

# Central Highlands Council

## Agenda – ORDINARY MEETING – 20<sup>th</sup> June 2017

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 20<sup>th</sup> June 2017, commencing at 9am.

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

Lyn Eyles  
General Manager

### 1.0 OPENING

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### 2.0 PRESENT

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### 3.0 APOLOGIES

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### 4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any Item of the Agenda.

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### 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 Confidential Minutes of Council's Ordinary Meeting held on 11 April 2017 Regulation 15 (2) (g)
  - Confidential Information Regulation 15 (2) (a)
  - Information of a Personal and Confidential Nature Regulation 15 (2) (g)
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### 5.1 MOTION OUT OF CLOSED SESSION

**Moved:**

**Seconded:**

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

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### OPEN MEETING TO PUBLIC

Meeting opens to the public at 10.00am

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## 6.0 IN ATTENDANCE

10.15am Janice McConnon- Edmund Rice Foundation  
1.00pm Miles Hampton- TasWater

## 6.1 PUBLIC QUESTION TIME

## 7.0 MAYORAL COMMITMENTS

16<sup>th</sup> May Ordinary Council Meeting- Hamilton  
19<sup>th</sup> May Meeting with the director of Local Government  
20<sup>th</sup> May Trout Weekend at Liawenee  
22<sup>nd</sup> May Business of Council- Hamilton  
23<sup>rd</sup> May Budget Workshop- Hamilton  
24<sup>th</sup> May Business of Council- Hamilton  
25<sup>th</sup> May Meeting at Gretna  
26<sup>th</sup> May Meeting with the director of Local Government  
29<sup>th</sup> May South Central Sub-regional meeting- Kempton  
30<sup>th</sup> May Special Council Meeting- Bothwell  
31<sup>st</sup> May Independent Living Unit Committee Meeting- Hamilton  
Meeting with Mr Newport  
1<sup>st</sup> June Meeting with Independent Living Units tenant- Bothwell  
Meeting with the International Highland SpinIN & Australasian Golf Museum executives  
2<sup>nd</sup> June Interview with ABC  
3<sup>rd</sup> June Bothwell Cricket Club trophy night  
4<sup>th</sup> June Boer War- Remembrance Service  
5<sup>th</sup> June Business of Council- Hamilton  
Ellendale Hall Committee meeting  
6<sup>th</sup> June Budget Workshop- Hamilton  
8<sup>th</sup> June Independent Review Meeting

## 7.1 COUNCILLORS COMMITMENTS

### Deputy Mayor L Benson

16<sup>th</sup> May Ordinary Council Meeting – Hamilton  
19<sup>th</sup> May Meeting with Councillors / LGO - Hamilton  
23<sup>rd</sup> May Council Budget Workshop – Hamilton  
25<sup>th</sup> May Meeting with Dr John Martin, La Trobe University - Hobart  
Meeting with Community Member - Hamilton  
26<sup>th</sup> May Meeting Procedures Workshop - Hamilton  
29<sup>th</sup> May Health Meeting Tracey Turale - Kempton  
Sub-regional Meeting - Kempton  
30<sup>th</sup> May Special Council Meeting – Bothwell  
31<sup>st</sup> May Meeting with Tony Newport – Mediation - Hamilton  
5<sup>th</sup> June CHComm Health Mtg – Ouse Health Centre  
6<sup>th</sup> June Council Budget Workshop – Hamilton  
Meeting with Tony Newport – Mediation – Hamilton  
14<sup>th</sup> June EBA Committee Meeting – Hamilton

### Clr R L Cassidy

16<sup>th</sup> May Ordinary Council Meeting- Hamilton  
19<sup>th</sup> May Council Workshop  
26<sup>th</sup> May Budget Workshop  
30<sup>th</sup> May Special Council Meeting- Bothwell  
6<sup>th</sup> June Budget Workshop  
8<sup>th</sup> June Council Workshop

## 7.2 GENERAL MANAGER'S COMMITMENTS

16 <sup>th</sup> May	Ordinary Council Meeting
17 <sup>th</sup> May	Enterprise Bargaining Committee Meeting
19 <sup>th</sup> May	Meeting Alex Tay
22 <sup>nd</sup> May	EBA Sub-committee meeting
23 <sup>rd</sup> May	Council Budget Workshop
26 <sup>th</sup> May	Meeting procedures Workshop
29 <sup>th</sup> May	Better Health project Meeting
	South Central Sub region Meeting
30 <sup>th</sup> May	Special Council Meeting
31 <sup>st</sup> May	Meeting Insurance Brokers
	Independent Living Units Committee Meeting
	Meeting Mayor, Deputy GM and Newport Wildman
1 <sup>st</sup> June	Enterprise bargaining Committee Meeting
6 <sup>th</sup> June	Budget Workshop
8 <sup>th</sup> June	Internal Review Workshop
9 <sup>th</sup> June	Fraud & Cyber Presentation Oatlands
13 <sup>th</sup> June	Shared Workforce Planning Brighton
14 <sup>th</sup> June	Audit Panel Meeting
	EBA Sub-committee meeting

