



Central Highlands Council

AGENDA – ORDINARY MEETING – 17 JANUARY 2023

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held in the **Hamilton Town Hall, Hamilton** on **Tuesday 17 January 2023**, commencing at **9.00am**.

I certify under Section 65 of the *Local Government Act 1993*, that the matters to be discussed under this Agenda have been, where necessary, subject of advice from a suitably qualified person and that such advice has been taken into account in providing advice to the Council.

Dated at Hamilton this 12th day of January 2023.

Kim Hossack
General Manager

Table of Contents

1.	OPENING.....	3
2.	AUDIO RECORDING DISCLAIMER.....	3
3.	ACKNOWLEDGEMENT OF COUNTRY	3
4.	PRESENT.....	3
5.	IN ATTENDANCE.....	3
6.	APOLOGIES.....	3
7.	LEAVE OF ABSENCE.....	3
8.	PECUNIARY INTEREST DECLARATIONS	3
9.	PRECEIVED INTEREST DECLARATIONS	3
10.	CLOSED SESSION OF THE MEETING	4
11.	MOTION OUT OF CLOSED SESSION	4
12.	RE-OPEN MEETING TO PUBLIC	5
13.	DEPUTATIONS.....	5
14.	PUBLIC QUESTION TIME	5
15.	COMMITMENTS.....	6
15.1	MAYORAL COMMITMENTS.....	6
15.2	COUNCILLOR COMMITMENTS.....	6
15.3	GENERAL MANAGER'S COMMITMENTS.....	7
15.4	DEPUTY GENERAL MANAGER'S COMMITMENTS	8

16.	NOTIFICATION OF COUNCIL WORKSHOPS HELD	8
17.	FUTURE WORKSHOPS	8
18.	MAYORAL ANNOUNCEMENTS	9
19.	MINUTES	9
19.1	CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING - 7 DECEMBER 2022	9
20.	BUSINESS ARISING – December 2022	9
21.	DERWENT CATCHMENT PROJECT REPORT	10
22.	COUNCIL ACTING AS A PLANNING AUTHORITY	14
23.	ORDINARY COUNCIL MEETING RESUMED	30
24.	DEVELOPMENT & ENVIRONMENTAL SERVICES REPORT – DECEMBER 2022	31
25.	WORKS & SERVICES REPORT – DECEMBER 2022	36
26.	ADMINISTRATION SERVICES REPORT – DECEMBER 2022	38
26.1	FINANCE REPORT TO 31 DECEMBER 2022	38
27.	SUPPLEMENTARY AGENDA ITEMS	45
28.	CLOSURE	46

1. OPENING

2. AUDIO RECORDING DISCLAIMER

As per Regulation 33 (2) (a) of the Local Government (Meeting Procedures) Regulations 2015, audio recordings of meetings will be made available to Councillors, staff and members of the wider community including Government Agencies at no charge and will be made available on Council's website as soon as practicable after each Council Meeting. Unlike Parliament, Council meetings are not subject to parliamentary privilege, and both Council and the individual may be liable for comments that may be regarded as offensive, derogatory and/or defamatory.

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website in accordance with Council's Policy 2017-50.

3. ACKNOWLEDGEMENT OF COUNTRY

4. PRESENT

5. IN ATTENDANCE

6. APOLOGIES

7. LEAVE OF ABSENCE

8. PECUNIARY INTEREST DECLARATIONS

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

9. RECEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

PART 2 – Conflict of Interest that are not Pecuniary

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
- (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

10. CLOSED SESSION OF THE MEETING

Regulation 15 (1) of the *Local Government (Meeting Procedures) Regulations 2015* states that at a meeting, a council by absolute majority, or a council committee by simple majority, may close a part of the meeting to the public for a reason specified in sub-regulation (2).

As per *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, this motion requires an absolute majority.

