



Central Highlands Council

AGENDA – ORDINARY MEETING – 17th November 2015

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Hamilton Council Chambers, on Tuesday 17th November 2015, commencing at 9am.

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

Lyn Eyles
General Manager

1.0 OPENING

2.0 PRESENT

3.0 APOLOGIES

4.0 PECUNIARY INTEREST DECLARATIONS

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

5.0 COMMITTEE

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

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

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

5.1 MOTION INTO CLOSED MEETING

Moved **Clr**

Seconded **Clr**

THAT Council move into Committee to discuss confidential matters in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2005.

5.2 MATTERS DISCUSSED IN CLOSED MEETING

Moved **Clr**

Seconded **Clr**

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:

- 1 Confirmation of Confidential Minutes of Council's Ordinary Meeting held on 20 October 2015 Regulation 15 (2) (g)
 - 2 Personnel Matters Regulation 15 (2) (a)
 - 3 Sale of land Under S137 Regulation 15 (4)(b)
 - 4 Confidential Information Regulation 15 (2)(g)
 - 5 Confidential Matter regulation 15 (4)(b)
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5.3 MOTION OUT OF CLOSED MEETING

Moved **Clr**

Seconded **Clr**

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

OPEN MEETING TO PUBLIC

The Meeting will be opened to the public at 10.00am

6.0 IN ATTENDANCE

6.1 PUBLIC QUESTION TIME

7.0 MAYORAL COMMITMENTS

20 th October 2015	Council Meeting Bothwell
27 th October 2015	Local Government Regional Workshops
28 th October 2015	Annual Planning Workshop for Local Government
29 th October 2015	Breakfast meeting with Prime Minister Hon Malcolm Turnbull and the Prime Premier Hon Will Hodgman at Willow Court, New Norfolk
30 th October 2015	Mayoral Workshop in Hobart
1 st November 2015	Attended refreshment station for the Tour de Norfy (Bike ride between New Norfolk, Gretna, Hamilton, Ellendale, Westerway, Bushy Park and New Norfolk.
3 rd November 2015	Melbourne Cup Luncheon Ellendale
6 th November 2015	Senate Enquiry into Infrastructure in Hobart Premier Hodgman announced the 'Tasmanian of the Year', 'Senior of the Year' and 'Youth of the Year' category winners
9 th November 2015	Workshop into Sub Regional Strategy with Brighton, Southern Midlands and Derwent Valley Councils. Council attendees also attended, Deputy Mayor Andrew Downie, General Manager Mrs Lyn Eyles and Mr David Doyle.
11 th November 2015	Function at Government House for Education Ambassadors (Mayor Flint OAM is an ambassador)
13 th November 2015	Patch from TYGA FM New Norfolk, Interview re: Bushfest

7.1 COUNCILLORS COMMITMENTS

Clr E McRae

26 th October 2015	Meeting with Janet Monks re health needs for Central Highlands.
1 st November 2015	Meeting with Andrew Benson deputy GM southern midlands council re Levendale Inc project.
16 th November 2015	attending as CHC delegate a community invitation to the Regional Community Learning and Development Centre- Levendale Inc.
17 th November 2015	Ordinary CHC meeting Hamilton

Clr L M Triffitt

20 th October 2015	Council Meeting Bothwell
27 th October 2015	Tourism Meeting Hamilton
28 th October 2015	CWA Birthday Function Richmond
1 st November 2015	Central Highlands ratepayer Telstra Tower Meeting
5 th November 2015	Central Highlands Mens Shed Meeting - Premier Hodgman

7.2 GENERAL MANAGER COMMITMENTS

20 October 2015	Council Meeting
26 October 2015	Common Services Meeting
27 October 2015	Tourism Committee Meeting
29 October 2015	LGAT General Meeting
2 November 2015	Meeting ratepayer
4 November 2015	Meeting Lions Club re Bushfest
5 November 2015	Meeting Page Seager
9 November 2015	Meeting Brighton, Southern Midlands & Derwent Valley Councils – marketing
10 November 2015	Planning Committee Meeting

8.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

8.1 FUTURE WORKSHOPS

9.0 MAYORAL ANNOUNCEMENTS

Annual General Meeting – 7th December 2015 Municipal Offices Bothwell commencing at 8.45 a.m.

10.0 MINUTES

10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 20th October 2015** be **received**.

10.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 20th October 2015** be **confirmed**.

10.3 RECEIVAL DRAFT PLANNING COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of **Planning Committee Meeting** of **Council** held on **Tuesday 10th November 2015** be **received**.

10.4 RECEIVAL DRAFT TOURISM COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of **Tourism Committee Meeting** of **Council** held on **Tuesday 27th October 2015** be **received**.

10.5 RECEIVAL DRAFT PLANT COMMITTEE MEETING

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of **Plant Committee Meeting** of **Council** held on **Tuesday 20th October 2015** be **received**.

11.0 BUSINESS ARISING

12.0 NRM REPORT

Moved C/r

Seconded C/r

THAT the NRM Report be received.



Derwent Catchment Natural Resource Management Committee Inc.
PO Box 22 Hamilton Tas 7140 Phone: 6286 3211

Report for Central Highlands Council 15th October to 11th November 2015

General Business:

Our AGM was held on the 16th of October. The meeting was successful with 31 people in attendance and lots of discussion and interaction. The Derwent Catchment NRM Committee Membership Prospectus was passed, which outlines a tiered membership to reflect the level of service provided to different groups and individuals. Richard Doyle (utas Soil Scientist) convened a lively discussion on agricultural sustainability, global food security and other issues relating to modern agricultural production.

With the impending Premier's visit, there was large effort put into tidying up the grounds at the Resource Centre. Around 40 trees and shrubs were also planted at the site, several of which will fill the gap in the perimeter of the grounds along the main road into town. Jason and the works crew put in a big effort to get all this done in time, including a functioning irrigation system to make sure the plants actually grow!

Weed Management Program

Kathy has elected not to undertake subcontracts with Derwent Catchment NRM. This is a disappointment to us and has meant we have had to increase our efforts to liaise with stakeholders and find extra expertise to add to our working base. We have been focusing on the Central Highlands Weed Management Program this month holding meetings with Hydro and TasNetworks and taking a field trip Crown Land Services. We are also meeting with State Growth next week. We have also been actively lobbying for the Poatina fire area weed control and are in conversation with Peter Mooney from Parks with regard to funding for this project. Hydro have agreed to fund this program. This however means that less money will be spent on other Hydro areas. Hydro are also supporting more extensive surveys of Orange Hawk Weed in the area. NRM South has provided funding for Orange Hawk Weed control at Butlers and Gorse control at Interlaken.

Adopt-a-shore at Great Lake will now be undertaken by Jarrah Vercoe. We have employed Jarrah as a casual to assist with on-ground weed management this season. We are also employing Rhys Fyfe (ex-green army crew) as a casual to support the program when we require two staff. Rhys is also working in the Derwent Valley to cover off on the needs further down the catchment.

Revegetation at Clearview

The plants at Clearview are doing well and are receiving consistent watering during this very dry spring. We visited the site with NRM South and it is providing a good example of our capacity to undertake revegetation projects.

Dairy Cares for the Derwent

Three clean rivers applications for improving effluent management systems and revegetation have been received and we will work on developing these with Dairy Tasmania over the next month.

The Premier and staff visited the Hamilton Resource Centre on the 5th November as part of a Landcare initiative. Several local landowners and community members came to the event and Josie gave a presentation about the work of The Committee and its supporters. After lunch, a small group visited David Jones' dairy farm to discuss the Dairy Cares for the Derwent Program. The event was successful and the Premier was interested in the programs the Committee is running across the Catchment.

Nursery



The Miena cedar gum seeds are germinating and we have several seedlings on the go. We have recorded the number of seeds taken from each adult tree and will be able to assess seed viability. We have also had success with the revegetation species we are propagating, *Poa* grass, some *Juncus* and stringy barks. We are seeking volunteer support to assist in the nursery which will allow us to create our base stock and expand production in the future.

NRM South

We have received the final signed contracts for this year's funding. Josie has worked to progress projects for the biodiversity program with Magali Wright from NRM South. There has also been work on farm plans including completion of the farm plan database.

A recent senior bureaucrat visit from Canberra was facilitated by NRM South and involved a visit to the Clearview revegetation and a discussion at New Norfolk about the karamu control works that DCNRM have been involved with.

Grant applications

Open at the moment is the National Landcare Program Sustainable Agriculture small grants round. We are developing a project for sustainable ag extension.

Yours Sincerely,

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

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

13.0 FINANCE REPORT

Moved **Clr**

Seconded **Clr**

THAT the Finance Report be received.

14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

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

Moved **Clr**

Seconded **Clr**

THAT the Development & Environmental Services Report be received.

14.1 SA 2015/00039: J B MEDBURY PTY LTD OBO PP WOODLANDS CO. PTY LTD AND E A CAMERON - ONE LOT & BOUNDARY ADJUSTMENT OF FIVE TITLES AND ONE LOT SUBDIVISION IN THE RURAL ZONE AT TUNBRIDGE TIER RD AND INTERLAKEN RD, INTERLAKEN

Report By:

Senior Contract Planner (D Mackey)

Applicant:

J B Medbury Pty Ltd, Land Surveyors

Owner

P.P. Woodlands Company Pty Ltd and E.A. Cameron

Discretions

Use: 'Subdivision'

Proposal:

Council is in receipt of an application for a boundary adjustment involving five existing titles and subdivision to create one additional lot on land at the corner of Interlaken Road and Tunbridge Tier Road at Interlaken. The current titles describing the land are in Certificates of Title 168930/2, 168930/3, 168930/4, 169706/2 and 229180/1.

The existing five titles are large rural lots ranging in size from 196 ha to 1581. Five of the proposed six new lots would be a similar order of size, ranging from 145 ha to 1593 ha. The sixth 'additional' lot would be 20.93 ha. Three of the existing lots, CT 168930/2, CT 168930/4 and CT 229190/1, straddle Tunbridge Tier Road and the boundary adjustment aspect of the proposal would see their boundaries generally re-aligned along the road, although the eastern-most section of CT 229190/1 would still retain a portion that straddles the road. The western boundary of these titles abuts the edge of Lake Sorell.