## 8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

26 <sup>th</sup> May	Meeting Procedures Workshop
6 <sup>th</sup> June	Budget Workshop – Hamilton
8 <sup>th</sup> June	Internal Review Workshop – Hamilton

## 8.1 FUTURE WORKSHOPS

NIL

## 9.0 MAYORAL ANNOUNCEMENTS

## 10.0 MINUTES

### 10.1 RECEIVAL DRAFT MINUTES SPECIAL MEETING

**Moved:**

**Seconded:**

**THAT** the Draft Minutes of the Special Meeting of Council held on Tuesday 30<sup>th</sup> May 2017 be received.

### 10.2 CONFIRMATION OF MINUTES ORDINARY MEETING

**Moved:**

**Seconded:**

**THAT** the Minutes of the Special Meeting of Council held on Tuesday 30<sup>th</sup> May 2017 be confirmed.

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### 10.3 RECEIVAL DRAFT MINUTES INDEPENDENT LIVING UNIT COMMITTEE MEETING

**Moved:**

**Seconded:**

**THAT** the Draft Minutes of the Independent Living Unit Committee Meeting held on Wednesday 31<sup>st</sup> May 2017 be received.

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### 10.4 RECEIVAL DRAFT MINUTES WASTE COMMITTEE MEETING

**Moved:**

**Seconded:**

**THAT** the Draft Minutes of the Waste Committee Meeting held on Wednesday 7<sup>th</sup> June 2017 be received.

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### 10.5 RECEIVAL DRAFT MINUTES AUDIT PANEL MEETING

**Moved:**

**Seconded:**

**THAT** the Draft Minutes of the Audit Panel Meeting held on Wednesday 14<sup>th</sup> June 2017 be received.

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### 11.0 BUSINESS ARISING

16.1 & 16.3	Policies in Policy Register and on website
15.1	Tipper Tray on Dog Trailer – organised by J Branch
15.2	Purchase Ute – order issued
16.5	Midlands Fire Management Area Committee notified of appointment of Clr Allwright as Central Highlands new representative
16.7	Tour of Tasmania – organisers advised of Council's decision
16.8	Community Infrastructure Grant Deeds signed
16.9	Ipads – 2 Councillors and the Mayor purchased
16.11	Corumbene re The Right Place – letter sent advising Council's decision
16.12	Wine barrel garbage bin to seating at Australasian Golf Museum
16.13	Meeting Dates advertised
16.14	Independent Council review Workshop held 8 June 2017

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### 12.0 NRM REPORT

**Moved:**

**Seconded:**

**THAT** the NRM Report be received.

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### 13.0 FINANCE REPORT

**Moved:**

**Seconded:**

**THAT** the Finance Report be received.

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### 13.1 NOTICE OF MOTION – CLR E M MCRAE

As a Central Highlands Council priority and as part of Central Highland Council's Long Term Strategy, youth should be considered as a PRIORITY and sufficient funds allocated for a child/youth engagement coordinator.

Statement Clr McRae

For Council to consider any surplus monies post final Central Highlands Council budget workshop to be allocated to employment of a child/youth engagement coordinator for Central Highlands. At the final Central Highlands Council budget workshop, Councillors decided NOT to allocate funds for this position as it was NOT deemed a priority.

### 13.2 ADOPTION OF 2017/2018 ESTIMATES

Following on from Council's budget workshop held on 6 June, 2017 the estimates for 2017/2018 have been prepared and incorporate a 5.1% rate increase.

**Recommendation:**

**Moved:** Clr

**Seconded:** Clr

**THAT** Council adopt the 2016/2017 estimates as presented.

### 13.3 COUNCIL RATES RESOLUTION 2017/2018

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

**Recommendation:**

**Moved:** Clr

**Seconded:** Clr

**THAT** Council adopt the following Rates Resolution 2017/2018

#### **CENTRAL HIGHLANDS COUNCIL NOTICE OF 2017/2018 RATES & CHARGES**

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

#### **General Rate**

1. A General Rate pursuant to Section 90 and Section 91 of the Local Government Act 1993 consisting of:
  - (a) 3.37900 cents in the dollar on the assessed annual value for all separately valued parcels of rateable land within the Central Highlands Council area; and
  - (b) a fixed charge of **\$362.00** which applies to all rateable land.

#### **Waste Management Charge**

2. A Service Charge pursuant to Section 94 of the Local Government Act 1993 consisting of:
  - (a) for the municipal area, a Waste Management Charge of **\$246.00** for all rateable land; and
  - (b) for the different parts of the municipal area specified, by declaration of an absolute majority of Council pursuant to sections 94(3) and 107 of the Local Government Act 1993, the Waste Management Charge is varied as follows:
    - i. land to which Council provides a garbage and recycling collection service and which is used for commercial purposes is charged **\$462.00** per tenement; and

- ii. all land outside the Council's garbage and recycling collection service area which comprises a separately valued parcel of rateable land within the municipal area is charged the amount specified under the heading "Charge" according to the use or non-use of the land specified under the heading "Type":

Type	Charge	Factor
	\$	
a. Commercial purposes	\$440.00	Use of land
b. Land used for residential purposes, industrial purposes, public purposes, primary production, sporting or recreational facilities, or quarrying or mining.	\$149.00	Use of land
c. Non-use of land	\$78.00	Non-Use of land

#### Fire Service Contribution-:

- 3 For the Council's contribution to the State Fire Commission pursuant to section 93A of the Local Government Act 1993:
- (a) for land within the Bothwell Volunteer Brigade Rating District an amount of **0.530577** cents in the dollar on the assessed annual value of all separately valued parcels of rateable land subject to a minimum \$39.00; and
- (b) for all other land in the municipal area an amount of **0.407504** cents in the dollar on the assessed annual value of all separately valued parcels of the land subject to a minimum \$39.00.

