building setback to a primary frontage of 4.5m and secondary frontage of 3m.</p> <p>12.4.1 A3 describes the applicable building envelope.</p> <p>The proposal only includes access road works within the Low Density Residential zone, so the setback clauses are not relevant.</p> <p>(b) 12.4.3 provides standards for site coverage and private open space. The proposal only includes access road works within the Low Density Residential zone, so these clauses are not relevant.</p> <p>(c) 12.4.7 provides standards for frontage fences.</p> <p>In this case, no fences are proposed in the Low Density</p>

		Residential zone.
<b>A2</b> Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:  (a) 12.4.2 A2;  (b) 12.4.5 A1.	<b>P2</b> Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.	The proposal does not include any garages or carports.
<b>A3</b> Outdoor storage areas must comply with all of the following:  (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	<b>P3</b> Outdoor storage areas must satisfy all of the following:  (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;  (b) not encroach upon car parking areas, driveways or landscaped areas.	The proposal does not include outdoor storage.

#### **Rural Resource Zone - Use standards**

The proposal must satisfy the requirements of the relevant use standards of the Rural Resource Zone as follows:

<b>26.3.3 Discretionary Use</b> To ensure that non-residential use does not unreasonably impact residential amenity.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> No acceptable solution.	<b>P1</b> A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:  (a) the characteristics of the proposed non-agricultural use;  (b) the characteristics of the existing or likely agricultural use;  (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;  (d)	The subject site is not used for agriculture and the proposal will not impact the use of any neighbouring land for this purpose.

	any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.	
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#### **Rural Resource Zone - Development standards**

The proposal must satisfy the requirements of the relevant development standards of the Rural Resource Zone as follows:

##### **26.4.1 Building height**

To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> Building height must be no more than:  8.5 m if for a residential use.  10 m otherwise.	<b>P1</b> Building height must satisfy all of the following:  (a) be consistent with any Desired Future Character Statements provided for the area;  (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;  (c) if for a non-residential use, the height is necessary for that use.	The proposal must be assessed against the Performance Criteria P1, as the proposal does not meet the requirements of the Acceptable Solution.  (a) There are no Desired Future Character Statements provided for this zone.  (b) The proposed telecommunication tower will not cause any impacts to the privacy of residential properties.  (c) The structure will have a maximum height of just over 38m. The height is necessary for the tower to provide improved telecommunication coverage for the wider area, which is the purpose of the development.

##### **26.4.3 Design**

To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> The location of buildings and works must comply with any of the following:	<b>P1</b> The location of buildings and works must satisfy all of the following:	The proposal is assessed against the Performance Criteria.  (a)



<p>(a) be located within a building area, if provided on the title;</p> <p>(b) be an addition or alteration to an existing building;</p> <p>(c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>(a) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>(b) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(c) be located in an area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.</p>	<p>The proposed tower will be located approximately 20m elevation below the top of Murderers Hill (approximately 1110m AHD) and will be partially visible on the skyline. The elevated location is necessary for the infrastructure to function as line of sight is necessary for telecommunications signal to be effective. The proposal documents includes photographic montages showing that the tower is largely surrounded by tree cover and only the top section will be visible from a distance.</p> <p>The tower and associated infrastructure will be painted dark green to blend into the surroundings as much as possible and to minimise light reflectance.</p> <p>(c) The proposed site requires some vegetation clearance, largely to achieve access. The access route has been designed to minimise vegetation removal as much as possible.</p> <p>Flora and fauna assessments have been conducted and provided with the application.</p>
<p><b>A2</b> Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p><b>P2</b> Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape.</p>	<p>As mentioned above, the external surfaces of the tower and infrastructure will be painted dark green which has a light reflectance value of less than 40 percent in accordance with A2.</p>
<p><b>A3</b> The depth of any fill or excavation must be no more than 2 m from</p>	<p><b>P3</b> The depth of any fill or excavation must be kept to a minimum so that</p>	<p>Some earthworks are required to construct the access and level the</p>

natural ground level, except where required for building foundations.	<p>the development satisfies all of the following:</p> <p>(a) does not have significant impact on the rural landscape of the area;</p> <p>(b) does not unreasonably impact upon the privacy of adjoining properties;</p> <p>(c) does not affect land stability on the lot or adjoining areas.</p>	construction site. The earthworks will be appropriately battered and are largely screened from view by vegetation. There is not expected to be any impact on the privacy of adjoining properties.
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### Codes

#### ***E19.0 Telecommunications Code:***

The proposal is subject to the Telecommunications Code. The Interim Scheme determines that this code is used to assess all telecommunications works. The provisions of a code prevail over any conflicting provisions (development standards etc) in a zone in accordance with part 7.3 of the Scheme.

<b>E19.7.1 Shared use and Co-location</b>		
To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b></p> <p>To minimise the total number of towers and antenna within the municipal area.</p>	<p><b>P1</b></p> <p>A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following:</p> <p>(a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna;</p> <p>(b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna;</p> <p>(c) no existing tower is located within the telecommunications network area with sufficient</p>	<p>The applicant has provided detailed information on co-location both in the application documents and as follow up to the matters raised in the representations (discussed below).</p> <p>Planning for telecommunications infrastructure is a complex process with many criteria used for selecting suitable sites including technical, environmental, legislative and cost considerations.</p> <p>This project is part of the Federal Government Mobile Black Spot which identifies specific coverage requirements for each of the sites.</p> <p>In this case, Vodafone has considered co-location opportunities in the vicinity of the current proposal Vodafone specifically examined the closest site to the nominated coverage area, an existing NBN 40m monopole located 3.05km south east of the proposed site. Vodafone's radio frequency engineers then undertook a detailed analysis on this candidate and found that the predicted coverage would not meet the coverage requirements of the Federal Government Black</p>

	<p>structural strength to support the proposed antenna and related equipment;</p> <p>(d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower;</p> <p>(e) there are other limiting factors that render existing towers unsuitable.</p>	<p>Spot Program. Some of the reasons for this are the distance from the government nominated coverage area (over 3km) and the lower ground elevation of at least 14m. This means the coverage would not extend adequately over the undulating land to the north to provide reliable coverage to dwellings in this location, and along major transport routes such as the Marlborough Road ((B11) and Highland Lakes Road (A5).</p> <p>The map below shows the proposed Vodafone Facility in blue and the NBN site in a grey marker (closest one). This depicts the large distance between the sites, the lack of facilities to the north, and the mountainous terrain separating the NBN site from the proposed VHA site.</p> <div><div>Site Coordinates</div><table><tr><td>Datum</td><td>GD494</td><td>Latitude</td><td>-41.97030</td><td>Longitude</td><td>146.68060</td><td>Google Elevation</td><td>1118.6m</td></tr><tr><td>Zone</td><td>55</td><td>Easting</td><td>473536</td><td>Northing</td><td>5353472</td><td></td><td></td></tr></table><div><div><input type="checkbox"/> Show Suburb</div><div><input type="checkbox"/> Show Postcode</div><div><input checked="" type="checkbox"/> Nearby Sites</div><div><input type="checkbox"/> Ruler</div><div><input type="checkbox"/> Google Earth File</div><div><input type="checkbox"/> Scroll Zoom</div></div><div><div>Map</div><div>Satellite</div><div>Map data ©2018 Google</div><div>2 km</div><div>Terms of Use</div></div><div><div>Great Lake</div><div>Points of Interest</div><div><input checked="" type="checkbox"/> Show Active</div><div><input type="checkbox"/> Show Nearby</div><div><input type="checkbox"/> Show Archived</div></div><div><div>Lawrence</div><div>Tods Corner</div><div>Tasmania</div><div>Little Pine Lagoon</div><div>Top Marshes Conservation Area</div></div><div><div>Site 7030045</div><div>Movable Site</div><div>Nearby Site</div><div>Structure</div></div></div>	Datum	GD494	Latitude	-41.97030	Longitude	146.68060	Google Elevation	1118.6m	Zone	55	Easting	473536	Northing	5353472		
Datum	GD494	Latitude	-41.97030	Longitude	146.68060	Google Elevation	1118.6m											
Zone	55	Easting	473536	Northing	5353472													
<p><b>A2</b></p> <p>A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights.</p>	<p><b>P2</b></p> <p>No performance criteria.</p>	<p>The proposed facility has been designed to accommodate future additional carriers on the headframe and at differing heights on the tower in accordance with the Acceptable Solution.</p> <p>The parameters of the Mobile Black Spot Programme also require this for all projects.</p>																