CT 168930 is the only existing titles that does not have frontage to a public road. The boundary adjustment would resolve this, adding it to a parcel of land that has a lengthy frontage to Tunbridge Tier Road.

CT 169706/2 currently straddles Interlaken Road. It is this portion of that lot that is proposed to be subdivided off to create the 20.03 ha new lot, with approximately 10 hectares on either side of the road. The western boundary of this lot abuts the edge of Lake Crescent.

The land is predominantly native vegetation although there are extensive areas of cleared grazing land throughout.

The proposal is within the Rural Zone under the *Central Highlands Planning Scheme 1998*, and is 'discretionary' within the zone. The application was submitted, with all the necessary information and fees, prior to the recent declaration of the Central Highlands Interim Planning Scheme 2015, and therefore is to be considered under the 1998 scheme.

Site Description:

The overall land area is approximately 2,930 hectares and is predominantly bush but with extensive cleared grazing areas and some forestry. The western boundary of the overall area abuts Lake Crescent and Lake Sorell.

Interlaken Road and Tunbridge Tier Road bisect the land, and many of the existing titles straddle these roads. The boundary adjustment would result in most titles no longer being cut by a public road. The application states that the boundary adjustment aspect of the proposal is to facilitate better management of the properties.

Access arrangements

The land is currently accessed by numerous existing vehicle access points off Tunbridge Tier Road and Interlaken Road.

At the time of writing this report it was unclear whether all proposal lots will be served by an existing safe access point. A condition of approval should ensure all lots have a vehicular access compliant with Council standards. The frontages are very long, and it can be safely assumed that if a rearranged lot requires a new access, an appropriate location will be able to be found.

Environmental values

The proposal is generally to amend existing boundaries and retain large to very large lots. Whilst the land clearly retains substantial areas of native vegetation, the proposal would not directly threaten any significant environmental values that might exist on the land.

Should development, (such as a new dwelling), be proposed on any of the new titles, there are sufficient areas of cleared grazing land where such development could occur with minimal impact on environmental values. Any such impacts could adequately be assessed at that time, under the relevant provisions of the applicable planning scheme.

Servicing

The subject site is not located within a serviceable district and any development on the land would require onsite servicing.

Statutory Status:

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

Permissible uses in the Rural Zone include 'feedlot', 'forestry', 'house', 'rural industry', 'saleyard', 'utility minor' and 'visitor accommodation'. These are all potential likely uses that could occur on any of the newly created lots if the subdivision were to proceed.

Section 109(1)(d) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* provides the requirements in terms of frontage and land area to ascertain what should constitute a minimum lot within a 'country building area'. Given the Planning Scheme is silent on a frontage requirement for subdivision occurring within the Rural Zone, Section 109(1)(d)(ii) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* applies. This provision provides that a lot must have a minimum 3.6 metre frontage onto a road. The subdivision satisfies the requirements of this section.

Advertising:

The application was subject to a 14 day statutory notification period in accordance with section 57 of the Act from the 9th to the 23rd of October 2015. No representations were received.

Planning Evaluation**General Objectives:**

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

- (a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*
- (b) To provide for the fair, orderly and sustainable use and development of air, land and water;*
- (e)(iv) To encourage land use and development to occur in consideration of land capability;*

The application would accord with the above general objectives relation to sustainable land use as the proposed lot sizes and configuration are generous and allow for the continued agricultural use of the site.

Rural Zone Objectives:

The Objectives of the Rural Zone are reproduced as follows:

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

The current proposal would maintain the values of the land into the future by providing large lots that are capable of sustaining agricultural uses. The subdivision appears to be unlikely to promote conversion to other uses at this time.

Five of the six proposed lots are very large, ranging from 145 to 1593 hectares and would therefore retain all the rural development potential of the existing titles. The 'new' 20.93 hectare title is significantly smaller; however it complies with the 20 hectare minimum lot size in the planning scheme, and therefor must be accepted.

The proposal is considered to be consistent with the objectives and development standards of the Rural Zone.

Development Standards

Part 1.6 of the Scheme prescribes the development standards relating to subdivision of land.

Lot size

As mentioned above, the most of the proposed lots are very large, ranging from 145 to 1593 hectares, whilst one lot is 20.93 hectares. All proposed lots comply with the 20 hectare minimum lot size in the planning scheme.

Schedule 3 – Road Hierarchy, Access and Setback Requirements:

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

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

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

Clause S.3.4 further states that:

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

At the time of writing this report it was unclear whether all proposal lots will be served by an existing safe access point. A condition of approval should ensure all lots have a vehicular access compliant with Council standards. The frontages are very long, and it can be safely assumed that if a new lot requires a new access, an appropriate location will be able to be found.

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

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

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

Comments in relation to relevant State Policies are discussed below.

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

These have been addressed previously.

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

The proposed subdivision would have minimal impact on these factors.

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

The subdivision would have negligible social or economic impacts upon the locality. The rearrangement of boundaries will make property management easier by reducing the number of titles bisected by a public road.

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

The subdivision is unlikely to have any negative impact upon adjoining land uses due to the generous lot sizes and similar land use on adjoining properties.

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

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

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

It is considered that the likely future use of the proposed lots will not result in traffic generation rates that would exceed the capacity of the road system in the locality given the minor increase in lots.

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

No land degradation is expected to result from this subdivision.

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

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

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

No known aboriginal or historic cultural heritage sites exist on the property.

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

State Policy Implications

▪ **State Policy of Water Quality Management**

The proposal will not result in any works near either Lake Crescent or Lake Sorell, despite the fact that the land borders on these lakes, and complies with this Policy.

▪ **State Policy on the Protection of Agricultural Land 2009**

The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy.

There are seven principles to guide outcomes that give effect to the Policy. Principles 1 to 4 deal with Prime Agricultural Land and are not relevant to the consideration of this application. Principles 5 to 7 state:

5. All agricultural land is a valuable resource for Tasmania. The protection of other than prime agricultural land from conversion to non-agricultural use will be determined through planning schemes.
6. Adjoining non-agricultural use and development should not unreasonably fetter agricultural uses.
7. Planning schemes will make provisions for the appropriate protection of the range of non-prime agricultural lands within a specified irrigation scheme.

The proposed subdivision will generally retain large lot sizes. The subdivision will not result in a conversion of significant agricultural land to other land use at this time and is considered to accord with the Policy.

Technical Matters

Water: No domestic reticulated water services are available to the land.

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

Stormwater: No reticulated stormwater services are available to the land.

Access: Refer to the body of this report for comments relating to access.

No other issues of concern have been raised.

Environmental Implications

No environmental implications are expected as a result of the development.

CONCLUSION

Application has been made to adjust boundaries and create one additional lot. The boundary adjustment will produce five very large titles similar in size to the existing and one relatively small 20 hectare title.

The proposed subdivision complies with the subdivision standards prescribed under the Scheme and is therefore justified on this basis.

No representations were received during the public consultation period.

Approval is recommended subject to standard conditions.

Recommendation

Moved C1r

Seconded C1r

That Central Highlands Council (Planning Authority) in accordance with the provisions of the Central Highlands Planning Scheme 1998 and Section 57 of the *Land Use Planning & Approvals Act 1993*, APPROVE the application for a boundary adjustment of five lots and the subdivision of one lot in the Rural Zone at Interlaken Road and Tunbridge Tier Road, Interlaken, (Certificates of Title 168930/2, 168930/3, 168930/4, 169706/2 and 229180/1), subject to the following conditions:

General

1. The subdivision layout 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.

Final Plan

2. A fee as determined by Council resolution from time to time must be paid to Council prior to the sealing of each stage of the final plan of survey.
3. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
4. All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Easements

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

Endorsements

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

Covenants

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

Rural access

8. A separate vehicle access must be provided from the road carriageway to each lot, whether by an existing compliant access, the upgrade of an existing non-compliant access or the construction of a new access. Accesses must be a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 Rural Roads - Typical Standard Access and SD-1012 Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's General Manager.
9. No works on or affecting the Tunbridge Tier Road or the Interlaken Road reservations are to be commenced until and unless construction details are approved by Council's General Manager.

The applicant shall also be advised that:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

14.2 DA 2015/00035: BRADY CONTRACTING: DWELLING WITH RELAXATION OF SETBACK TO ROAD AT 1151 MARKED TREE ROAD, HAMILTON, IN THE RURAL ZONE

Report By:

Senior Contract Planner (D Mackey)

Applicant:

Brady Contracting

Owner:

C & N A Brady

Proposal:

Council is in receipt of an application to construct a dwelling on a property at 1151 Marked Tree Road, Hamilton, seeking a small relaxation of the road frontage setback.

The proposed house is a four-bedroom 204 m² single storey house. External wall cladding is 'weathertex' and roofing is colorbond. The proposed wall colours are 'mangrove', 'charcoal' and 'shale grey' and the roof colour is 'shale grey'.

Storage containers exist on the land, which were approved by council earlier in 2015.

Site Description:

The 6.347 hectare property is a wedge shape with Marked Tree Road along one long-side and Thousand Acre Lane along the other. Access is from Marked Tree Road, and the house is setback from that road by over 100 metres. The setback to one house corner from Thousand Acre Lane, however, is 26 metres, whereas the scheme standard is 30 metres. The setback to the western side boundary is approximately 160 metres.

The property is cleared pasture with a scattering of paddock trees, contains a dam and is zoned rural.

Background

Earlier in 2015 Council granted approval for a number of shipping containers, for storage, that had been moved onto the property.

Statutory Status:

The application was submitted with all necessary information and the fees prior to the declaration of the Central Highlands Interim Planning Scheme 2015. It therefore must be considered under the Central Highlands Planning Scheme 1998.

The land is located within the Rural Zone under the Central Highlands Planning Scheme 1998. A new house on an existing lot is a discretionary use within the Zone, a secretion is (was) also required for relaxation of the front setback pursuant to Clause 1.16. One corner of the proposed house is within the standard 30 m setback from Thousand Acre Lane, being proposed only 26 metres from the road on the submitted application plans. However, the applicants have advised they are willing to adjust the location so that it meets the standard. This can be done via a condition of approval.