#### Instalments

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

Instalment No. 1	<b>31 August 2017</b>
Instalment No. 2	<b>30 November 2017</b>
Instalment No 3	<b>28 February 2018</b>
Instalment No 4	<b>30 April 2018</b>

#### Penalty

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

#### Adjusted Values

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

These rates are for the year commencing 1<sup>st</sup> July 2017 and ending 30<sup>th</sup> June 2018 and are payable to the Council at its offices at Alexander Street, Bothwell or Tarleton Street, Hamilton.

### 13.4 ANNUAL PLAN 2017 / 2018 (SEPARATE ATTACHMENT)

The 2017/2018 Annual Plan is submitted for Council's adoption.

#### Recommendation:

**Moved:** Clr

**Seconded:** Clr

**THAT** Council adopt the 2017 / 2018 Annual Plan

## 14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

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

**Moved:**

**Seconded:**

THAT the Development & Environmental Services Report be received.

### 14.1 TENDER 03/17: REFURBISHMENT OF PUBLIC AMENITIES

**Report by**

Graham Rogers (Manager, DES)

**Background**

On Saturday 11 March 2017 Council advertised in the Mercury Newspaper calling for Expressions of Interest for the Refurbishment of the Public Amenities at Bothwell. Expressions of Interest were received from five contractors.

The contractors were then invited to Tender for the works as outlined in the Tender Documents 03/17 – Refurbishment of Public Amenities, Market Place, Bothwell on 26 April 2017 with tenders closing on Friday 26<sup>th</sup> May 2017.

Four tenders were received during the tender period and were opened on Tuesday 30<sup>th</sup> May 2017 by the Mayor and General Manager.

**Current Situation**

The following tenders were received:

**Tenderer One**

\$205,000 (inc GST)

(Please note that no expression of interest received but they became aware of the project and submitted a tender);

**Tenderer Two**

\$178,810 (excluding GST)

**Tenderer Three**

\$151,500 (inc GST)

**Tenderer Four**

\$112,354 (Inc GST)

**Conclusion**

Tenders were called for the Refurbishment of the Public Amenities, Market Place, Bothwell with four tenders received. An amount of \$130,000 has been budgeted for this project.

**Recommendation**

**Moved:** Clr

**Seconded:** Clr

THAT Tendered Four be awarded Tender 03/17 Refurbishment of Public Amenities, Market Place, Bothwell; and THAT the General Manager be authorized to sign a Contract between Central Highlands Council and Tenderer Four for the Works.

**Carried**

## 14.2 PROGRESS OF PLANNING SCHEME REFORM: UPDATE ON THE PROGRESS OF THE TASMANIA PLANNING SCHEME AND PREPARATION OF CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE

### Report By

Contract Planner (David Cundall)

### **ATTACHMENTS**

- Letter from Honourable Peter Gutwein Treasurer, Minister for Planning and Local Government
- *Guideline No.1 Local Provisions Schedule (LPS): zone and code application (May 2017)* issued by the Tasmanian Planning Commission as approved by the Minister under Section 8A of the Land Use Planning and Approvals Act 1993

### Issue

This report will provide the Central Highlands Council and the wider community with an overview and update on the progress of the Tasmania Planning Scheme and the requirements for Council to prepare the Local Provisions Schedule (LPS).

The report will identify timeframes for Council to prepare the LPS and highlight the issues that must be addressed before the LPS will be suitable for statutory consideration by the Tasmanian Planning Commission (TPC) and then public exhibition.

Over the coming months, Council will need to give Officers directions on key issues to ensure the draft LPS will be suitable for endorsement by Council and Tasmanian Planning Commission in late 2017. Council, through the Planning Committee, will therefore play an active role in preparing the LPS through workshop sessions with Officers and suitably qualified persons where necessary.

The final draft LPS will need to be endorsed by Council before submission to the TPC (and public exhibition). This will likely be considered at the November 2017 Council meeting.

### Background

As Council will recall, the Tasmanian Planning Scheme will consist of the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPSSs). The SPPs were prepared by the State Government and the LPS will need to be prepared by each Council. Some of the content of the LPS has already been prepared by the State Government, but will need to be refined by local government to suit the local area and suit local values.

The content of the LPS will consist of two parts:

- A. Preparation and refinement of zone maps and overlay maps; and
- B. Preparation of the written ordinance

The overlay maps and zone maps spatially define the application of the zones, specific area plans and the applications of certain planning scheme codes. An example of a code that only applies to a specific area of land would be heritage precincts, scenic protection areas, flood prone areas etc.