### E19.7.2 Visual amenity

To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b></p> <p>The location of telecommunications infrastructure must comply with all of the following:</p> <p>(a) be within existing utility</p>	<p><b>P1</b></p> <p>The location of telecommunications infrastructure not complying with A1 must ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of</p>	<p>The proposed infrastructure will be visible to some extent, both from nearby in Lochiel Drive and when viewed from a distance. Vegetation cover in the area will largely screen the infrastructure</p>

<p>corridors and sites and use existing infrastructure;</p> <p>(b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness;</p> <p>(c) not:</p> <p>(i) be located on skylines that can be seen in silhouette;</p> <p>(ii) be aligned diagonally to the principal slope of a hill;</p> <p>(iii) cross at a low point of a saddle between hills;</p> <p>(iv) be located around the base of a hill;</p> <p>(v) be along the edge of an existing clearing;</p> <p>(vi) be artificially lit unless required for air navigation safety;</p> <p>(vii) be used for signage purposes, other than necessary warning and equipment information,</p> <p>(d) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables exist;</p> <p>(e) equipment housing and other visually intrusive infrastructure is screened from public view.</p>	<p>telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.</p>	<p>but not entirely.</p> <p>As the applicant explains in the proposal documents, in order to perform their service function, telecommunications facilities must be visible infrastructure.</p> <p>Any visual impact therefore must be balanced against the need for the widespread provision of quality, modern telecommunications infrastructure and the wider community benefit from the development of a comprehensive telecommunications network.</p> <p>While it is acknowledged that the proposal will represent a new visible piece of infrastructure in this area, it is considered that overall the visibility is appropriately managed through colour, siting and existing vegetation cover.</p>
<p><b>A2</b></p> <p>Height above natural ground level must be no more than:</p> <p>(a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones;</p> <p>(b) 45 metres in the General Industrial or Port and Marine Zone;</p> <p>(c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones;</p> <p>(d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village</p>	<p><b>P2</b></p> <p>Height above natural ground level not complying with A2 must satisfy all of the following:</p> <p>(a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit;</p> <p>(b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality;</p> <p>(c) it is critical for the role of the facility within the telecommunications network.</p>	<p>The proposed facility is in the Rural Resource Zone and is 38m in height, in accordance with the Acceptable Solution.</p>

Zones.heights.		
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**E19.7.3 Environmental values**

To ensure that environmental values are protected.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<b>A1</b> Telecommunications infrastructure must not be located in an area of environmental significance.	<b>P1</b> Telecommunications infrastructure located in an area of environmental significance must ensure environmental and heritage values are not significantly impacted.	The proposed infrastructure is not located in an area of identified environmental significance.  Flora and fauna impacts have been assessed with multiple onsite visits.  Aboriginal Heritage Tasmania have provided advice that there are no recorded Aboriginal heritage sites on or near the development site.

**E19.7.4 Access**

To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<b>A1</b> Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.	<b>P1</b> Telecommunications infrastructure must provide for adequate clearance for vehicular traffic and must not pose a danger or encumbrance to users of other land or aircraft.	The proposed infrastructure will be provided with safe and appropriate access that will not impact the safety and efficiency of the surrounding roads.  No other transport infrastructure will be affected.

**E19.7.5 Agricultural land**

To protect the productive capacity and efficient farming operations of significant agricultural land.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<b>A1</b> Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	<b>P1</b> Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land.	The infrastructure is not in the Significant Agriculture Zone.

**Representations**

The proposal was advertised for the statutory 14 days period from 22<sup>nd</sup> February 2018 until 8th March 2018. A total of six (6) representations were received, including one naming sixteen (16) people party to the correspondence.

The issues raised in the representations are presented in the table below.

The applicant has provided responses to some of the matters raised, which are included with the officer's comments.

<b>Representation 1</b>	
<b>Issues</b>	<b>Officer comments</b>
<p>RE: Mobile Telecommunications Tower at CT 243894/1</p> <p>Dear Sir/Madam,</p> <p>I wish to state that I am very much opposed to the proposal to erect the above Vodafone tower. I have stated this in a previous letter to you for the first application in January 2017.</p> <p>I have studied the proposal carefully and it appears to me there is no change to the first other than the entry point for roadworks to the tower are to be on the left side of Lot 26 instead of the right. This proposal means the "recreation area set aside for public space of landowners" - as listed on the land title - will be destroyed along with a cider gum directly in its path. By giving up our strip of land it appears the Council is more on the side of Vodafone than the ratepayers of Miena.</p> <p>When we applied for a building permit we needed approval to remove any trees - and only then could those directly on the site of the house be removed. It seems now that the Council has the right to remove a Cider Gum - a species which is struggling to survive. My grandchildren use Murderer's Hill as a playground and often climb to the top to "Sarah" and "Rachel's Plateau" If you approve this application I will have lost all faith in the Central Highland's Council and its ability to care for its Ratepayers over a tower none of the locals want anyway.</p>	<p>The proposal seeks approval for all works necessary for the construction of the infrastructure, including tree removal.</p> <p>The Council manages a public open space area of approximately 8.6ha surrounding the Lochiel Drive residences. The proposal includes 180m of access track from Lochiel Drive over Council land with the remainder of the access and tower development on private property. This will have a relatively small impact on the area available for public recreation.</p> <p>In regard to the vegetation removal, several flora and fauna reports have been provided by the applicant. The trees to be removed near the tower site are identified as Gumptopped Stringybark (<i>Eucalyptus delegatensis</i> subsp. <i>tasmaniensis</i>) and not Miena Cider gum (<i>Eucalyptus gunnii</i> subsp. <i>divaricata</i>). However, it is not completely clear from these reports what species the trees are that are nominated for removal in order to construct the access off Lochiel Drive. A condition is therefore included in the recommendation to require an updated report to be provided prior to any works commencing. If any of the trees are Miena Cider gums, which are a protected species, the applicant will need to obtain further approvals from the State and Federal governments to remove them.</p> <p>Mobile telecommunications serve more people than the local residents. Visitors and road users are also in need of these services. The proposed tower will serve a large black spot area to the north of the site which cannot be serviced by existing infrastructure.</p>
<p>Mobile Telecommunications Tower at CT 243894/1 Marlborough Road &amp; 2 Lochiel Drive, Miena</p> <p>Dear Sir / Madam,</p> <p>I acknowledge receipt of your notification letter regarding the above application for development.</p> <p>I support the erection of a telecommunication tower, however I understand from local residents that there is a concern that the proposed location of the tower is too close to their property and as such I respectfully ask that you be sympathetic to their concerns and</p>	<p>The proposed infrastructure forms part of the Federal Government Mobile Phone Black Spot Programme, which specifically identifies areas that need improved telecommunications infrastructure to increase coverage for residents, businesses and visitors. Mobile telecommunications providers bid for these projects and then must deliver them to meet the specified coverage area requirements.</p> <p>In this case the proposal documents include assessment of four possible sites for the proposed tower, as well as considering co-location options. None of the other options could deliver the service</p>