Advertising:

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 5th to the 19th of October 2015. One representation was received within the public consultation timeframe. The concerns raised by the representor are detailed as follows:

Issues raised	Planning response
No geotech report has been provided to Council for either the house or in support of the waste disposal proposal which council would be aware is essential as springs underground on the land (as notified to council in my objection to the DA for the storage sheds) become the creek on the Rosevale property.	The application is accompanied by a Site Classification to AS2870-2011/4055-2006 and Onsite Wastewater System Design from an appropriately qualified person. This details the onsite wastewater treatment system design necessary to comply with environmental requirements and ensure no off-site contamination occurs. It is considered that the issue raised has been adequately addressed in the application.
No details of the septic system have been provided.	The application is accompanied by a Site Classification to AS2870-2011/4055-2006 and Onsite Wastewater System Design from an appropriately qualified person. This details the onsite wastewater treatment system design necessary to comply with environmental requirements and ensure no off-site contamination occurs. It is considered that the issue raised has been adequately addressed in the application.
The proposed dwelling is too close to the boundary of Thousand Acre lane and does not comply with the minimum distance as set out by council.	One corner of the house protrudes into the 30m standard setback distance from Thousand Acre Lane by 4 metres. This would be considered a minor relaxation of the standard and would not be unreasonable to allow. Nevertheless, the applicants have advised they would accept a condition requiring the house location to be amended slightly so that the entirety of the house is 30 metres from the road. There are no practical obstacles to this on site, and it is recommended that such a condition be applied.
The site plan is not to scale and therefore is unclear to me and to council.	The site plans within some documents forming the application were a little unclear and not-to-scale, such as the Bushfire Hazard Assessment Report. The planning and building plans, however, were clear and to-scale, and dimensioned. It is considered that the issue raised has been adequately addressed within the application.

Notification

The proposal did not require referral to any State Agencies or other authorities.

Planning Evaluation

General Objectives:

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

- (a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*
- (b) To provide for the fair, orderly and sustainable use and development of air, land and water;*
- (e)(iv) To encourage land use and development to occur in consideration of land capability.*

The application accords with the above General Objectives in relation to sustainable land use as the development will not result in any major harm to the natural environment.

Rural Zone Objectives:

The Objectives of the Rural Zone are reproduced as follows:

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

The construction of a dwelling on the land is consistent with maintaining compliance with the Rural Zone objectives. It will facilitate the use and the property for rural activities such as small-scale agriculture.

Development Standards

Standard setbacks within the Rural Zone are 30 metres from a road boundary and 100 metres from any other boundary. With the adjustment of the house location, the proposal will comply with these standards.

It is noted that the development has been sited on an existing cleared space to maximise the retention of existing native trees scattered on the property.

Schedules

Schedule 3 – Road Hierarchy, Access and Setback Requirements:

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

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

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

The proposal does not include any new accesses as the house site is already served by an existing access. The sight distances from the location are adequate.

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

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

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

Comments in relation to relevant State Policies are discussed below.

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

These have been addressed previously.

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

The proposed house is a low profile design, and colours will blend, rather than contrast, with the rural setting.

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

The proposal would have minimal impact on economics of the locality.

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

The proposed house is a significant distance from the side boundary, well in excess of the 100 metre standard. This is considered acceptable.

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

No new access is required.

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

The additional traffic generated as a result of this development is small and considered acceptable.

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

The application is accompanied by a Site Classification to AS2870-2011/4055-2006 and Onsite Wastewater System Design from an appropriately qualified person. This details the onsite wastewater treatment system design necessary to comply with environmental requirements and ensure no off-site contamination occurs. It is considered that the issue raised has been adequately addressed in the application.

No significant areas of native vegetation will be cleared for the development and site disturbance will be limited. Land degradation is not likely to occur as a result of this development.

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

The impacts upon surrounding properties will occur mainly as visual impact from the road and nearby properties. This impact is generally considered acceptable given the low-profile nature of the development and proposed colours.

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

No impacts on heritage values are anticipated as a result of this development.

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

The representation has been considered above..

State Policy Implications

State Policy of Water Quality Management

Subject to appropriate conditions, the proposal is considered to be able to demonstrate compliance with this Policy with regard to ensuring wastewater is adequately disposed of on-site and sediment transport into surface waters does not occur.

State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses of any Agricultural land is subject to the principles of the Policy.

The land is not Prime Agricultural land and the proposal will not significantly impact the non-prime agricultural use of the land.

Technical Matters

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

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

Stormwater: No reticulated stormwater serviced are available to the land.

Access: Refer to the body of this report for comments relating to access.

No other issues of concern have been raised.

CONCLUSION

Approval is sought for the construction of a dwelling on a 6.347 ha property at 1151 Marked Tree Road, Hamilton. The proposed house is a four-bedroom 204 m² single storey house. External wall cladding is 'weathertex' and roofing is colorbond.

A house and appurtenant structures are a discretionary use category in the zone. Discretion was also required in this case to allow relaxation of the front setback. However, the applicants will accept a condition requiring the dwelling to be moved back 4 metres to comply with the standard setback. The proposed siting is therefore consistent with that of the Rural Zone provisions.

One representation was received in relation to the proposal which raised issues relating to the setback relaxation, wastewater treatment and the standard of information within the application. These matters are considered to have now been adequately addressed.

On balance, the proposal is considered consistent with the *Central Highlands Planning Scheme 1998* and accordingly, approval is recommended subject to conditions and advice.

Recommendation

Moved **Clr**

Seconded **Clr**

That Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, APPROVE the application for a House in the Rural Zone at 1151 Marked Tree Road, Hamilton, for Brady Contracting Pty Ltd; Certificate of Title Volume 100803/1, subject to the following conditions:

General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

Location Adjustment

3. The siting of the dwelling must be adjusted so that the location of the house is a minimum 30 metres from the boundary of Thousand Acre Lane.

Amenity

4. All external metal building surfaces must be clad in non-reflective pre-coated sheeting or painted to the satisfaction of the General Manager, in accordance with the approved colours.

Bushfire Management

5. Before the use commences the land and dwelling must be developed and completed in accordance with the approved "Bushfire Hazard Assessment Report" (dated November 2014) prepared by Wayne Edser and must continue to be maintained to the satisfaction of the Council's General Manager.

Protection of Water Quality

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

Stormwater

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

Environment

8. Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing and Special Connection Permit issued by the Permit Authority in accordance with the *Building Act 2000* prior to the commencement of any works.

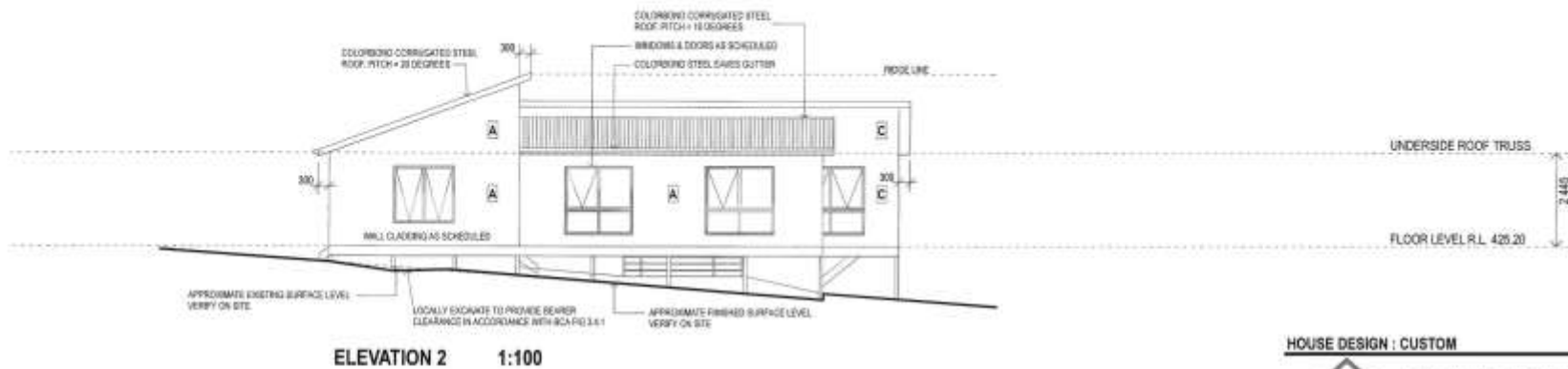
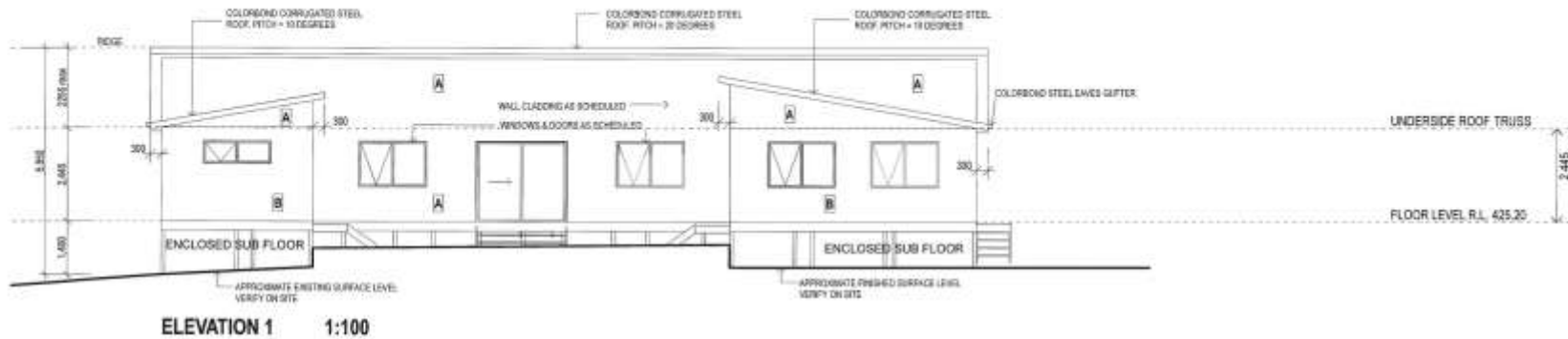
Construction Amenity

9. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
- Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
10. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

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

Carried



MATERIAL AND COLOUR SCHEDULE		
CODE	ELEMENT	COLOUR
WALL CLADDING	WEATHERTEX	A = MANGROVE
	GROOVE SMOOTH	B = CHARCOAL
DOWNPIPES	PVC	C = SHALE GREY
		TO MATCH WALL COLOUR
EAVES GUTTERS	COLORBOND STEEL	'MONUMENT'
FASCIAS	COLORBOND STEEL	'MONUMENT'
ROOF SHEETING	COLORBOND CUSTOM ORB	'SHALE GREY'
DOORS	TIMBER	WHITE
WINDOWS & DOORS	ALUMINIUM - POWDER COATED	'PEARL WHITE GLOSS'

THE COLOURS INDICATED FOR NON PRE-FINISHED ELEMENTS (eg TIMBER POSTS, WEATHERBOARD CLADDINGS) IN THIS SCHEDULE ARE TO BE VERIFIED ON SITE BY THE CLIENT. IF THERE ARE ANY CHANGES MADE TO PAINT COLOURS, THE OWNER SHALL OBTAIN APPROVAL FROM THE CERTIFYING AUTHORITY BEFORE PUTTING WORK IN HAND.



ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3558,
BAL = 12.5

SURFACE LEVELS INDICATED ON THESE ELEVATIONS AND SECTIONS
ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE OWNER/
BUILDER SHALL VERIFY THE ACCURACY OF THE LEVELS ON SITE &
PRIOR TO MAKING APPLICATIONS OR PUTTING WORK IN HAND.
SHOULD ANY DISCREPANCIES BE FOUND THE OWNER SHALL ADVISE
KITOME IMMEDIATELY IN WRITING

HOUSE DESIGN : CUSTOM

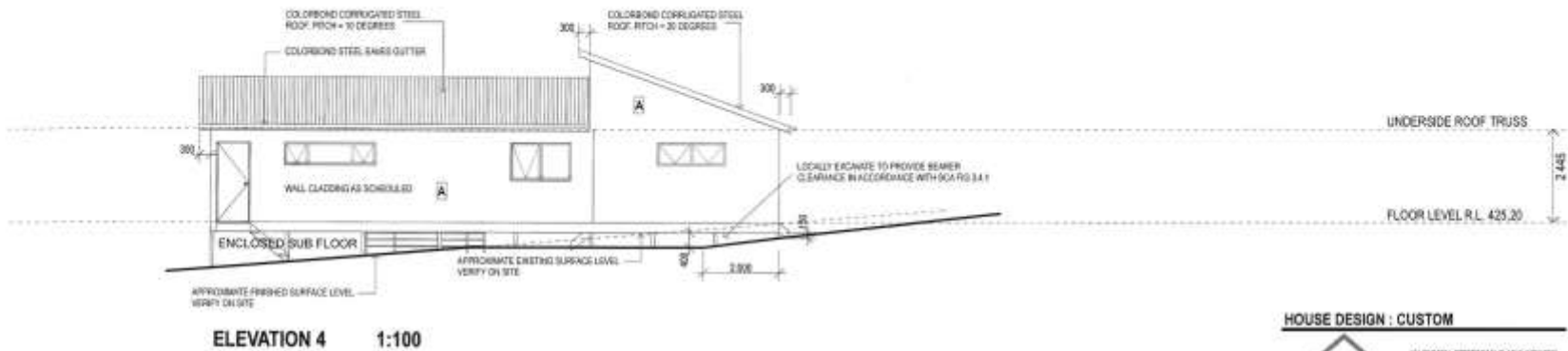
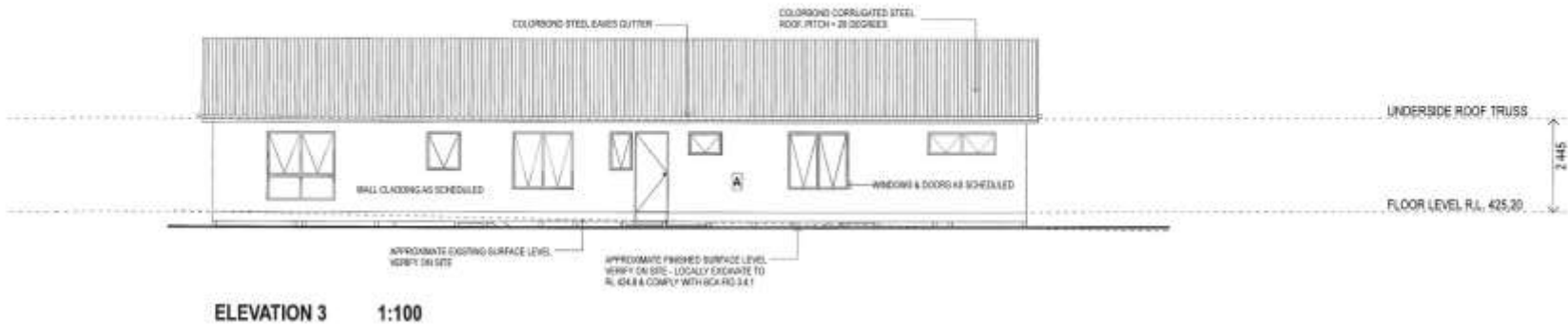
KITOME
- as unique as you are -

Drawings Prepared By:
SCHARTER DESIGN PTY LTD
Victoria - BPD REGISTRATION No 074-02588
Tasmania - TMS ACCREDITATION No CCR0340
Standard - AS/NZS 1546:2011

DETAILS OF BUILDING KIT
FOR C & N BRADY
1109 MARKED TREE ROAD
HOLLOW TREE TASMANIA 7140

Drawing Status:
CONSTRUCTION / BUILDING APPROVAL

Scale	As Noted	MS	9/10/15-30/08
Print Date	21/04/15	Checked	MS
Drawing No.	WD3.1	Revised By	A



MATERIAL AND COLOUR SCHEDULE		
CODE	ELEMENT	COLOUR
WALL CLADDING	WEATHERTEX	A = MANGROVE
	GROOVE SMOOTH	B = CHARCOAL
DOWNPIPES	PVC	C = SHALE GREY
	EAVES GUTTERS	TO MATCH WALL COLOUR
FASCIAS	COLORBOND STEEL	'MONUMENT'
ROOF SHEETING	COLORBOND CUSTOM ORB	'SHALE GREY'
DOORS	TIMBER	WHITE
WINDOWS & DOORS	ALUMINIUM - POWDER COATED	'PEARL WHITE GLOSS'

THE COLOURS INDICATED FOR NON PRE-FINISHED ELEMENTS (eg TIMBER POSTS, WEATHERBOARD CLADDINGS) IN THIS SCHEDULE ARE TO BE VERIFIED ON SITE BY THE CLIENT. IF THERE ARE ANY CHANGES MADE TO PAINT COLOURS, THE OWNER SHALL OBTAIN APPROVAL FROM THE CERTIFYING AUTHORITY BEFORE PUTTING WORK IN HAND.



ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3959, BAL = 12.5

SURFACE LEVELS INDICATED ON THESE ELEVATIONS AND SECTIONS ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE OWNER/BUILDER SHALL VERIFY THE ACCURACY OF THE LEVELS ON SITE & PRIOR TO MAKING APPLICATIONS OR PUTTING WORK IN HAND. SHOULD ANY DISCREPANCIES BE FOUND THE OWNER SHALL ADVISE KITOME IMMEDIATELY IN WRITING