It is the responsibility of each Council to prepare these maps and written ordinance.

As further background, Council would be aware of Officer participation in the Technical Reference Group (TRG) for southern council's in Tasmania. Each Council is represented on the TRG by a senior planning representative from each Council. The Central Highlands Council are represented by David Cundall (author of this report).

The objectives and focus of the TRG, at this point in time, will be to assist each Council in the preparation of the LPS and the coordination of similar/same mapping and ordinance requirements. In essence the TRG will work to ensure that wherever possible, Council's will be taking the same approach to the LPS.

The need to coordinate resources between Council's is further bolstered through the provision of State Government funding to each region to assist Council's in preparing the LPS. Per the attached letter, State Government are contributing \$100K to each region. The funding, in the southern region, will likely be managed by the Southern Tasmanian Council Authority (STCA) and the allocation of funding will be identified by the southern Technical Reference Group (TRG).



Other resources, provided by the State Government, to assist Council's in the preparation of the LPS include:

- Series of Fact Sheets prepared by the TPC
- Background report on the Agricultural Land Mapping project
- Terms of Reference for the preparation of the Tasmanian Planning Scheme; and
- Explanatory Document for the draft of the State Planning Provisions of the Tasmanian Planning Scheme (March 2016)
- *Guideline No.1 Local Provisions Schedule (LPS): zone and code application (May 2017)* issued by the Tasmanian Planning Commission as approved by the Minister under Section 8A of the *Land Use Planning and Approvals Act 1993* (attached to this report).
- "Planning Portal" to assist communications between the TPC and Councils. This is a mechanism to ensure consistent response to Councils and address common concerns
- Waterway Overlay mapping, threatened species and communities mapping, agricultural land mapping, hazard area mapping (to be reviewed/refined by Councils)
- GIS support for mapping of zones (yet to be confirmed)
- Workshop sessions conducted by the Planning Policy Unit (and ongoing communications with the Unit)
- Ongoing meetings with TPC

### Timeframes

The SPPs were declared by the Minister for Planning and Local Government Honourable Peter Gutwein on the 22<sup>nd</sup> February 2017. Information on the background to the preparation and declaration of the SPPs was provided to the April 2017 Planning Committee meeting along with the reasoning for the Ministers decision and the recommendations by the Tasmanian Planning Commission. Both these documents are available to Council and the community.

The expected timeframes to complete the LPS and submit to the TPC differs between each Council. Southern Midlands and Central Highlands Councils will be working closely together - with an expected completion date by December 2017. A final draft of the LPS will be considered for endorsement by Council at the November 2017 meeting.

### Work Plans

The Minister via the TPC has encouraged each Council to determine timeframes for the completion of the LPS. Primarily this would give State Government an understanding of timeframes to complete the Tasmanian Planning Scheme and determine the level of funding to Council's to enable completion of the LPS. It also assists the TPC in determining the resourcing for the assessment of the LPS.

The most practical method of determining these timeframes is to prepare a project plan and schedule to complete certain components of the LPS.

For the Central Highlands the following tasks and completion dates have been identified in the table below (Table 1). These dates and details are tentative and subject to allocation of funding and coordination efforts between Councils and State Government and review by Council:

<b>WORK SCHEDULE FOR CENTRAL HIGHLANDS LPS</b>			
<b>LPS</b>	<b>Activity</b>	<b>Completion</b>	<b>Description</b>
<b>General</b>	Identify and agree on resource intensive and common issues across southern region with Technical reference group – for funding opportunities (\$100k from State Government for Region)	<b>8<sup>th</sup> June 2017 (TRG Meeting)</b>	TRG members prepare list of common issues across the region
<b>General</b>	Brief Council on preparation of mapping Overlays and Zones and update on progress – get direction from Council on identified issues	<b>20<sup>th</sup> June 2017 (Council Meeting)</b>	Inform Council of progress of LPS and update community