relocate the tower to a mutually acceptable location.	requirements needed for this area. There are no alternative locations for this infrastructure to deliver the required outcomes.
<p>I support the submission of local residents opposing a telecommunications tower on central Tasmania's Murderers Hill.</p> <p>The tower would murder the wildscape from points west but also degrade the already challenged scenery for locals and visitors alike on one of the island's premier tourism roads, the Lake Highway.</p> <p>The tower would impact on the viewfield from the Tasmanian Wilderness World Heritage Area to the west, further compromising not just the view but the accompanying sense of remoteness and naturalness. Wilderness is the prime attractant for Tasmania's job-rich tourism and hospitality industries and this project, for which there are prudent and feasible alternatives, cuts across that essential boon for the state.</p> <p>The proposal should be rejected.</p>	<p>The applicant provides the following additional information in regard to visual impacts of the development:</p> <p><i>Section 6.3.3 of the planning report provides a comprehensive assessment of the visual impact of the facility as described below:</i></p> <p><i>In order to perform their service function, telecommunications facilities will be by their nature and required use, visible infrastructure. Any assessed visual impact must be balanced against the general policy support within the Interim Planning Scheme for the widespread provision of quality, modern telecommunications infrastructure and the wider community benefit from the development of a comprehensive telecommunications network.</i></p> <p><i>In regard to visual and environmental amenity the following points are considered important to note:</i></p> <ul style="list-style-type: none"> <li><i>• The nearest field views of the proposed facility will be from within Lochiel Drive, particularly traveling south-east from the T-junction and from within the curtilage of some of the properties on Lochiel Drive (see Figures 7 and 8 of the planning report for examples of some of these viewsheds). However, many of the properties in Lochiel Drive will have limited views (and in some cases no view) of only the upper part of the facility due to intervening vegetation, as many of the properties are set on plots where they are surrounded by mature trees.</i></li> <li><i>• While the proposed facility is within 250m of 6 dwellings it is submitted that it will not be a prominent presence in the main views from these properties due to their orientation and surrounding patterns of vegetation</i></li> <li><i>• As detailed in Section 3.4 of the planning report, Murderers Hill was the only one of the candidates that could meet all the coverage parameters set down by the Mobile Phone Black Spot Programme. Once that was confirmed the proposed location while being in relatively close proximity to some residential dwellings on Lochiel Drive was considered most appropriate as it limits overall environmental disturbance in terms of vegetation removal and set as it is against a rocky, vegetated hillside, the facility's prominence will be further reduced.</i></li> <li><i>• While the application site is in an elevated, visible location, this is required to achieve the coverage requirements sought under the Mobile Phone Black Spot Programme and by setting it back over 400m from the nearest point of the A5 Highland Lakes Road in the midst of a relatively densely vegetated rocky</i></li> </ul>



	<p><i>hillside is submitted that the overall visual impact is greatly diminished from most public vantage points.</i></p> <ul style="list-style-type: none"> <li><i>• There will be some distant views of the top part of the proposed facility looking south across the clear countryside travelling south along the A5 Highland Lakes Road and travelling north out of Miena. However, due to the long intervening distances and level of vegetation surrounding the proposed facilities overall impact on these views will be negligible.</i></li> </ul> <p><i>The proposed development requires a 96sq.m compound containing a 35m monopole and ODU with an approximately 110m access track from the rear of 14 Lochiel Drive. It is submitted that such a small area of development in the context of this vegetated landscape will ensure that the natural environment remains the dominant visual element of the area.</i></p> <ul style="list-style-type: none"> <li><i>• While it is acknowledged that the proposal will represent a new visible piece of infrastructure in this area, there will be no interruption to any significant views identified in the Interim Planning Scheme or other documents.</i></li> </ul> <p><i>Two visual impressions were provided in the planning report.</i></p> <p><i>Overall, it is submitted that the proposed facility has been appropriately sited and designed to minimise visibility and amenity impacts on the surrounding environment as much as possible. A reasonable balance has been struck between the technical requirements for a new facility in this area under the Mobile Black Spot Programme and the need to minimise visual and other environmental impacts.</i></p>
<p>We are in receipt of your letter dated 21/02/2018 in regard to the above and strongly oppose this development. Under current planning schemes this eyesore should co locate on an existing tower preventing the scarring that would be caused by access roads and placement of the proposed tower. Our grandfather moved our shack to [REDACTED] Lochiel Drive from the lake side before Lochiel Drive was put in with access through the quarry opposite and his private road. Like most residents of this area our grandfather enjoyed the tranquility and surrounds of the area refusing to move into one of the many little villages of shacks side by side "with views into each others luongerooms".</p> <p>Due to recent and ongoing roadworks and tree felling our shack has become more open to the Great Lake Highway, despite our replanting of 75 trees and seedlings with more intended. We find the thought of an access road behind us deplorable.</p> <p>At our grandfathers request we sprinkled his ashes under a tree well up towards [REDACTED] [REDACTED] Lochiel Drive and held a small celebration of his life with them and other close friends.</p> <p>Our father [REDACTED] passed away unexpectedly on [REDACTED] with the request that some of</p>	<p>As explained above, co-location options would not deliver the required improvements to mobile telecommunications coverage required for this project.</p> <p>See above comments in regard to visual impacts.</p>

<p>his ashes be placed with his father's. Again we will hold a small celebration of his life with people whom do not attend Dad's private funeral tomorrow.</p> <p>Lochiel Drive has been my main place of residence for the past 2+ years. It is a peaceful, quiet and tranquil place with lake views and the spectacular flora &amp; fauna that provide habitats for our native wildlife. The area has provided subject and inspiration for many art works including that of my friend aboriginal artist Mick Quilliam.</p> <p>Our shack and its surrounds are a safe beautiful sanctuary and has been for 4 generations of the family and our friends. The abhorrent tower application by Vodafone is strongly opposed by our family.</p>	
<p>Re: DA2018/00009 Vodafone Tower/Murderers Hill</p> <p>Please find the attached document that form the "representations" and "objections" to the DA for the Vodafone tower on Murderers Hill at Miena.</p> <p>Also note, all the other named rate payers/objectors have been contacted and concur with this objection.</p> <p>Thus this will form the "right of appeal" if necessary.</p> <p>The clear objection is that this DA be refused and the applicant directed to co-locate or submit another application for a more suitable location.</p> <p><b>General Comments</b></p> <p>The residents of Lochiel Drive live or use their residences for the prime purpose of peace and quiet and the absolute natural beauty and unspoilt environment of Murderers Hill.</p> <p>The Central Highlands Council has advised that a new application has been lodged a telecommunications tower to cover blackspots to Little Pine and Liawenee The residents identify and articulate the following reasons why the proposed Vodafone tower at Murderer's Hill should be sited at a different location and co-located with the NBN Tower at Miena It is noted that the significant heritage history and vegetative environment of the north-west side of murderers hill are unique and highly valued at all residents as well as tourists and townspeople like.</p> <p><b>Social impacts</b></p> <p>Adverse impacts for all residents of Lochiel Drive and travellers approaching Miena from the north-west especially those travelling via the Lake Highway to Hobart Will be the disruption of the unspoiled view of Murderers Hill by the tower and new Road excavations and scar. Revegetation of the scar will be</p>	<p>Telecommunications infrastructure by its nature is required to be visible and close to populated areas. While there may be some localised impacts from the proposal the benefit to the wider community should also be considered.</p> <p>Aboriginal heritage has been considered in the application.</p> <p>As discussed previously, co-location is not an option in this case.</p> <p>Overall, the proposal is assessed to comply with the requirements of the Planning Scheme</p>

slow because of extended non-growing season and the nature the rocky soils in the area. Much of the landscape consists of boulder clays deposited after the last glaciation. The soil is a shallow and highly prone to erosion and carries only a sparse Woodland vegetation cover. Any disturbance results in highly visible impacts.

#### **Heritage and indigenous factors**

The first Tasmanians hunted widely through this area in the summer months. There's at least one main campsite within 50 m of the proposed tower. The heritage or archaeological investigation has been carried out to identify and recommend protection measures for the site. An approval should not be given until the heritage and social factors are properly investigated.

#### **Access issues**

1. The site is steep and rocky and construction of the road and the tower will result in significant ground disturbance and the need for significant works to remedy the impacts. 2. Construction of the access will require the removal of significant numbers of old growth trees and under storey. As noted above this vegetation is slow to recover from such disturbance. It is highly likely that the ground cover will never return. 3. The steepness, fragility, and erodibility of the access track will create a permanent scar and destroy the environmental amenities of the locality. 4. The access is directly adjacent to the old campsite on Murderer's Hill and will adversely affect its heritage context. An archaeological assessment is required to establish how the access can avoid these impacts. Essential excavation for the underground cable will further degrade and destroy the campsite and the resulting scar will impact on all adjacent landowners. 5. Extensive land levelling for the tower and car park along with the access road cables will destroy the visual amenity of the area. 6. Murderers Hill is an example of sub-alpine dry woodland with balanced vegetation and this access and associated works will cause erosion and weed infestation. Regeneration will require a sustained on going effort it is to be successful. This is unlikely to happen.