HOUSE DESIGN : CUSTOM

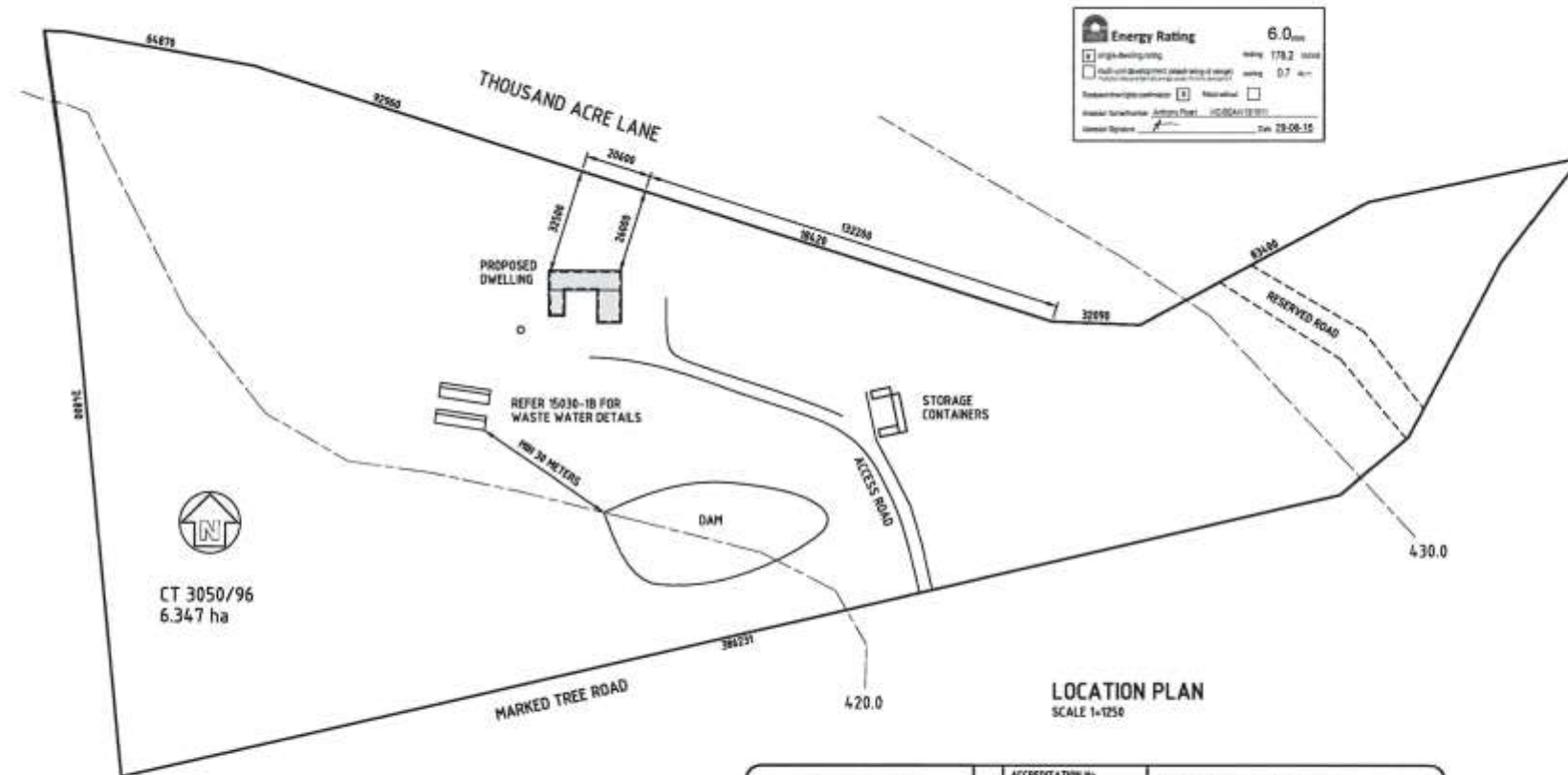



101 FIDGELL STREET (M) PLANS NOW 270
101, 103, 105 (M) PLANS NOW 270
101 - 103 (M) 105
101 - 103 (M) 105

DETAILS OF BUILDING KIT
FOR C & N BRADY
1189 MARKED TREE ROAD
HOLLOW TREE TASMANIA 7140

CONSTRUCTION / BUILDING APPROVAL			
As Noted	MS	97075-2346	
First Date	21/04/15	Checked	MS
Drawing No	WD3.2	Issue No	A





 <p> ISLE DRAFTING HONG DESIGN ALTONA 10000 ELECTRICAL & GENERAL Phone 6594295 Mobile 94067446 </p>	TO BE SEAL ONLY BY REGISTRAR OF HAMILTON	ACCREDITATION No. CC665	PROPOSED DWELLING CRAIG & NICOLE BRADY LOT 1 MARKED TREE ROAD HAMILTON
		SCALE 1:1250	
DRAWN M WAY	DATE 16.06.2015	REVISION DATE	
TPA (HAMILTON) LTD DUNEDIN PT., TPO			

14.3 REQUEST FOR LODGEMENT OF DEVELOPMENT APPLICATION & REMISSION OF FEES FOR TWO SHEDS AT HAMILTON SHOWGROUNDS

Report By:

Manager DES (G Rogers)

Background:

Council has received a Development Application (DA) from the Hamilton District Agricultural Society for the construction of two 25 x 12m shed at the Hamilton Showgrounds which will replace the existing marquees used. As the Hamilton Showgrounds is Council property the application form must be signed by the General Manager (GM) before it is valid.

A brief description of the proposal is outlined below, however, it should be noted that this report relates simply to whether Council gives consent for the planning application to be made and is not a planning assessment.

Proposal:

Approval is sought for two 25 x 12m sheds at the Hamilton Showgrounds. The show society has applied to the Tasmanian Community Fund for funding to purchase and construct the two building and a result of their decision will not be known until December 10th. If that funding application is successful it is anticipated that the two building would be constructed in time for next year's show on Saturday 5th March 2016.

The proposed sheds are a discretionary use under the Central Highlands Interim Planning Scheme 2015 and the fee associated with this application will be \$590.10 being an Assessment Fee of \$280.10 and Statutory Advertising of \$310.00. The applicant is also seeking a remission of these fees.

Discussion:

Granting consent would enable the formal consideration of the necessary planning application. It should be noted that the construction of the two sheds in reliant on approval of the funding application.

It is considered reasonable based on the information to hand that consent be granted to lodge the application.

Recommendation

Moved **Clr**

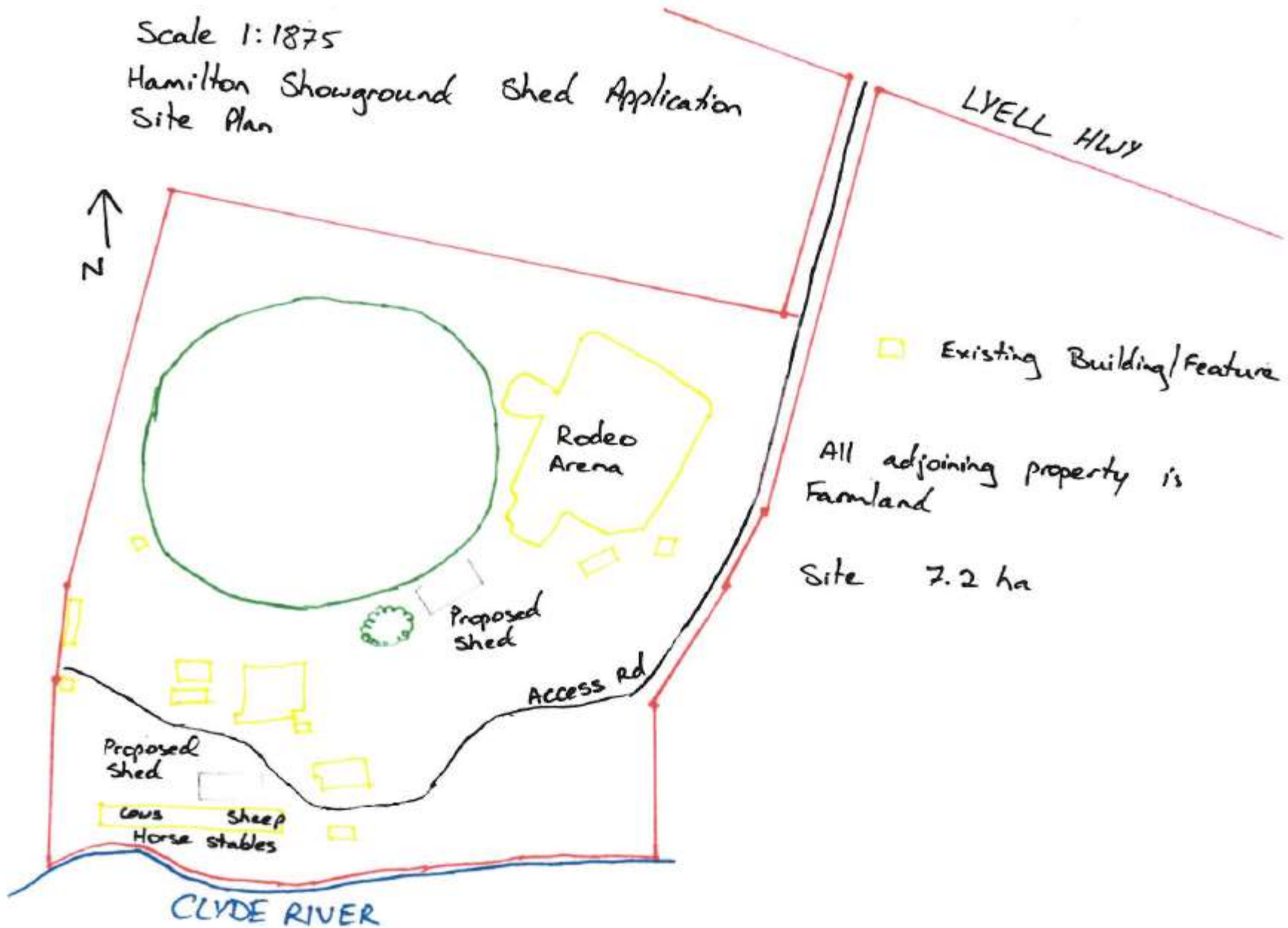
Seconded **Clr**

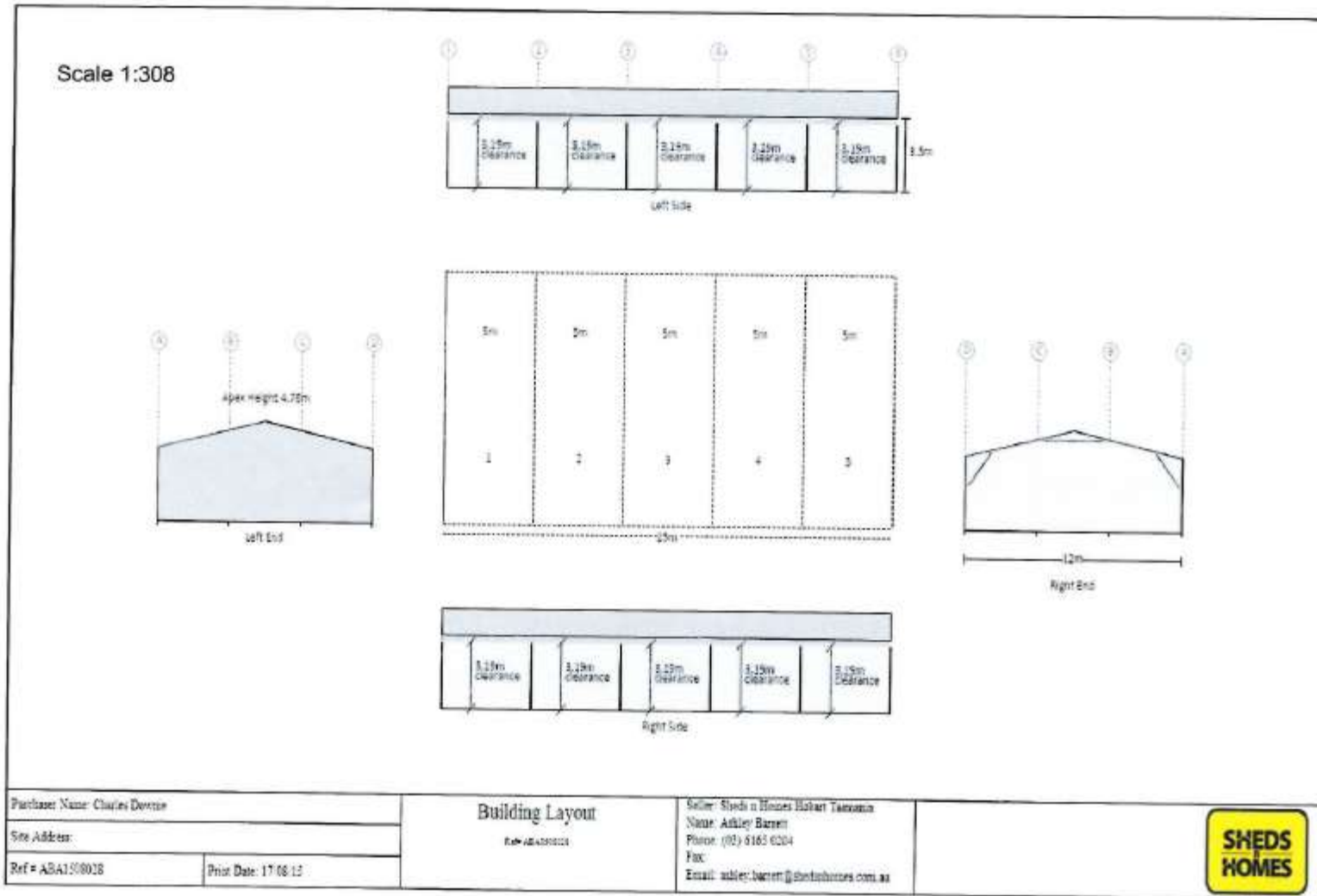
That Council grants consent pursuant to section 52 (IB) of the Land Use Planning and Approvals Act 1993 for the proposal outlined and authorises the General Manager to provide written consent and sign the application form; and