<b>Zone Maps</b>	Complete zone mapping in GIS for basic (like for like) zone conversions: <ul style="list-style-type: none"> <li>• Village Zone</li> <li>• Residential Zone</li> <li>• Community Purpose</li> <li>• Recreation</li> <li>• Environmental Management Zone</li> <li>• Open Space Zone</li> <li>• Low Density Residential Zone</li> </ul>	<b>5<sup>th</sup> July 2017</b>	Translate existing zones to new zones using Map Info Software.  Make separate report for explanation for changes
<b>Code Maps</b>	Complete Overlay Mapping for: <ul style="list-style-type: none"> <li>• Electricity Transmission Corridor</li> <li>• Flood-Prone Hazard Areas</li> <li>• Landslip Hazard Areas</li> </ul>	<b>12<sup>th</sup> July 2017</b>	Map existing: <ul style="list-style-type: none"> <li>• Transmission lines corridor</li> <li>• Flood prone areas</li> <li>• Landslip Hazards (High, Medium, Low)</li> </ul> <p>The data for the Landslip hazard areas is existing in CHIPS2015 and available on theLIST.tas.gov.au</p> <p>Make separate report for explanation for changes</p>
<b>Zone Maps</b>	Complete zone mapping for Rural Living Zones	<b>12<sup>th</sup> July 2017</b>	Translate existing Rural Living Zones in Map Info  Make separate report for explanation for changes
<b>Code Maps</b>	Identify Attenuation areas that should be custom mapped; organise list of consultants to prepare mapping; engage consultant to prepare map	<b>12<sup>th</sup> July 2017</b>	Any existing land uses or uses that have a permit to conduct activities that may cause environmental harm will have a default attenuation area under the SPPs. Many of these activities are adequately managed within the boundaries of the subject land or have an attenuation area that does not reflect the true nature of the activity. Many activities have never been subject of attenuation areas and/or application of Attenuation Code under CHIPS2015 or former planning schemes.  The preparation of the LPS is an opportunity to map these areas correctly.  Where there is no mapped overlay in LPS then the SPP distances will be used.
<b>Zone Maps</b>	Complete zone mapping for Utilities Zone (State Roads, TasWater Assets)	<b>26<sup>th</sup> July 2017</b>	Translate existing Utilities Zones (roads, rail, Sewer, Water) to utilities zone using Map Info Software  Identify land that should be utilities and convert:

			<ul style="list-style-type: none"> <li>• Category 1-5 Roads</li> <li>• Major local roads</li> <li>• Any sewer or water assets</li> </ul> <p>Make separate report for explanation for changes</p>
<b>Specific Area Plan Maps</b>	Complete Overlay Mapping for: <ul style="list-style-type: none"> <li>• Lake Meadowbank SAP</li> <li>• Heritage Precinct Special Area</li> <li>• Scenic Protection Areas</li> </ul>	<b>26<sup>th</sup> July 2017</b>	Map existing overlay areas in Map Info  Make separate report for explanation for changes
<b>Code Ordinance</b>	Remove all State Listed Places from Heritage Schedule	<b>25<sup>th</sup> July 2017</b>	Remove all state listed places from Heritage Schedule. There are no local listed places in Central Highlands
<b>Supportive Document</b>	Complete draft principles for mapping of Agricultural Zone and Rural Zone	<b>9<sup>th</sup> August 2017 (Committee Meeting)</b>	Before draft mapping of the agriculture and rural zone can commence Council will need to agree to drafting principles i.e. split zoning lands, classification of land, ownership of land, vegetation and potential future use etc
<b>Code Maps</b>	Complete Overlay maps for attenuation areas where required.	<b>10<sup>th</sup> August 2017</b>	Work with consultant to prepare the maps and obtain the map file to then create overlay in Map Info  Make separate report for explanation for changes
<b>Zone Maps</b>	Complete Agricultural and Rural Zone Mapping	<b>31<sup>st</sup> August 2017</b>	Map agriculture and rural zones  Make separate report for explanation for changes
<b>Code Maps</b>	Complete Waterway Overlay Map (Rivers, creeks, streams)	<b>12<sup>th</sup> September 2017</b>	Map the waterway overlay by refining the state mapping provided on theList.tas.gov.au
<b>Supportive Document</b>	Prepare Principles for Mapping of Priority Vegetation Overlay	<b>12<sup>th</sup> September 2017 (Committee Meeting)</b>	Before draft mapping of the Priority Vegetation Overlay can commence – Council will need to agree to drafting principles for identification of vegetation of local significance and refinement of mapping threatened species
<b>Zone Ordinance</b>	Prepare draft local area objectives and Council Workshop	<b>12<sup>th</sup> September 2017 (Committee Meeting)</b>	Council Officers to identify areas that <i>should</i> have further unique local planning provisions for design as identified through previous strategic planning documents or other unique local identifiable characteristics.
<b>Zone Maps</b>	Identify and Council Workshop zone changes or overlays as previously identified in Interim Planning Scheme process, previous strategic works, consistency with LPS guidelines or SPPs	<b>12<sup>th</sup> September 2017 (Committee Meeting)</b>	Council Officers to identify land that requires rezoning due to ensure consistency with SPPs and LPS guidelines, Regional Land Use Strategy or in response to previous hearings into Interim Scheme or to remedy other ongoing issues.  Make separate report for explanation