#### **Amenity issues**

1. The residents have all come to this area for the peacefulness and tranquility of the place. the immediate environment is only sparsely populated and still retains most of the characteristics of a sub-alpine bush environment. 2. The cooling fans and other noise producing systems will intrude into the quiet ambience of the area and lead to the need for residents to implement measures to counter the increased noise disturbance and loss of amenity. 3. The loss of tree cover will lead to reduction in the

overall visual amenity and have a negative impact on the streetscape of the area. Road and site works lead to long time scarring in the area and detract from its visual amenity. The scarring will be visible to residents at all times and is unacceptable in a residential area. Associated environmental values will be significantly diminished as a result this development. The area is part the great Lakes Moraine reserve in this needs to be recognised.

4. The terrain in the immediate area is steep and rocky. It will be difficult for heavy vehicles and machinery to work in this area. The site and the surrounding area is generally not suitable for the operation of heavy vehicles.

5. The site is in a highly exposed location and is subject to strong winds and an associated high fire danger in the summer. Protecting the facility from wildfires will be especially difficult.

#### **Other issues**

Co-Location is a realistic and sensible option. The NBN Tower RFA NSA Site No. 7030031 provides coverage to all of the existing Black spots, (Tas0232, Tas 0171). the road between Miena and Liaweenee has line of sight to the NBN tower over the entire distance. The proposed new tower does not. Co-location is a clear option from the NBN Tower. There is no evidence that there is a strong local demand for a new Vodafone Tower in the area. Other sites need to be investigated to complement co location with the NBN Tower. For example along the Little Pine Road, Marlborough highway, and the hotel junction where power and phone are available as well as easy access for construction and maintenance). Attempts to soften the impact of the tower and associated site works by screening as likely to be unsuccessful. Once vegetation is removed topsoil is quickly eroded and establishing and maintaining plants is difficult. In addition, browsing by native animals significantly reduces the likelihood of planting success. Each plant would have to be protected and there would have to be regular maintenance of the protection from number of years. In this environment plant growth is slow, which further adds to the difficulty of any rehabilitation work. As a result it is likely that the visual impact of the road and associated site works Will affect the area for a considerable time.

#### **Conclusion**

The proposed site for the Vodafone Power on Murderer's Hill is not acceptable to local residents. Co-location and other sites a more readily available and suitable. Most objections could be met by moving the proposed tower 200 m to the east with access from the Highland Lakes Road. With major impacts on the visual amenity, increased erosion potential, site disturbance, reduction in the overall amenity of the locality and longer term impacts, the development is

not acceptable to local residents in its proposed location.

#### **Planning Scheme requirements**

Telecommunications towers fall within the utilities use class of the Central Highlands Interim Planning Scheme. This use is discretionary in both the low density residential and the rural resource zones. Standards for development of communications towers are set out in Part E19.0 of the Scheme (Telecommunications Code). The purpose of the code as set out in Clause E 19.1.1 is to:

- facilitate equitable provision and access to high-speed broadband and telecommunication networks as services essential for the prosperity, security and welfare of the community;
- encourage new telecommunication and digital facilities to form part of a local or regional telecommunications network for all carriers;
- encourage shared use and co-location of facilities to minimise the number of towers within the municipal area;
- minimise likely adverse impact of communication systems on community health and safety;
- minimise adverse visual impact of towers and antennae.

Code standards are set out in Clause E.19.7 and there are three standards which are relevant to our representation. Clause E19.7.1 refers to Shared use and co-location. The acceptable solution for this clause is: A new antenna must be located on an existing tower. The Performance criteria are: A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following:

- (a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna;
- (b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna;
- (c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment;
- (d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower;
- (e) there are other limiting factors that render existing towers unsuitable.

It is our submission that the application fails to demonstrate that it is impractical to co-locate on an existing tower. There is already a co-located facility (NBN and Optus) west of Barron Hill Road. that facility operates successfully and clearly demonstrates that co-location is a realistic option for any new antenna. If any or all of the matters listed under (a) to (e) cannot be demonstrated as part of the application then the Acceptable solution should apply and the new antenna should be located on an existing tower. Co-Location is a realistic and sensible option. The NBN Tower RFA NSA Site No. 7030031

provides coverage to all of the existing Black spots, (Tas0232, Tas 0171). the road between Miena and Liaweenee has line of sight to the NBN tower over the entire distance. The proposed new tower does not. Co-location is a clear option from the NBN Tower. Clause E.19.7.2 refers to visual amenity. The Acceptable solutions for this clause include: The location of telecommunications infrastructure must comply with all of the following:

(a) Be within existing utility corridors and sites and use existing infrastructure;

The facility is not within an existing utility corridor, nor does it use existing infrastructure and accordingly must rely on the performance criteria. The Performance criteria include The location of telecommunications infrastructure not complying with A1 must ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.

The application does not demonstrate that significant vistas (particularly those associated with the topography, landscape and remote ambience of the locality) are protected. There is no detail on how the visual prominence of the facility is to be minimised. Moreover, the proposal will result in significant ground disturbance with the construction of the access road and site works. The application does not specify how this disturbance is to be ameliorated during construction and after the tower has been installed. Also the area has significant natural and cultural heritage values. How these values have been identified and how they are to be maintained during and after construction is not spelt out. Clause E.19.7.2 refers to Environmental Values. The Acceptable solutions for this clause include: Telecommunications infrastructure must not be located in an area of environmental significance The Murderer's Hill area includes 3 mapped locations of "conservation significance" for fauna (Source: thelist mapping). The nature of this significance and the species involved are not dealt with adequately in the submission The performance criteria requires that Telecommunications infrastructure located in an area of environmental significance must ensure environmental and heritage values are not significantly impacted.

There are no proposals that set out how the values are to be protected, In addition to the environmental values, the heritage values associated with pre-European occupation, the historic significance of "Murderer's Hill" and the landscape values of the locality have not been identified in detail and measures to protect those values have not been

documented. The immediate area surrounding the subdivision is set aside as a recreation reserve (local government). Works associated with the tower and the need for ongoing maintenance will significantly detract from its capacity to serve its purpose as a recreation reserve for residents of and visitors to the area. Conclusion

The proposed tower does not demonstrate compliance with the requirements of the Central Highlands Interim Planning Scheme. The proposed site for the Vodafone Power on Murderer's Hill is not acceptable to local residents. With major impacts on the visual amenity, increased erosion potential, site disturbance, reduction in the overall amenity of the locality and longer term impacts, the development creates an unacceptable level of intrusion and disturbance for local residents in its proposed location. Co-location and other sites a more readily available and suitable. Alternatively most objections could be met by moving the proposed tower 200 m to the east with access from the Highland Lakes Road.

### **Conclusion**

The proposal for a telecommunication tower located off Lochiel Drive, Miena is assessed to comply with the applicable standards of the Low Density Residential Zone, Rural Resource Zone and Telecommunication Code of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

The proposal was advertised for public comment and (6) representations were received. The concerns of the representors have been addressed by the applicant and author in the report above.

Overall, it is considered that the community will benefit from improved telecommunications infrastructure and the proposal is recommended for approval.

### **Recommendation**

Moved Clr

Seconded Clr

**THAT** 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 mobile telecommunications tower at CT243894/1 Marlborough Road, Miena and access over land identified in CT23103/39.

### **Recommended 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.

#### **Visual Amenity**

- 2) Before any work commences a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council's General Manager. The schedule must provide for colours and surfaces, with a dark green colour, with a light reflectance value not greater than 40 percent and to best practice. The light reflectance values of surfaces must be specified on the schedule. The schedule shall form part of this permit when approved.

- 3) Any security or other external lighting is to be suitably located and baffled to ensure that no light emissions impact adjoining properties.

#### Vegetation Removal

- 4) Before any work commences an updated Flora and Fauna clearly specifying the species of all trees to be removed as part of the access and development works must be submitted to and approved by the Council's General Manager.

If any listed species are identified the necessary approvals under the Threatened Species Protection Act 1995 and/or the Commonwealth Environmental Protection and Biodiversity Protection Act 1999 must be in place before construction work commences.