That Council remit the Development Application Fee of \$590.10.

Carried

Scale 1:1875
Hamilton Showground Shed Application
Site Plan





14.4 DOG MANAGEMENT POLICY REVIEW

Background

Under the Dog Control Act 2000 a Council is to develop and implement a policy relating to dog management in its municipal area with the policy to be reviewed at least once every 5 years.

The Dog Control Act 2000 specifies the relevant areas that must be included in a dog management policy which are:

- A code relating to responsible ownership of dogs;
- The provision of declared areas;
- A fee structure;
- Any other relevant matters

An internal review of the Dog Management Plan 2010 has been undertaken with a draft Dog Management Policy 2015 prepared in accordance with the requirements of the Dog Control Act 2000. At the July Council meeting Councillors were given the opportunity to comment on the draft document, with no comments received. At the August Council meeting a motion was passed to invite public submissions on the draft policy.

Current Situation

The public were invited to comment on the Draft Dog Management Plan 2015 with advertisements being placed in the Mercury, Examiner, Advocate and The Gazette Newspapers on 19 September 2015, on Council's Website and posters displayed in businesses throughout the Municipality. During this time two submissions were received and are addressed below:

Comment	Response
Dogs causing a nuisance (i.e barking)	Nuisances are covered under Section 6 Enforcement in the draft Dog Management Plan 2015. The Dog Control Act 2000 also provides provisions for dealing with nuisances. Therefore it is considered that this is adequately covered.
Dangerous Dogs – Why allow dangerous dogs at all	Under Council's current fee structure the annual registration fee for a Dangerous Dog is \$1,000. This fee has been set to discourage members of the community from owning dogs that have been declared dangerous. The Dog Control Act 2000 has strict guidelines on dangerous dogs, including control of a dangerous dog, de-sexing of dangerous dogs, warning signage etc. Council does not currently have any dangerous dogs registered within the municipality. It is considered that the Dog Control Act 2000 adequately covers the provisions for keeping a dangerous dog.
Declared Areas <ul style="list-style-type: none"> • Would like to see a map of declared prohibited areas as listed in p9/10. • Off-leash areas should be identified throughout the municipality. 	<ul style="list-style-type: none"> • These areas are World Heritage, National Park, Conservation or Reserves. Most are in remote areas and to supply mapping would be difficult and complex. • Under Section 3 of the Draft Central Highlands Dog Management Policy 2015 it states that specific exercise and training areas will be considered by Council upon written requests from dog obedience trainers, registered clubs and/or community representatives.

Conclusion

It is considered that all issues raised during the public comment period are already adequately covered by the Dog Control Act 2000 and the draft Dog Management Policy 2015 and no changes are proposed to the document.

Recommendation

Moved **Clr**

Seconded **Clr**

THAT Council adopt the Dog Management Policy 2015.

Carried

14.5 DISPOSAL OF STEEL FROM WASTE SITES

For discussion

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

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

PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2015 / 00030 – DISC	J A M Malecky	746 Tods Corner Road, Tods Corner	Dwelling Addition

NO PERMIT REQUIRED UNDER PLANNING DIRECTIVE 4

DA NO.	APPLICANT	LOCATION	PROPOSAL

IMPOUNDED DOGS

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

There were no dogs impounded

15.0 WORKS & SERVICES

Moved **Clr**

Seconded **Clr**

THAT the Works & Services Report be received.

15.1 WORKS AND SERVICES REPORT

12th September 2015 – 14th October 2015

Re-Sheeting

Ellendale Road

Potholing / shouldering

Interlaken Road

Dennistoun Rd

Meadowbank Rd

14 Mile Rd

Jean Banks Rd

Waddamana Rd

Victoria Valley Rd

Penstock Rd

Wihareja Rd

Culverts / Drainage:

Drainage Ellendale Rd

Drainage Interlaken and Dennistoun Rd

Culvert and headwall replacement Ouse Township

Drainage Ouse township

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

152hrs Long Service Leave taken

21hrs Sick Leave taken

0hrs Annual Leave taken

Refuse / recycling sites:

Cover Hamilton Tip twice weekly

Removal of tyres from Bronte WTS

Push up green waste Bothwell WTS

Bulky rubbish run

Other:

Dig 2 x graves

Installation of motorcycles signs on Hollow Tree Rd

Remove Tree Marriots road

Remove falling tree Patrick Street

Repairs to footpath at Ouse

Clean up and tree planting at the resource Centre

Move rocks Riverside Reserve

Remove dangerous trees at Waddamana after bushfires

Cart gravel for capital works programs

Bridge Maintenance:

Replace 20 pieces of decking on Gowen Brea Bridge

Weed Management:

General spraying of all townships

Roadside spraying,

Hollow Tree Rd

Ellendale Rd

Marked Tree Rd

Holmes Rd

Dillions Rd

Marriots Rd

Quinns Rd

Rockmount Rd

Gully Rd

Halls Rd

McCullums Rd

Meadowbank Rd

Spraying of broom and brier Mt Adelaide

Spraying of Gorse Dennistoun Rd

Municipal Town Maintenance:

Collection of town rubbish twice weekly

Maintenance of parks, cemetery, recreation ground and Caravan Park.

Cleaning of public toilets, gutters, drains and footpaths.

Collection of rubbish twice weekly

Cleaning of toilets and public facilities

General maintenance

Mowing of towns and parks

Town Drainage

Plant:

PM 738 Triton Ute (H) serviced, new steering damper, new brakes

PM 710 JCB Backhoe (B) new rear tyres

PM 705 Mack Truck (H) new grill

PM 755 Triton Ute (B) serviced

Private Works:

Greg Branch mower hire

Patsy Bryant mowing

Graham McCulluck water delivery

Stornoway gravel and truck hire

Scott Shearing water delivery

Rob Drystale gravel and truck

Ricky Sonners backhoe delivery

Beckets mining mowing

Jason Branch mower hire

Mary Bye mowing

John Jones gravel and truck hire

Tom Clark gravel

Peter Murphy gravel and water delivery

Greg Ramsey grader hire

Linda Hall water delivery

Casuals

Toilets, rubbish and Hobart

Hamilton general duties

Bothwell general duties

Mowing and brush cutting

Program for next 4 weeks

Kerb replacement – Elizabeth Street Bothwell Start plant replacement process

Stabilisation works – Ouse Township and Victoria Valley Rd

Stage 3 Arthurs Lake Rd

15.2 PINE TREES OUSE RECREATION GROUND

For Information Council Works Manager has recently held a meeting with the property owners adjacent to the Ouse recreation ground. There is a row of Macrocarpa Pine trees along the boundary between the Council and their property. The fence is currently on the wrong side of the pine trees and most people would suggest that the pine trees are on Council land but this is false as we have recently had the Recreation ground re surveyed.

The property owners adjacent to the Council land are very concerned with the health and safety of the trees that are in poor condition and are going to remove the trees at their own cost in the near future. Council will then precede with the property owners to reinstate the fence in the correct position.

The trees are very dangerous and could cause harm to anyone using the rec ground as well.

The property owners are just bringing this to Council's attention as they are unsure if there is any heritage presence in these trees. But have confirmed that they are on their property and that they will be removed.

Council has been contacted by TasNetworks about having an available storage area that they can use in the case of a major bush fire and the Hamilton show grounds has been flagged as an ideal area.

They would need to store around 40 poles and associated pole top hardware and be available from now until say the 30/03/2016.

TasNetworks would be responsible to leave the site as they found it. Councils Works Manager will ensure that the gear would be stored in a location that it would not be in the way of the Hamilton Show.

Recommendation

Moved Cllr

Seconded Cllr

THAT Council allow TasNetworks to store appropriate gear at the Hamilton Recreation ground in case of a major bush fire from now until the 30/03/2016.

15.3 STATUS REPORT

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

Gorse at Christian Marsh, Responsible Officer: NRM

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

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

Platypus Walk, Responsible Officer: Works Manager

Regular Maintenance

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

Blackberry Removal, Responsible Officer: Works Manager / NRM

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

- **333 - 20/10/2015**

Schaw Street, Bothwell –Drainage, Responsible Officer: Works Manager

Cllr L M Triffitt requested that this item be placed on the Status Report

- **334 - 20/10/2015**

Gorse at the Clyde River Bridge Interlaken, Responsible Officer: Works Manager / NRM

Cllr R Bowden requested that this item be placed on the Status Report

- **335 - 20/10/2015**

Signage Hollow Tree Road (Motorcycles), Responsible Officer: Works Manager

Cllr E McRae requested that this item be placed on the Status Report

16.0 ADMINISTRATION

16.1 HIGHLAND LAKES ROAD

The Mayor has asked that the following letter from Roseanne and Alan Inkson be placed on the agenda

Below is an email I sent to you / Council in **July 2013!!**

I have just returned from our shack and the only change is that the dust problem is much worse. I was unable to open the front door due to amount of dust that continually comes off the road.