			for changes
<b>Zone Maps</b>	Complete Zone Mapping	<b>4<sup>th</sup> October 2017</b>	
<b>Ordinance</b>	Input following into LPS <ul style="list-style-type: none"> <li>Local Area Objectives</li> <li>Site Specific Qualifications</li> <li>Specific Area Plans</li> </ul>	<b>18<sup>th</sup> October 2017</b>	Finalise in LPS: <ul style="list-style-type: none"> <li>Local Area Objectives</li> <li>Site Specific Qualifications</li> <li>Specific Area Plans</li> </ul> <p>Make separate report for explanation for changes</p>
<b>All</b>	Workshop Draft Mapping with Planning Committee and provide update	<b>17<sup>th</sup> October 2017</b>	Update Council and obtain direction for mapping
<b>Code Map</b>	Complete Priority Vegetation Overlay Map	<b>25<sup>th</sup> October 2017</b>	Map the Priority Vegetation Overlay
<b>All</b>	Complete LPS written Ordinance	<b>31<sup>st</sup> October 2017</b>	Review and Finalise LPS written component <p>Make separate report for explanation for changes</p>
<b>Final report on draft LPS</b>	Complete Supporting Report to Council	<b>21<sup>st</sup> November 2017 (Council Meeting)</b>	The LPS prepared by Council must be submitted to the Tasmanian Planning Commission under Section 35 of LUPAA. <p>The TPC must then consider the LPS and then submit a request to the Minister to allow for public exhibition of the LPS.</p> <p>In submitting the draft LPS to the TPC the Council must provide an accompanying report as supporting information to demonstrate compliance with the criteria outlined in Section 34 of the LUPAA.</p> <p>The supporting report is also an appropriate document to capture all the changes and justification for changes to assist the TPC and the public in understanding the rationale for Council's LPS.</p>
<b>Admin</b>	Submit LPS and supporting report to TPC	<b>28<sup>th</sup> November 2017</b>	

**Table 1: Work Schedule for Central Highlands LPS**

### **Resourcing Issues**

The primary resourcing issues as identified in *Table 1* are:

- Develop local/regional/subregional principles for mapping of Agriculture and Rural Zone; and then
- GIS mapping of Rural and Agriculture Zone.
- Develop local/regional/subregional principles for mapping of Priority Vegetation Overlay and identification of any local values (new to CHC); and then
- GIS mapping of Priority Vegetation Overlay
- Refine state mapping of waterway areas (potentially a state wide or regional approach)
- Mapping attenuation areas where:
  - Default SRAD is excessive or will likely restrict future land use potential; and
  - Existing Use is sufficiently managed within boundary of subject land;
- GIS Mapping (generally)

- Drafting of Local Area Objectives
- Refinement of zoning

The TRG at its meeting of the 8<sup>th</sup> June 2017 have agreed that the following tasks (in Table 2) will require a coordinated approach and should be the subject of the State Government funding:

<b>Southern Region Common Issues (LPS)</b>		
<b>Task</b>	<b>Description</b>	<b>Outcome</b>
Map the Priority Vegetation Overlay under the Natural Assets Code.	<p>Before this mapping work can commence Councils will need to refine existing mapping of threatened species, and identify any vegetation of local significance. This will require a set of agreed principles.</p> <p>Mapping threatened species is “new” to the Central Highlands Planning Scheme.</p>	State funding should be used to engage a suitably qualified person to work with Councils and determine local values and prepare/refine mapping.
GIS Mapping (Generally)	Councils must prepare the zone and overlay maps. There is scope for a coordinated approach	<p>TRG are working with TPC to identify common approach to mapping.</p> <p>Some regional councils may use the same GIS service provider to prepare maps</p>
Map the rural resource zone and map the agriculture zone,	<p>State Government have mapped agricultural land across Tasmania and provided this mapping to Council (and public). Council will need to review this mapping and refine to suit the local area.</p> <p>Council will need to identify local objectives and guidelines before this mapping can commence.</p> <p>This is a common issue across the state. A large proportion of land that was formally “rural resource zone” is identified as having potential for agriculture.</p>	<p>Councils are likely to adopt a common approach to mapping this land by way of adopting a set of guidelines and criteria.</p> <p>State funding should be used to engage a suitably qualified person to work with each council and ground truth mapping where necessary.</p>
Changes to the Southern Tasmanian Regional Land Use Strategy (STRLUS)	<p>Council needs to be mindful that the LPS must be consistent with the STRLUS (as legislated). This may require amendments to STRLUS.</p> <p>The State Government are currently undertaking the process of identifying any inconsistencies with the SPPs.</p>	Funding should be set aside in case STRLUS needs review to allow for the LPS or to incorporate any local strategic changes. This scope of this exercise is yet to be confirmed.
Other	It is likely, as Council’s, progress with the LPS work that further issues will be identified. Either common to the region or certain Council’s are simply not adequately resourced to undertake certain tasks.	Funding should be set aside as contingency.

### **Human Resource/Financial Implications**

Through the shared services agreement with Southern Midlands Council, much of the work will be undertaken as part of existing contractual arrangements. Though the timeframes identified in this report show completion of the LPS in December 2017, this is not on a full time basis. Council will need to progressively work through the issues at hand in collaboration with the State Government and the region.

On average Council Officers will need to dedicate approximately 8-12 hours a fortnight to prepare the LPS, conduct workshops and continue engagement with the State Government and TRG.

The mapping of attenuation areas in the Central Highlands is a potential candidate for an external consultant. The existing attenuation areas and activities that require attenuation areas will need to be reviewed to then determine the scope of work. This will be completed by mid July 2017. This will likely be undertaken in conjunction with the Southern Midlands Council.

In terms of actual GIS mapping work, there is also potential for Council to utilise existing contracts with its GIS provider.

### **Community Consultation and Public Relations**

Exhibition of the LPS will be undertaken in accordance with the statutory requirements of the *Land Use Planning and Approvals Act 1993*.