#### 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 proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

#### Construction Amenity

- 6) 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.
- 7) 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:
  - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public roadway or highway.
  - d. Appearance of any building, works or materials.
  - e. 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.
- 8) 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.
- 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 suspected Aboriginal heritage items are located during construction the provisions of the Act must be complied with.



- d) Any requirements for aviation safety that necessitate modification to the proposed tower, such as safety lighting, should be brought to the attention of the Central Highlands Council prior to its installation.
- e) This permit is in addition to a building permit. Construction and site works must not commence until a approval has been issued in accordance with the Building Act 2016.

**Carried**

## 14.4 RECYCLING WASTE TRANSFER STATIONS- KEN THORP CONTRACT

### **Report By**

Environmental Health Officer (Beverley Armstrong)

### **Background**

Council has been informed that the gate cost for recycling has doubled in the last two months. According to a report received from LGAT this is a result of the Chinese National Sword and now Blue Sky Policy. LGAT has written to the Minister for Environment and informed her of this situation and are seeking an urgent meeting to discuss it and also see what assistance the State Government is willing to provide, noting that the Victoria and NSW Governments have provided reasonable short term assistance packages to impacted local governments.

It is unfair of Council to expect Ken Thorp to absorb this cost until some negotiation either with SKM or the Environment Minister can be conducted, as the recycling contract is only a small one and margins are small.

We have recently extended this contract to 2019 without the knowledge of the rise in recycling costs. It is suggested that to alleviate the burden on Ken's costs that Council cover the difference in the gate costs for a few months. This could be achieved by Ken Thorp invoicing Council for the difference in his usual monthly invoice.

If the costs continue to be at the same level after 6 months Council may have to revisit the contract. It is hoped that should these prices continue that the State Government will come to the party and help Councils cope with the increase. If not recycling in Tasmania may be in jeopardy.

### **Recommendation**

**Moved:** Clr

**Seconded:** Clr

- That Council cover the difference between what was normally the gate price and the increased price for a period of 6 months. Prices to be monitored or amended due to LGAT negotiations.
- Council agree to amend the budget for the 2018-2019 year to cover extra costs for recycling.

**Carried**

## 14.5 KERBSIDE DOMESTIC GARBAGE AND RECYCLING COLLECTION SERVICE AGREEMENT

### Report By

Environmental Health Officer (Beverley Armstrong)

### Background

#### Waste Contract

The Kerbside Domestic Garbage and Recycling Collection Service Agreement with Andrew John Thorp trading as Thorp Waste is due to expire on the 30<sup>th</sup> June 2018, with the option of a further 2 years to 30<sup>th</sup> June 2020.

Thorp Waste have provided notice in writing advising they would like to exercise the option of the 2 year extension and has agreed to continue with the CPI increase for this period.

Andrew Thorp has agreed to cover the increase in Recycling costs, should this increase continue for a pro longed period Council may have to revisit the contract agreement.

The CPI Index for the 12 months to December 2017 for the City of Hobart is 2.1% published by the Australian Bureau of Statistics. Therefore the increase in cost for this service would be \$136523.18 increased by the CPI of 2.1% = \$139390.17 for the 2018-2019 year.

Council have covered this increase in the draft 2018-2019 budget document.

On another note the contract will need to be amended to allow another 2 years extension option to 2022. The calculation for increases should also be amended to state simply that the price increase annually should be the CPI for the City of Hobart as per the Australian Bureau of Statistics. The current calculation listed in the agreement is very confusing and it basically says the same thing.

### Recommendation

**Moved:** Clr

**Seconded:** Clr

#### THAT

1. Council approve the extension of the Kerbside Domestic Garbage and Recycling Collection service with Thorp Waste for a further 2 years to 30<sup>th</sup> June 2020.
2. Council approve the CPI increase of 2.1% for the 2018-2019 period.
3. Council approve the amendments to the contract, namely the remuneration clause and the extension clause.

**Carried**

**Bev Armstrong**

---

**From:** andrew.thorp <thorpwaste8@gmail.com>  
**Sent:** Wednesday, 4 April 2018 10:34 AM  
**To:** Bev Armstrong  
**Subject:** Re: Contract Renewal

Hello Bev

As discussed, I would like to inform Central Highlands Council my willingness to continue on with the Kerbside Contract under the same terms.

Cheers Andrew  
 Thorp Waste

Sent from my iPhone

On 29 Mar 2018, at 3:57 pm, Bev Armstrong <[BArmstrong@centralhighlands.tas.gov.au](mailto:BArmstrong@centralhighlands.tas.gov.au)> wrote:

Hi Andrew

As you are probably aware your contract expires at the 30<sup>th</sup> June 2018.

A requirement of the 2 year option is that you send Council a letter advising of your wiliness to extend the contract under the same terms for another period of 2 years and we would also like to do another 2 years option at the end of that.

Could you confirm please with a letter.

Also we need to discuss the gate fees for recycling, I believe that you advised that they had doubled recently.

I have been in contact with the EPA and are awaiting advice.

It may be that we as a Council need to negotiate a contract with SKM in relation to this matter.

Can you let me know your thoughts please.

I need to do a report for Council next Wednesday so if you could get the letter to me by then it would be appreciated.

Ill be in the office next Wednesday and we can talk about the recycling.

Thanks

Bev.

Beverley Armstrong  
 Environmental Health Officer  
 Adv.Dip. Env.I Health/Grad.Clip. Env.Planning  
 Central Highlands Council  
 (03) 62595523  
 Mobile 0400969823  
[barmstrong@centralhighlands.tas.gov.au](mailto:barmstrong@centralhighlands.tas.gov.au)

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**Bev Armstrong**

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**From:** Bev Armstrong  
**Sent:** Wednesday, 4 April 2018 12:17 PM  
**To:** 'andrew thorp'  
**Subject:** RE: Contract Renewal

Andrew, just need you to confirm that you are happy with a 2.1 % increase as per CPI which would take the contract cost to \$139390.17 for the 2018-2019 year.

Also I want to clarify the payment section in the contract to just state annual increase of CPI for the City of Hobart per the ABS. Could you confirm that you would be happy with this.

One other thing could you send me your bin rates at the moment please, the contract rates have not been amended since 2016.

Look forward to your reply

Bev.

---

**From:** andrew thorp [<mailto:thorpwaste8@gmail.com>]  
**Sent:** Wednesday, 4 April 2018 10:34 AM  
**To:** Bev Armstrong  
**Subject:** Re: Contract Renewal

Hello Bev

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I need to do a report for Council next Wednesday so if you could get the letter to me by then it would be appreciated.

Ill be in the office next Wednesday and we can talk about the recycling.

Thanks

Bev.

Beverley Armstrong  
 Environmental Health Officer  
 Adv.Dip. Env.I Health/Grad.Dip. Env.Planning  
 Central Highlands Council

## 14.6 PROPOSED TOILET FACILITIES ANGLERS ALLIANCE

### Report By

Environmental Health Officer (Beverley Armstrong)

### Background/Update

Anglers Alliance have requested from Hydro Tasmania to lease the ground for the installation of toilet blocks in several lake locations. Hydro Tasmania has considered the tenure management of the site and has proposed that the sites be leased to Central Highlands Council who can then sub lease /service agreement to Anglers Alliance Tasmania for management of the site. On conversation with Hydro Tasmania it has been proposed that all the sites required for toilets be on the one lease agreement with Council who then would sublease to Anglers Alliance. It has been discussed with Anglers Alliance that maintenance for the sites would be their responsibility under the sublease from Council. They are proposing also to liaise with Tourism Tasmania in relation to contributing to the maintenance. However the following issues may arise.

### Possible Issue

- Council would be responsible for maintaining and managing the sites should there be issues with Anglers Alliance Tasmania or the group should fold.
- Hydro may not lease the land to AAT if Council refuse to take it on.

### The plus Side

Would mean toilet facilities at major lake locations for the 2019 World Fly fishing Championships to be held in Tasmania.

This would also fit in with Councils Strategic Plan in these areas;

1.5 Provide support to community organisations and groups

5.5 Promote our area's tourism opportunities, destinations and events

5.8 Work with the community to further develop tourism in the area

### Further Information

Anglers alliance have now sent a map on possible locations for the toilets. Maps are attached, also please see email in relation to State Government funding for the toilets for Anglers Alliance.