As ratepayers in the Central Highlands, I wish to draw to your attention the state of the Highland Lakes Road, outside our family shack at Reynolds Neck.

There is an excessive amount of dust coming off the road every time a vehicle passes, including many log trucks.

The water in our tank is contaminated by this dust and we are unable to drink it, therefore needing to bring water with us!

My family are suffering continually from nose bleeds and respiratory problems, that are directly related to the dust. My 6 year old grandson who suffers from asthma is unable to enjoy spending time there.

We have also had to remove the carpet as it is impossible to get the dust out. We now have to bring linen and pillows with us because the ones kept at the lakes are also filled with dust.

As the shacks in this area only cover approximately 3 kilometres, I would think it feasible that the road in front of these shacks should be sealed as a priority. This is the only area with shacks that doesn't have a bitumen surface in front of them.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT the Mayor respond advising of the lobbying she has undertaken on behalf of Council.

16.2 ELLENDALE HALL COMMITTEE

Nancy Hoskinson, Secretary of the Ellendale Hall Committee has advised that the Committee would like some clarity of roles and responsibilities for the Hall Committee and Council. Nancy has suggested the formulation of a possible Memorandum of Understanding. Another alternative is for Council to provide a lease.

The Hall committee is investigating the possibility of erecting a carport adjacent to the kitchen doors at the side of the building. This would provide undercover access when loading and unloading for events; weather protection for the existing door; and an all-weather barbecue area for the markets and other events.

The Committee is seeking Council approval for the erection of the carport prior to going through the formal planning and building process.

Recommendation:

Moved **Clr**

Seconded **Clr**

THAT Council:

- (a) Council enter into a five year lease agreement with the Hall Committee; and
- (b) Approval be given for the Committee to erect a carport at the Ellendale Hall.

16.3 PARK BENCHES – GOLF MUSEUM

Clr McRae has requested that this item be placed on the agenda and has provided the following information:

“Several ratepayers have approached me regarding the removal of the park benches outside Golf Museum, as it is aesthetically unappealing.”

Comment:

This matter was raised at the July Council Meeting. The following motion was moved:

“Moved Clr R L Cassidy

Seconded Clr R G Bowden

THAT the picnic table be relocated to a more appropriate location and definitely not within the photographic (perspective) line-of-sight of either historic building and the grass replaced.”

The Motion was lost 0/8

For Discussion

16.4 BOTHWELL NETBALL GROUP

Clr McRae has requested that this item be placed on the agenda and has provided the following information:

“There are many exercise groups evolving particularly in Bothwell. One group is the Netball group that runs Monday night in the school gym. This is mixed netball with many from the community joining in, including the Football club players. Can Council consider/discuss options to upgrade the outdoor netball courts near the caravan park. This would free up the school gym for other activities as well as get the game played outdoors which is a better health benefit.”

For Discussion

16.5 LITTER ON ROAD VERGES

Clr McRae has requested that this item be placed on the agenda and has provided the following information:

“There is a large amount of rubbish/litter on the road verges, particularly from Melton Mowbray turn off through to Bothwell along the Highland Lakes Road. It is unsightly and a potential fire hazard. For Discussion re options clean this up.

For ongoing solution to help curb this littering; signage along the road and rubbish bins as per Mrs Shannon Porter's letter to Council.” (letter sent to Clr McRae)

For Discussion

16/10/15

541 Highland Lakes Road
Apsley Tas 7030

Dear Erika,

As discussed, I have great concern regarding the amount of rubbish/litter strewn in particular areas along Highland Lakes Road,

My main concerns are the areas of Highland Lakes Road and Lower Marshes Road turn off, also Little Den bridge pull over area, Webb's pull over at the top of the Den, Pub with no Beer,

Could there be more rubbish bins installed in these areas please?

As you would know it is unsightly, and a potential fire hazard

Kind regards

Shannon Porter

16.6 RECOMMENDATION FROM TOURISM COMMITTEE – LITTER

The Tourism Committee discussed litter along the Lyell Highway and has recommended to council the following:

THAT a letter be sent to State Growth regarding litter on State Roads in the Central Highlands.

For Discussion

16.7 RECOMMENDATION FROM TOURISM COMMITTEE – MEETINGS

The Tourism Committee would still like to meet on a regular basis and has recommended to Council the following:

THAT the Tourism Committee meet on a quarterly basis.

For Discussion

16.8 PRESENTATION OF SCHOOL AWARDS:

Council will need to nominate a Councillor to attend the following School Presentations:

- a. Glenora District High – Monday 30th November at 1.30 – Cllr Downie
- b. New Norfolk High School – Tuesday 1 December at 7.00 pm
- c. Bothwell District High School – Tuesday 8 December at 1.00 pm
- d. Westerway Primary School
- e. Ouse District Primary School – Thursday 10th December at 12.30 p.m. for Barbeque and assembly 1.30 p.m.

For Decision

16.9 LAKE MEADOWBANK – TOURISM INFRASTRUCTURE

Expressions of interest were advertised for suitably qualified tourist operators to develop and run tourism infrastructure and attractions on lake Meadowbank.

One EOI was received.

Cllr Allwright has responded to the applicant and advised the following:

Thank you for your interest in the council's wish to further develop Lake Meadowbank for tourism.

The Central Highlands Council however, sees that a development based at its Bethune Park, as described in our advertisement, would be better placed to capture a good share of the passing tourist trade and therefore foster a greater economic multiplier effect across the Ellendale/Ouse/Hamilton districts. The council is therefore offering to have discussions with a potential operator with regard to a suitable lease arrangement for Bethune Park.

I note your anticipation that your operation might be exclusive, however the CHC is in no position to offer any exclusivity to any business owners operating within its area.

For Information

16.10 THANKS IS ENOUGH AWARENESS CAMPAIGN

The Integrity commission is encouraging Council's to be a part of the "Thanks is enough" campaign.

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

The campaign will be rolled out during November.

For Decision



Our ref: 2015/001620

16 October 2015

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

Dear Ms Eyles

RE: 'Thanks is enough' awareness campaign

I am writing to provide preliminary information about 'Thanks is enough' and to encourage Central Highlands Council to be a part of this important and timely campaign.

As you would be aware, the Commission is assisting the public sector to better manage the ethical risks that emerge when gifts and benefits are offered to public sector employees.

Recently, the Commission released a report that examined gifts and benefits in the Tasmanian State Service (available on our website). The report showed the need for careful management of this ethical risk area and further reinforced the need for straightforward and easy-to-follow advice for all concerned.

The Commission recommends that public sector employees should decline gifts and benefits as a default response (with limited exceptions). This is straightforward and easy to follow, and offers the greatest protection for employees and public authorities. This advice is based on contemporary good practice in and beyond the state, and from our experience in dealing with this risk in public authorities.

To further support the public sector to manage this risk area, and in response to requests from some authorities, we are releasing the 'Thanks is enough' awareness campaign in November 2015. This is especially relevant as we approach the festive season when the prevalence of gifts and associated risks increase significantly.

The campaign's core message (see the attached poster mock-up) is that simple expressions of appreciation from the public and businesses are welcomed, but if that

expression involves a gift then it presents risks to the employee and the public authority involved. Therefore 'thanks is enough'.

This is a positive and proactive message that the community at large can easily grasp and remember. Given the simplicity of the message, it should be generally compatible with current gifts and benefits policies of all public authorities.

The Commission is providing all public authorities (free of charge) with a package of awareness tools to help spread this message. These can be customised in-house and distributed with minimal effort.

- For the public and suppliers/contractors – generic A3 posters, template letter to suppliers, template poster/flyer, and image banners for your website.
- For employees – template poster/flyer and image banners for your staff intranet and signature blocks.

We will be supporting general awareness in the community through various media and communications channels, commencing in mid-November.

We will send you further information about the campaign elements and how they can be obtained in coming weeks. If you require any further information in the meantime, please do not hesitate to contact Nic D'Alessandro (Manager Misconduct Prevention, Education and Research) on 6165 6861 or at nic.dalessandro@integrity.tas.gov.au.

Thank you for your ongoing support in building greater integrity across the public sector.

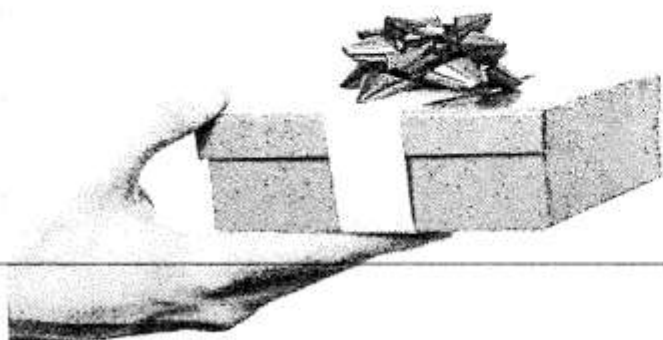
Yours sincerely



Diane Merryfull
Chief Executive Officer

THANKS

IS ENOUGH



At this time of year, many Tasmanians are keen to say thanks to our employees for all their work.

Members of the public and businesses sometimes want to do this by giving gifts to public sector employees — a bottle of wine, memorabilia, a six-pack, a voucher or a store card, just to name a few.

We appreciate the gesture, but we want you to know that 'thanks' is enough.

Giving us gifts can be a risk to our high standards of ethics and integrity. This is true all year round and the festive season is no different.

So that's why we say 'thanks is enough'.

Instead of a gift, please think of sending us a simple card, a letter or an email.

We'd appreciate it!