As outlined in Table 1 of this report, Officers will provide ongoing workshops to Council and provide ongoing agenda items and updates to the community. The workshops sessions will enable Council to feedback any community expectations to Officers and ensure a draft LPS that is suitable for public exhibition. This will likely occur in early 2018 and will be followed by hearings conducted by the TPC.

There will also be likely engagement with individual landowners where any ground truthing of data is necessary and property access or local knowledge is required.

### **Recommendation**

**Moved:** Clr

**Seconded:** Clr

THAT the information be received.

**Carried**

## **14.3 DES BRIEFING REPORT**

### **PLANNING PERMITS ISSUED UNDER DELEGATION**

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

### **DISCRETIONARY USE**

<b>DA NO.</b>	<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROPOSAL</b>
2017 / 00011	Longview Design & Drafting	120 Ellendale Road, Westerway	Resource Development - Outbuilding with Lunch Room
2017 / 00010	Telstra	50 Cramps Bay Road, Cramps Bay	Utilities - Telecommunications Tower
2017 / 00015	Tasbuilt Homes And Cabins	9 Lochiel Drive, Miena	Dwelling and Outbuilding
2017 / 00012	Vodafone	239 Hamilton Plains Road, Hamilton	Utilities (Telecommunications Tower)
2017 / 00014	P & J Sheds	1151 Marked Tree Road, Hamilton	Outbuilding
2017 / 00013	Longview Design & Drafting	71 Franklin Place, Hamilton	Additions and Alterations to Single Dwelling

### **NO PERMIT REQUIRED**

<b>DA NO.</b>	<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROPOSAL</b>
2017 / 00019	J P Potter	26 Berry Drive, Miena	Outbuilding

## IMPOUNDED DOGS

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

Male Bullmastif impounded from Dillons Road, Ellendale. Re-claimed by Owner.

Male Terrier Cross puppy found Alexander Street, Bothwell. Not microchipped and not reclaimed. New home found.

## 15.0 WORKS & SERVICES

### Moved:

### Seconded:

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

## WORKS & SERVICES REPORT

**15th May 2017 – 9th June 2017**

### **Grading & Sheetting**

Victoria Valley Road	Bashan Road
Dennistoun Road	Gully Road

### **Maintenance Grading**

Laycock Drive  
Lake Crescent

### **Potholing / shouldering**

Dawson Road	Thousand Acre Lane
Pelham Road	Dry Poles Road
Victoria Valley	Bashan Road

### **Spraying**

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

Clean culverts Lower Marshes  
Clean culverts Victoria Valley  
Clean Culverts Bashan Road  
Clean culverts Rotherwood 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
- 61hrs Annual Leave taken
- 118hrs Sick Leave taken
- 0hrs Long Service Leave

#### **Bridges:**

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

Cover Hamilton Tip twice weekly

#### **Other:**

Extensive Drainage, sheetting and road widening of Gully Road  
New Road Signage - Glovers Road, Bashan Road  
Boundary Signs - Poatina Road

**Slashing****Municipal Town Maintenance:**

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

**Buildings:****Plant:**

PM741 Broken Spring  
 PM725 Nissan Service  
 PM719 Ute Service  
 PM687 Western Star Service  
 PM705 Mack Truck Service

**Private Works:**

Stornoway Truck Hire  
 Tony Donaghy Gravel and Delivery  
 Clint Webb Contracting Cart Gravel  
 Noel Bradshaw Excavations Cart Gravel  
 Nant Distillery Truck Load Gravel and Delivery

**Casuals**

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

**Program for next 4 weeks**

Grading and re-sheeting of Councils Roads  
 Cricket nets installed at Bothwell Recreation Ground  
 Mill and Fills Hollow Tree Road  
 Start Irrigation system Hamilton Park

**15.1 TASMANIAN CAMPDRAFTING ASSOCIATION- HAMILTON RECREATION GROUND**

For Discussion

**16.0 ADMINISTRATION****16.1 TASWATER UPDATE**

The Mayor has requested that Council's Owner Representative for TasWater, Deputy Mayor Lana Benson provide an update.



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## 16.2 ELECTED MEMBERS, MANAGERS AND PLANNERS WORKSHOP

A Workshop “Co-creating Smart Communities” for elected members, managers & Planners is being held on Wednesday 26 July 2017 from 3.00 – 4.30 following the LGAT Annual General Meeting.

Registration cost is \$55.00 per person. Registration is required by 17<sup>th</sup> July 2017.

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## 16.3 GRETNA FIRE STATION – LEASE RENEWAL

The State Fire Commission would like to renew the lease for the land on which the Gretna Fire Station is located at Gretna. The term of renewal is for 21 years.

Because the lease is for a period greater than 5 years, under section 178 of the Local Government Act 1993, council is to:

Publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and  
 (b) display a copy of the notice on any boundary of the public land that abuts a highway; and  
 (c) notify the public that objection to the lease may be made to the general manager within 21 days of the date of the first publication.

If no objections are received, or an appeal is not made under Section 178A, Council may lease the land.

Council are to consider any objection received.