### Recommendation

Moved Clr

Seconded Clr

**THAT** Council accept leasing the sites from Hydro Tasmania and draw up a sub-lease/service agreement with AAT for the installation and management of the sites.

**From:** Bev Armstrong  
**Sent:** Wednesday, 4 April 2018 1:25 PM  
**To:** Kathy Bradburn  
**Subject:** Penstock Lagoon Toilets and AAT

Hi Beverley

As requested attached are the site plans for the proposed toilets. Please note that the locations are not exact and are subject to further onsite check.

Initial proposal is for Penstock and Little Pine Lagoons are currently being priced for construction in spring/summer 2018. Little Pine, Woods and

Sorell will follow (maybe at the same time) subject to confirmation of a promised \$300,000 State Government grant for infrastructure at high visitation

fishing locations.

Regards

Denis



Gary France – Chairman  
Terry Byard - Vice Chairman  
Denis Edwards - Executive Officer  
GPO BOX 963, HOBART TAS 7001  
Phone: 0428 84 1166  
Email: [anglersalliance@gmail.com](mailto:anglersalliance@gmail.com)  
Web: [www.anglersalliance.org.au](http://www.anglersalliance.org.au)



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## 14.7 BOTHWELL CAMPING GROUND

Council has received a request from Margaret Hankin seeking Council permission to locate and reside in her campervan at the Bothwell Camping Ground for the duration of Winter.

Mrs Hankin has advised as follows:

*By way of introduction my name is Margaret Hankin, aged pensioner and I am requesting permission to stay in your Caravan Park in Bothwell in my campervan for the duration of Winter. My partner and I have a house on the market in North Queensland and when it is sold we intend to rent or buy in Bothwell.*

*We have part time work at Ratho Golf Course next tourist season and will be volunteering time at the Information Centre and Golf Museum. During our short time here (2 visits 2017 and 2018) we have made many friends and secured work.*

*Thanking you for considering this request and I look forward hopefully to your favourable reply.*

Policy 2013-07 – Council Camping Ground Facilities Policy states that camping facilities are provided for short term stays only (Bothwell 7 nights) but Council may, in special circumstances, grant permission for stays of a longer duration.

Winter is normally the quieter period for the camping ground.

### FOR DISCUSSION AND DECISION

## 14.8 DES BRIEFING REPORT

### PLANNING PERMITS ISSUED UNDER DELEGATION

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

#### DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2018/06	R & M Mace	6485 Lyell Highway, Ouse	Resource Processing (Bond Storage Shed) – Heritage Place
2018/13	D Steers	8734 Lyell Highway, Ouse	Dwelling
2018/08	R & Y Miller	41 Franklin Place, Hamilton	Garage (Retrospective) in Heritage Precinct

### ANIMAL CONTROL

No dogs have been impounded during the past month.

## 14.9 RECYCLING INFORMATION UPDATE

### Report By

Environmental Health Officer (Beverley Armstrong)

### Background

Below is information received from the LGAT VIA EMAIL CORRESPONDENCE.

*You would all be aware of the “proposal” that SKM has provided to councils regarding the increase to recycling costs – approximately a 50% increase effective from the 1<sup>st</sup> of March. This is the result of the Chinese National Sword and now Blue Sky policy. You have to credit the Chinese for their evocative policy naming!*

*LGAT has written to the Minister for Environment and informed her of this situation and we are seeking an urgent meeting to discuss it and also see what assistance the State Government is willing to provide, noting that the Victoria and NSW Governments have provided reasonable short term assistance packages to impacted local governments.*

*I also met with SKM earlier this week to discuss the changes.*

*We understand councils have been given until next Tuesday to provide an indication of their acceptance of the offer and that each of you are considering this separately. To the extent that a negotiation around the proposal is possible, there may be value in this occurring in a coordinated fashion. If this was to happen it would need to do so fast, with Councils agreeing on a consolidated negotiation process and who might be the persons / people to do prior to the Tuesday deadline.*

*What are peoples thoughts on the two questions:*

- 1. Are you interested in trying to negotiate in a coordinated / consolidated fashion?*
- 2. If so, any suggestions on who might be the appropriate people to lead this?*

*We can help facilitate this via a meeting or phone hook up earlier next week is useful.*

*Regards*

**Dion Lester | Policy Director**

Local Government Association of Tasmania  
GPO Box 1521 Hobart, Tas, 7001



**P:** 03 6233 5972 | **F:** 03 6233 5986 | **M:** 0400 224 414 | **E:** [dion.lester@lgat.tas.gov.au](mailto:dion.lester@lgat.tas.gov.au)

Adam Wilson (Deputy General Manager) has replied to LGAT in relation to agreeing to a coordinated negotiation and is awaiting advice on a meeting.

### FOR INFORMATION

## 15.0 WORKS & SERVICES

**Moved:**

**Seconded:**

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

## **WORKS & SERVICES REPORT**

### **15<sup>th</sup> March 2018 – 30<sup>th</sup> March 2018**

#### **Grading & Sheeting**

Lower Marshes Road	14 Mile Road
Pelham Road	Meadsfield Road
Dennistoun Road	Browns Marsh Road

#### **Maintenance Grading**

Bronte Lagoon

#### **Potholing / shouldering**

Dennistoun Road	Thousand Acre Lane
Pelham Road	Woodsprings Road
14 Mile Road	Dry Poles
Bridge Road	McCullums Rad
Gully Road	Clarks Road
Interlaken Road	Arthurs Lake
Nant Lane	

#### **Spraying**

Hamilton township	Bothwell township
-------------------	-------------------

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

Replace culverts Ouse Township  
 Clean culverts Little Pine  
 Clean culverts Great Lake subs  
 Repair culvert Woodsprings 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
- 119.5hrs Annual Leave taken
- 16.5 hrs Sick Leave taken
- 0hrs Long Service Leave
- First Aid training for all staff

#### **Bridges:**

NIL

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

Cover Hamilton Tip twice weekly

#### **Other:**

Ellendale Road Drainage  
 Scrubbing Woodsprings Road improve line of site  
 New Road Bothwell Waste Transfer Station  
 Replace Sonners Road sign  
 Lower Marshes Road sealed  
 Bulky rubbish collection  
 Edge breaks Hollow Tree Road

#### **Slashing**

Langloh Road	Hamilton Plains Road
Marked Tree Road	Woodsprings Road
Bluff Road	Pelham Road

**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:**

NIL

**Plant:**

PM762 Toro mower new spindles  
 PM769 Triton ute new windscreen  
 PM709 Cat loader new teeth on bucket  
 PM684 Komatsu grader new tyres  
 PM757 JCB Backhoe new tyres  
 PM726 John Deer Tractor new tyre

**Private Works:**

Edward Sonners – Gravel  
 Barry Harback – Dry Hire Excavator  
 Andrew Brazendale – Grader  
 Greg Branch – Dry Hire Mower  
 Andrew Brazendale – Backhoe  
 Nicky Ball – Marquee Hire  
 Cemcon Tas – Gravel  
 James McShane – Grader  
 Duncan Campbell – Drainage and Culverts  
 Richard Pitt – Gravel  
 M E Ball – Gravel

**Casuals**

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

**Program for next 4 weeks**

Grading and re-sheeting Municipal roads  
 Ellendale Road rehabilitation and seal  
 Finish Bothwell waste transfer station entrance  
 New entrance to Bethune Park  
 Vegetation clearing Langloh Road  
 Culvert cleaning and drainage issues

**15.1 DUNROBIN BRIDGE**

After a site meeting with the Works & Services Manager, Deputy General Manager and the traffic engineer Milan the following correspondence was given to Council. Please note the recommendation by the engineer that a traffic counter be placed in at Dunrobin Bridge after the bridge works have been completed in support of vehicle speeds at this location.