Lyn Eyles

From: Integrity Commission - MPER (IC) <MPER@integrity.tas.gov.au>
Sent: Monday, 9 November 2015 10:38 AM
To: Lyn Eyles
Subject: 'Thanks is enough' awareness campaign - now available
Attachments: Thanks is enough - public authority implementation guide.pdf

Dear Ms Eyles

I refer to a letter sent to you from our CEO (19 October 2015) regarding the 'Thanks is Enough' campaign. A package of campaign elements – including digital and print resources – is now ready for use. I have attached an implementation guide that provides an overview of the package and guidance on how the various elements can be used.

The campaign is straightforward, easy to adopt and fully supported by the Commission. We customise the campaign elements for you with your public authority's logo and name.

The campaign package is provided free-of-charge to each public authority to use as they see fit. To obtain the package for Central Highlands Council, please send a return email to request this and nominate a staff member that we should liaise with in your public authority. Our team will then coordinate provision of the package for you.

A number of public authorities have indicated their support for the campaign and will be implementing it in coming weeks. I appreciate the feedback that some heads of authorities have provided on the campaign concept. We have used this feedback to enhance the messaging where appropriate/possible.

I encourage you to consider adopting the campaign – especially given that the festive season is approaching. As the message of the campaign is widely seen and recognised, it will help to build integrity and better understandings around ethical risks across the Tasmanian community.

Please do not hesitate to contact the team for further information.

Regards

INTEGRITY COMMISSION

Misconduct Prevention Education and Research

Telephone: 1300 720 289

Facsimile: 03 6233 7215

MPER@integrity.tas.gov.au

www.integrity.tas.gov.au



**THANKS
IS ENOUGH**

At this time of year, many Tasmanians are keen to say thanks to our employees for all their work. Instead of a gift, we'd prefer that you send us a simple card, a letter or an email. We'd appreciate it.

'Thanks is enough'

Implementing the campaign in your public authority

Thank you for joining the 'Thanks is enough' campaign. We welcome your public authority's involvement in delivering this important message.

Your electronic package will include intranet and email banners, a customised A3 poster and flyer, and a template letter for suppliers, customers and contractors.

This guide outlines how to use these elements to implement the campaign in your public authority.

A3 POSTER

The poster will be customised with your public authority's logo and name. It has been designed to attract the attention of your employees, customers, suppliers and contractors.

Usage

The customised poster will be delivered to you electronically as an A3 sized print-ready PDF. Place the posters in prominent areas where staff and customers will most likely see them. Suggested areas are: noticeboards, lunch rooms, stairwells, elevators, and reception areas.



FLYER

The purpose of the flyer is to notify your public authority's customers, suppliers, contractors and the public of your involvement in the 'Thanks is enough' campaign.

Usage

The DL flyer will be customised with your public authority's logo and provided to you as an electronic print-ready PDF. Your public authority can then distribute the flyer electronically or in printed form.



TEMPLATE LETTER TO SUPPLIERS AND CONTRACTORS

The template letter advises suppliers and contractors of the 'Thanks is enough' campaign and encourages their assistance in expressing 'thanks' in a manner that does not induce risk.

Usage

The template letter is provided as a Microsoft Word document which can be used to address letters individually or as part of a mail merge.

WEB BANNERS

The purpose of the banners is to attract the attention of your employees, customers, suppliers and contractors, and deliver the campaign's message. The image/s tie-in with the poster to emphasise the theme.

Usage

Place the banners on as many internet and intranet pages as you see fit. They are ideally placed where advertisements or graphical elements are located on your pages.

Technical information

The banners are standard .png images, provided in three different layouts, as indicated.



EMAIL SIGNATURE BANNER

The email signature banner provides a far-reaching method to deliver the campaign message to your employees, customers, suppliers and contractors.

Usage

The image can easily be pasted into employees' signature blocks.



IMPLEMENTING 'THANKS IS ENOUGH'

1. Promote the campaign as widely as you can to all of your employees. Suggested methods are:
 - an email message to all employees;
 - employee newsletter article; and/or
 - intranet homepage news item to launch your campaign.
2. Promote the campaign as widely as you can to your customers, suppliers, contractors and members of the public using the template letter and customised flyer. The 'Thanks is enough' campaign message can also be delivered externally using the email signature banner.

NEED ASSISTANCE?

Contact the Misconduct, Prevention, Education and Research team

E. mper@integrity.tas.gov.au

P. 1300 720 289



16.11 REQUEST FOR DONATION – GREтна JUNIOR FIRE BRIGADE

The Gretna Junior Fire Brigade is seeking a donation from Council to assist the team to travel to Launceston for the Tasmania Fire Service State Championships on 7th & 8th November, 2015.

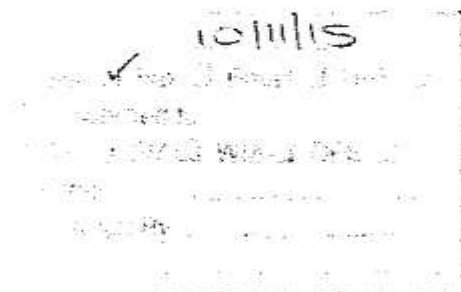
The Junior Brigade attend the Hamilton and Bushy Park shows and put on displays and demonstrations for the public and are very active in the community.

Council has in previous years supported the attendance of the Junior Brigade at State Championships.

For Decision

Gretna Fire Brigade
c/o 664 Marked Tree Road,
Gretna Tas. 7140
22nd. October 2015.

The Mayor
Central Highlands Council
Tarleton Street
Hamilton Tas 7140



Dear Deirdre,

I am applying on behalf of the Gretna Junior Fire Brigade for a donation to assist the team to travel to Launceston for the Tasmania Fire Service State Championships on 7th & 8th November 2015.

We have a dedicated team of juniors who are an integral part of the brigade and will be valuable fire fighters when they progress to the senior ranks. ~~The juniors dedicate one evening per week to training~~ and any assistance to help them develop their skills is of great importance.

The juniors attend the Bushy Park and Hamilton shows and put on displays and demonstrations for the public. The Gretna junior crew help to bring Christmas cheer by doing a lolly run to the Bushy Park, Gretna, Hamilton and Ouse townships and any large farms in the area. They also participate in the New Norfolk Christmas Parade by decorating and travelling in the vehicles and handing out lollies to the spectators. On a few occasions the juniors have participated in the Ouse Teddy Bears Picnic and when attending all these functions, they are very smartly kitted out in brigade polo tops and trousers that advertise the Central Highlands Council.

During this current fire season the senior members have assisted Hamilton and Ouse brigades in the response to the fires in the Osterley and Interlaken areas.

We greatly appreciate the support that your Council has provided to us in the past and any contribution this time will be most welcome.

Yours Sincerely,

Trafford Harvey
Second Officer, Secretary/Treasurer
Gretna Fire Brigade

16.12 OUSE COUNTRY CLUB – REQUEST FOR DONATION

Mr Mike Ellery, Secretary/Treasurer of the Ouse Country Club Inc has advised that the Club are holding a mixed Farmer's Day bowls event on Tuesday 15th November, 2015.

To make the day a success, the Club needs 16 teams of 4 players, and to attract the players will be offering prize money of \$1,000 for the day.

In the past, prize money has been \$300, and the Club is looking for help to cover the shortfall.

The Club would appreciate any assistance Council can provide.

For Decision

HOUSE COUNTRY CLUB (INC.)

Sunday, October 25, 2015

Mayor Deirdre Flint

Central Highlands Council

Po Box 20

Hamilton

Tas

7140

Dear Deirdre,

On Tuesday 15th November, we are holding a mixed Farmer's Day bowls event at the Ouse Bowls Club. In the past this has been a major fund-raising day for us, but unfortunately now most town-based clubs have all-weather synthetic bowls greens and are now playing up to 7 days a week. Sadly, a day in the central Highlands doesn't have the automatic pull that it used to have.

We really need 16 teams of 4 players to make the day successful and with that in mind we have decided to offer prize money of \$1,000 for the day. In the past the prize money has been \$300, and so we are looking for any help that we can get in raising the shortfall.

Just to give you an idea of what we are up against, Glenorchy- Rodman bowls club are having a tournament over Easter and are advertising prizes of \$10,000.

We would certainly appreciate any assistance council may be able to give.

Kind Regards

Mike Ellery

Secretary/Treasurer

Corner Tor Hill Rd and Lyell Highway, DUSE Tasmania

PO Box 48, OUSE Tasmania

Phone/Fax 0362871219

E-mail: mikeellery@bigpond.com

HOUSE BOWLS CLUB

Men's, Ladies or Mixed Fours

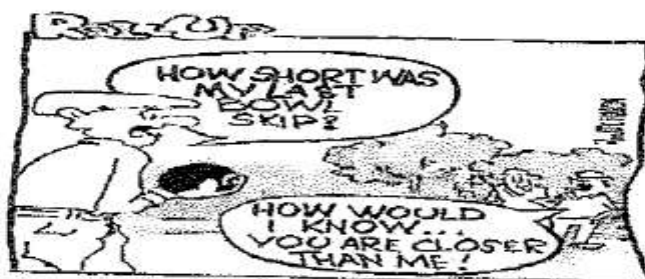
\$1,000 Cash to be won

+Prizes

+ Spins



The House Bowls Club is holding



Tuesday, 17th November – 10.00am start

3 x 10 ends - \$20 per person (\$80 per team)

Book early to:

Tony Bailey – 0418 863284

Mike Ellery – mikeellery@bigpond.com 6287 1268

Or at the club phone/fax 4-6pm daily – 6287 1219

16.13 DROUGHT RELIEF ASSISTANCE

Councillor Cassidy would like Council to discuss what Council can do to assist farmers and pastoralists adversely affected by drought and water shortages.

It has also been suggested that Council provide a list of ways to save water in the next Council Newsletter.

For Discussion

16.14 AGM – GREAT LAKE COMMUNITY COMMITTEE INC

Following on from concerns raised earlier in the year, the Committee has advertised that the Annual General Meeting will be held at the Community Centre Miena on Sunday 22 November, 2015 commencing at 9.30 am.

For Information

17.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

THAT Council consider the matters on the Supplementary Agenda.

18.0 CLOSURE