### **Recommendation:**

That Council advertise its intention to lease the land for the Gretna Fire Station to the State Fire Commission under section 178 of the Local Government Act 1993;

And if no objections are received, the General manager be authorised to sign and seal the lease agreement.

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## 16.4 PROPOSED PHARMACY

Mr Terry Burnett has advised that he has decided to develop 12 Patrick Street, Bothwell (Devils Den Café) into the pharmacy.

This has a number of benefits to all stakeholders, which include:-

Building already complete, leaving only pharmacy approvals and fit-out need to be done

The space of the pharmacy shall be larger

It shall be more accessible to the greater public

It relieves the funding pressure of council to build a standalone site

It relieves the competing funding of other council projects eg expansion of the BMC, development of the football club, etc.

All being timely, the Pharmacy shall be up and trading by 1<sup>st</sup> November 2017 much to the relieve of the public need and demand

I would like council to consider the following in support of this pharmacy:-

Whether the council would consider a grant to assist the development of the 12 Patrick Street proposal

And a timely assessment via planning and building approval process

### **For Discussion**

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## 16.5 ROADSIDE CRASH MARKER PROGRAM

Mr Craig Hoey, Manager Road Safety Branch, Road User Services, Department of State Growth is seeking Council's comments and suggestions on the future of the roadside crash marker program and advises as follows: With the Community Road Safety Partnership program no longer operating, the roadside marker program has not been supported with the identification of new markers.

The program requires a level of administrative support to identify appropriate sites together with managing sensitivities with next of kin.

We are now very close to existing roadside markers reaching their expiry (individual markers are removed after 5 years).

As a council involved in the program, I am interested in your thoughts on the future of the program or an alternative. The existing roadside 'Roadside Crash Marker Program' signs are very prominent and could provide opportunity to display road safety messages. I would welcome your thoughts on 're-skinning' these existing signs with road safety messages. The messaging could address a relevant local road safety issue ie tourists, motorcyclists, speeding.

Alternatively, the community may be open to the display of the current road safety campaign. Our current campaign is targeting distraction from the use of mobile phones. We could re-skin the signs with something similar to the below image (see signature block).

In addition, I am keen to meet with community safety/road safety groups and present on our new Tasmanian Road Safety Strategy 2017-2026 (I have been able to meet with several groups already). Let me know if you have a meeting coming up and would like me to attend. The presentation is fairly engaging. Sometime could be set aside to discuss the roadside marker program also.



### Recommendation:

That Council invite Mr Hoey to the July Council meeting to discuss the Tasmanian Road Safety Strategy 2017-2026 and to discuss the roadside marker program.

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## 16.6 TASMANIA ON A BUDGET

Ms Jill New is writing to all Tasmanian Councils asking for assistance in publishing her book "Tasmania on a Budget". She is seeking \$520 from each Council as advertising to raise the \$15,000 needed to publish 10,000 copies. The book will sell for \$15.00 with \$5.00 from each sale going to Angel Flights and the Royal Flying Doctors equally.

If all books sell this will raise \$150,000 with \$50,000 donated to the named organisations.

### Recommendation:

That Council decline the invitation from Ms New to assist with publication of her book "Tasmania on a Budget".

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## 16.7 RENTAL STEPPES ACCOMMODATION PADDOCK

Council currently rents the old accommodation paddock at the Steppes to Janet and Robert Monks for an annual fee of \$10.00. Part of the arrangement was that Mr and Mrs Monks would have to reapply annually.

Mr and Mrs Monks have reapplied.

### **Recommendation:**

THAT Janet & Robert Monks be granted 12 month rental of the Old Steppes Accommodation paddock from 1 July 2017 on the same fencing and grazing conditions as previously for an annual fee of \$10.00, and that they be advised that they will need to reapply each year.

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## 16.8 RECOMMENDATION FROM AUDIT PANEL

At the Audit Panel meeting held on 14 June 2017 the following recommendation is made to Council:  
THAT in view of the pending employment of a Deputy General Manager, the Audit Committee have a strong view that the Admin should be kept in the one location at Hamilton for efficiency; and that the current Mayor's Office be allocated to the Deputy General Manager. There is an option to upgrade the spare room next to the Meeting Room to accommodate the Mayor.

### **Recommendation:**

THAT Council refurbish the room behind the Hamilton Council Chambers for use by the Mayor.

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## 16.9 INDEPENDENT COUNCIL REVIEW – UPDATE

Stage 1 of the Review was completed during April and Stage 2 of being provided with a detailed written report to Council has now occurred at the end of May.

Elected members are currently reviewing the key findings within this Review. They are working through the sixteen identified recommendations to measure their priority, effectiveness and financial implication, prior to adoption or any action being taken.

It is envisaged at the time of writing, the formal recommendations would be tabled at the July Ordinary Council Meeting for formal endorsement.

### **Moved:**

### **Seconded:**

THAT Council note the update concerning the Independent Council Review.

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## 17.0 SUPPLEMENTARY AGENDA ITEMS

### **Moved:**

### **Seconded:**

THAT Council consider the matters on the Supplementary Agenda.

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## 18.0 CLOSURE

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