*“Hello Jason*

*Thank you for the meeting on 28 March 2018 with yourself and the Deputy General Manager.*

*I appreciate the concerns that exist about the safety of people using the recreational facilities as well as fishing in the area of the Dunrobin Bridge.*

*As discussed on site, it would be desirable to have knowledge of approach vehicle speeds in the area of the Dunrobin Bridge before deciding on an appropriate speed limit along this section of Ellendale Road or whether other complementary or alternative measures should be implemented.*

*The application of a speed limit of 40km/h on Ellendale Road for a length of around 1.2km over the Dunrobin Bridge plus approaches to cover the full length of recreational activities at all times of the year would appear to be over restrictive; a higher than 40km/h speed limit may be more appropriate given that the 100km/h rural speed limit applies currently.*

*I therefore support a survey of the vehicle speeds be undertaken once the bridge works have been completed and all associated temporary traffic signs have been removed. I recommend the Metro counter be placed at the 100km/h speed limit sign (facing west) just to the east of the boat ramp to record vehicles in both directions (speed, class of vehicle etc).*

*It is not recommended that any formal crossing facility, such as a zebra crossing, be considered for the area; it is not the proper environment for this type of facility. Measures such as appropriately located pedestrian warning signs or other such warning signs may well provide the desired or necessary impact.*

*I understand you will arrange for 'no stopping' signs to be installed along the Ellendale Road adjacent to the shelter (opposite the boat ramp) and change the legend on the 'no parking' sign at the boat ramp to include arrows pointing towards one another. It would also be desirable to move the 'no parking' sign that is partly hidden by the tree.*

*Once the survey data is available, I would be happy to analysis the ECO file and provide recommendations on an overall traffic management plan for the area as well as provide advice on the required detail about the type of signs and their location in this area, sufficient for 'road authority' approval.*

*Please do not hesitate to contact me if there are any queries with the above, otherwise I will wait for your advice about the availability of the survey data.*

*Regards*

*Milan"*

**For Discussion**

## **15.2 SUPPORT TO OBTAIN GRANT FUNDING FOR A PLAYGROUND AND BBQ AT BRONTE PARK**

The Mayor would like to discuss a request from residents at Bronte Park for support to obtain grant funding for the development of a playground and BBQ area at the park at Bronte Park.

Photos of the proposed park area are attached for Councils reference:













### For Noting

## 15.3 TIGHT BENDS ON LOWER MARSHES ROAD

Clr R Bowden OAM has asked for this item to be placed on the Agenda and will provide more details at the meeting. Clr Bowden has raised some concerns about the new sealed section of Lower Marshes Road with some of the tight bends.

### For Discussion

## 15.4 LARGE WEIGHT LIMIT USAGE ON HOLLOW TREE ROAD

Mr Richard Hallett has written to Council seeking permission to use Hollow Tree Road between the Green Valley Road intersection to Lyell Highway for timber cartage from his property on Hollow Tree Road. There currently is a usage restriction for log trucks on Hollow Tree Road but as there is no other route from Mr Hallett's property using this road is the only option.

Recommendation:

**THAT** permission be granted for Mr Richard Hallett you use Hollow Tree Road between Green Valley Road and the Lyell Highway for the cartage of pine trees for 30 days.

"Llanberis Pastoral"

1519 Hollow Tree Rd

Hollow Tree

TAS 7140

9/4/18

Mrs Lyn Eyles,

General Manager of the Central Highlands Council

Dear Lyn,

Around the 24<sup>th</sup> April 2018 we are planning to undertake a one-off harvest of pine trees along some fence-lines on our property in order to develop an area for irrigation. I am writing ask whether permission is needed and if so, to seek permission for us to use the section of Hollow Tree Rd between the Green Valley Rd intersection and the Lyell Hwy for the cartage purposes of this export resource.

**The details are as follows:**

Maximum weight: GVM of 42 tonnes (Standard Semi-trailer weight limit)

Loads per day: One

Maximum duration of harvesting: 30 days (approx. 22 work days)

Kind Regards – Richard Hallett



On behalf of Llanberis Pastoral

## 16.0 ADMINISTRATION

### 16.1 AUDIT PANEL MEMBERS

Council's Audit Panel Charter covers the appointment of Audit Panel members:

- The Audit Panel comprises 2 councillors and 1 independent member, appointed by the council.
- The council will appoint an independent member as the Chair of the Panel.
- Audit Panel members are appointed for a period of 2 years.
- Audit Panel members may be re-appointed at the approval of the council.

Mr Ian McMichael was appointed as Council's Independent Chair of the Audit Panel at the Council meeting held on 19<sup>th</sup> January 2016.

Clr J Allwright was appointed as a Councillor Member of the Panel at the Council meeting held on 15 March 2016.

Clr L Benson was appointed as a Councillor Member of the Panel at the Council meeting held on 19 September 2017 with Clr J Poore appointed as a proxy for Council Members.

Under the Audit Panel Charter, appointments are for two years, and reappointment is available.

The Deputy General Manager contacted Mr Ian McMichael regarding a second term as the Independent Chair of the Audit Panel. The General Manager spoke to Mr McMichael on 10 April and Mr McMichael indicated that he is happy to Chair the next Audit Panel Meeting on 7 May 2018 and to assist Council, is happy to remain on the Panel until Council appoints his replacement.

#### **Recommendation:**

That:

- Mr Ian McMichael's appointment as Independent Chair of the Central Highlands Audit Panel be extended until Council appoints his replacement; and
- Clr J Allwright be appointed for a further two year term from 15 March 2018 as a Councillor Member of the Central Highlands Audit Panel.

### 16.2 TASWATER – RELOCATION OF HAMILTON SEWERAGE TREATMENT PLANT AND RECYCLED WATER IRRIGATION

Following a meeting with the Mayor on 16 February 2018 in relation to odour and amenity issues caused by the sewerage treatment lagoons at Hamilton, TasWater gave a commitment to undertake works to address these issues. Attached is a letter from TasWater outlining their intentions.

An invitation has also been given for a Council representative to contact Macquarie Franklin if they have any specific thoughts or suggestions relating to the new location of the sewerage treatment plant or the recycled water irrigation.

#### **Recommendation:**

That Council's Environmental Health Officer, Bev Armstrong be authorised to liaise on behalf of Council regarding matters associated with the relocation of the Hamilton Sewerage treatment Plant and Recycled Water Irrigation.



TW HPE CM ref: 18/26579

5 April 2018

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

Dear Ms Eyles

#### **Relocation of Hamilton Sewage Treatment Plant and Recycled Water Irrigation Scheme**

On 16 February 2018, TasWater CEO Mike Brewster and TasWater Chairman of the Board Miles Hampton met with Central Highlands Council Mayor Loueen Triffitt in relation to odour and amenity issues caused by the sewage treatment lagoons at 8 Tarleton Street, Hamilton. A commitment was made to Mayor Triffitt that TasWater would undertake capital works to address these issues.

We are therefore investigating options to relocate the treatment lagoons to a new site that will benefit the Hamilton township and the broader community.

We also see this as an opportunity to reduce our environmental footprint; we aim to achieve zero effluent discharge to local waterways through a recycled water irrigation agreement with a suitable farmer or landowner.

This letter is to notify the Central Highlands Council that we will be writing to four landowners in the immediate area surrounding Hamilton who we have identified as potential candidates for a recycled water scheme, inviting them to consider their interest in recycled water irrigation and the accommodation of sewage treatment lagoons. A list of the landowners and their contact details is attached with this letter.

Consultants Macquarie Franklin will follow up with a phone call to these landowners to establish levels of interest, and further conversations may take place between Macquarie Franklin and interested parties to determine suitability of their site.

We will also be seeking advice from the Central Highlands Council regarding the following:

- Planning requirements for relocating the Hamilton sewage treatment plant
- Confirmation of the attenuation distance surrounding the treatment plant; 150 m is listed for aerobic ponds of <275 kL/day in Table E9.2 of the *Central Highland Interim Planning Scheme 2015*



We invite a Central Highlands Council representative to contact Macquarie Franklin if they have any specific thoughts or suggestions relating to the new location of the sewage treatment plant or the recycled water irrigation scheme.

Macquarie Franklin's project manager is Sarah Jones. She can be contacted on 0409 215 952 or via email [sjones@macfrank.com.au](mailto:sjones@macfrank.com.au)

Yours sincerely

A handwritten signature in black ink, appearing to read "Stuart Carless".

**Stuart Carless**  
Stakeholder Engagement Manager

**Attachments:**

1. Copy of landowner letter
2. List of Hamilton landowner letter recipients

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### **16.3 CENTRALINC (CENTRAL HIGHLANDS COMMUNITY DEVELOPMENT INC)**

Centralinc has advised that it will cease operating on 31 May 2018. Centralinc will transfer its remaining assets to Ouse Community Online Access Centre Inc. and this committee will assume responsibility for the production of the Highland Digest commencing with the May edition.

#### **For Information and Noting**

Centralinc  
 Central Highlands Community Development Inc  
 31 Curly's Lane  
 Ellendale 7140  
 Ms. Lyn Eyles  
 General Manager  
 Central Highlands Council  
 Hamilton 7140  
 March 19 2018

Dear Ms. Eyles,

I have been instructed to inform you that the committee of Centralinc held a Special Meeting today. Members resolved that Centralinc will cease operating on May 31<sup>st</sup> 2018. An application to voluntarily Deregister the Association has been submitted to the Commissioner of Corporate Affairs.

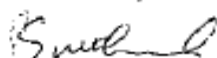
It was resolved that Centralinc will transfer its remaining assets to Ouse Community Online Access Centre Inc. The Ouse Online committee will assume responsibility for the production of The Highland Digest, commencing with the May edition.

Centralinc committee members wish to thank Central Highland Council for its financial support of the Digest over many years.

Even with Council's contribution the Digest runs at a loss and the shortfall has been covered by Centralinc funds.

The Centralinc committee hopes Council will assist Ouse Community Online Access Centre by continuing the annual financial support for the Highland Digest, which is so valued by the community.

Yours sincerely



Phyl Smithurst

Hon. Secretary

---

## 16.4 HIGHLANDS POWER TRAIL STAGE 2

Following the presentation to Council's March meeting on the Highlands Power Trail, Hydro Tasmanian have formally written seeking Council's continued support of the Highland Power Trail initiative through undertaking the site preparation and installation of the interpretation signs for the two proposed locations under Stage 2 of this initiative.

### **Recommendation:**

That Council undertake the site preparation and installation of signage for the Highlands Power Trail Stage 2.

---

## 16.5 COMMUNITY GRANT REQUEST

Ms Denise Walshe, Acting Nurse Unit Manager of the Central Highlands Community Health Centre has submitted a Community Grant application for assistance with the Central Highlands Community Health Community Garden. The purpose of the grant is:

- to highlight healthy lifestyles
- to further develop the community garden with the added benefits of building community development; and
- to provide fresh vegetables and fruit to the community.

The amount of grant requested is \$1,000.00.

Council's eligibility guidelines provide the following:

The Community Grants Program provides financial and in-kind assistance to support community facilities, projects, events and programs that have a clear community benefit or need.

### Eligibility

- All community groups (both incorporated and non-incorporated) of the Central Highlands are eligible to apply for funding.
- Only local not-for-profit community groups will be given consideration for funding assistance.
- Preference will be given to incorporated organisations with proven capacity to administer grant funds (a bank account is required).
- Groups are only eligible to apply for one grant per project, per financial year.\*
- Individual community members may apply.
- 

All groups that operate from a community hall or building must apply through the Committee managing that facility.

Note: All groups are required to submit a current financial statement with their application.

### Projects must

- Demonstrate a direct benefit to the Central Highlands community;
- Be supported by members of the organisation;
- Have defined achievable outcomes and financial feasibility;
- Respond to a clearly demonstrated need and be appropriate to that need;
- Not duplicate other locally available services; and
- Applicants must prove the capacity and expertise to conduct the project

The maximum grant available is up to \$1,000 with Council retaining discretion to approve a higher allocation for an exceptional project.

Funds will be provided to a maximum of half of the project costs but will not exceed \$1,000.

**\*The maximum funds that any one community group can receive is \$1,000.00 per financial year.**

### 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: *CENTRAL HIGHLANDS COMMUNITY HEALTH  
COMMUNITY GARDEN*

Amount of Grant Requested: *\$1000.00*

Estimated Total Project Cost:

Applicant Organisation: *TASMANIAN HEALTH SERVICE*

Contact Person's Name: *DENISE WALSH*

Contact Details  
Address: *CENTRAL Highlands Community  
HEALTH CENTRE 6896 Lyle Highway  
6122 2000 Ouse.*

Phone: (Business hours) *6122 2000*

Mobile:

Fax: *6287 2038*

Email: *denise.walsh@ths.tas.gov.au*

Signature: *[Handwritten Signature]*

Name

Position in Organisation: *ACTING NURSE UNIT MANAGER*

Date: *28.3.2018*

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

*HEALTH + WELLBEING of the Central Highlands*

What is the membership of the organisation?

*Community*

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:

Date Grant received:

Amount of Grant:

**3. PROJECT DETAILS**Project Start Date: *APRIL 2018*Project Completion Date: *28 MAY 2018*

Project Objectives: • *TO HIGHLIGHT HEALTHY LIFESTYLES*  
*TO FURTHER DEVELOP the COMMUNITY GARDEN*  
*with the added benefits of building*  
*community development*  
 • *TO PROVIDE FRESH VEGETABLE + Fruit to the*  
*community*

**4. COMMUNITY SUPPORT**

What level of community support is there for this project?

- Growing level of support from all*  
*the community*  
 • *C.H. GENERAL PRACTICE*  
 • *ANGELICAN CHURCH*  
 • *H.A.T.C.H.*  
 • *DOSE SCHOOL*

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

- VOLUNTEERS ARE INVOLVED FROM THE COMMUNITY
- THE OUSE SCHOOL HAVE SHOWN INTEREST IN CARING FOR THE GARDEN.
- GROWING COMMUNITY SUPPORT

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

- FRESH VEGETABLES, FRUIT + HERBS FOR ALL.
- PROVISION OF WORKSHOPS TO DEVELOP COMMUNITY KNOWLEDGE ABOUT GROWING FOOD + MAINTAINING A HEALTHY LIFESTYLE.
- REPRESENTS / DEMONSTRATES CO-OPERATION BETWEEN ORGANISATIONS + THE COMMUNITY

#### 5. COUNCIL SUPPORT

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

If yes, please give details.

NO SUPPORT APART FROM A REPRESENTATIVE ON THE GARDEN FUTURE GROUP COMMITTEE

Are you requesting participation by Councillors or Council Staff?

If yes, please give details.

COMMITTEE REPRESENTATION IS VERY USEFUL.

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

- PUBLICATION IN HIGHLAND DIGEST
- PUBLICATION IN T.H.S NEWS LETTER

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

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

YES AS THE COMMUNITY GARDEN EXPANDS, AND CONTINUES TO BENEFIT THE COMMUNITY

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

Monthly Formal Meetings are in place now  
with Reporting on the Board and  
Standing Item.

Community Satisfaction Survey  
STAFF SURVEY

## 7. PROJECT BUDGET

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

Please provide a breakdown of the project expenditure and income:

Expenditure	Amount \$	Income	Amount \$
<b>Capital</b>		<b>Guarantee</b>	
Refurbishment		Government Grants	
Equipment	\$ 845	Trust/Foundations	
Premises		Donations from Business	
Vehicles		Special Funding	
Other:		Gifts in Kind	
Soil @ \$50			
CUBIC METRE	\$ 200		
X 4			
Other:		Other:	
<b>Subtotal</b>	\$1045	Other	
		<b>Subtotal</b>	
<b>Revenue</b>		<b>Anticipated</b>	
Salaries (including super)		Government Grants	
Short-term contract fees		Central Highlands Grant	
Running costs		Trust/Foundations	
Production of information		Donations from Businesses	
PR materials		Special Fundraising	
Training staff/volunteers		Gifts in kind (details)	
Travel			
Rent		Cash Reserves	
Reference materials		Other:	
Other:			
<b>Subtotal</b>		<b>Subtotal</b>	
<b>TOTAL</b>	\$1045	<b>TOTAL</b>	

## 17.0 SUPPLEMENTARY AGENDA ITEMS

Moved:

Seconded:

THAT Council consider the matters on the Supplementary Agenda.

## 18.0 CLOSURE