RECOMMENDATION 01/01.2023/C

Moved: Clr

Seconded: Clr

THAT pursuant to *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, Council, by absolute majority, close the meeting to the public to consider the following matters in Closed Session:

Item Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 6 December 2022.	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.
2	Deputation from RESOLUTION 08/12.2022/C	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
3	Consideration of Matters for Disclosure to the Public.	Regulation 15 (8) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

11. MOTION OUT OF CLOSED SESSION**RECOMMENDATION 02/01.2023/C**

Moved: Clr

Seconded: Clr

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

12. RE-OPEN MEETING TO PUBLIC

Due to COVID-19 a limit of 4 members of the public, at any one time will be applied.

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

13. DEPUTATIONS

14. PUBLIC QUESTION TIME

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, the Council conducts a Public Question Time Forum to enable members of the public to ask question on Council related matters.

A period of 15 minutes, if required, will be set aside at the beginning of each Ordinary Council Meeting to conduct Public Question Time. If a response to a question cannot be provided at the meeting a written response will be provided as soon as practicable.

A member of the public may give written notice to the General Manager, 7 days before a meeting of a question to be put to the Meeting.

The Chairman may invite any member of the public present at a meeting to ask questions, without notice, relating to activities of the Council, subject to the provisions of Clause 2 below.

1. Once Question Time commences the Chairman will determine the order in which questions are heard.
 2. Questions may relate to any business of the Council capable of being discussed in the open portion of the meeting, and which is not listed as an item for consideration on the Agenda for the Council Meeting.
 3. Members of the public proposing a question are required to be present at the Council Meeting at which their question is to be read. Where a person submits a question for Public Question Time but fails to attend the meeting, the question will be treated as general correspondence and a written response will be provided at the earliest opportunity.
 4. A person asking a question, when called upon by the Chairman is requested to:
 - Stand
 - State their name and address
 - Read out their question
 5. The Chairman retains the right to accept or decline questions and to determine if the question is to be answered at the meeting by the appropriate Councillor or employee or written down and taken on notice. The decision to take the question on notice may also be taken by the Councillor or employee to whom the question is directed. Questions taken on notice will be answered at a later meeting.
 6. The Chairman may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, insulting, improper or relates to any matter which would normally be discussed in the closed portion of the meeting as defined in the *Local Government (Meeting Procedures) Regulations 2015*.
 7. Public Question Time forum will be limited to a maximum of 15 minutes in duration and will be declared closed following the expiration of the allocated time period, or where all valid questions have been dealt with, whichever is the sooner.
 8. Each question is to be asked by the proponent who will be allowed a maximum of three minutes in which to put the question.
 9. The Chairman will **not allow** any discussion or debate on either the question or the response.
-

10. Where a person proposes more than one question at any one forum, and there are a number of persons wishing to lodge questions, the Chairman may take the questions in such order so as to hear as many members of the public as practical during the time allocated.
11. The minutes of the Council Meeting will contain a summary of each question asked by members of the public and the response given.
12. Public Statements (as opposed to questions) **will not** be accepted for the reason that statements could be considered a form of participation.

Pertaining to any Planning Authority agenda item within this agenda, Council will do so in accordance with Council's Policy 2017-49.

Both the Public Question Time Procedure above and Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

15. COMMITMENTS

15.1 MAYORAL COMMITMENTS

December 2022 to January 2023

05 December 2022	Ouse District Primary School presentations
06 December 2022	Ordinary Meeting of Council – Bothwell
07 December 2022	Mayors Conference LGAT – Hobart
08 December 2022	Local Government Association of Tas – Conference Hobart
09 December 2022	Local Government Association of Tas – Conference Hobart
13 December 2022	Annual General Meeting of Council - Bothwell
13 December 2022	Westerway Primary School presentations
13 December 2022	Bothwell District High School presentations
22 December 2022	CHC Christmas BBQ – Bothwell
03 January 2023	Tasmanian Fire Service
05 January 2023	Great Lake Community Centre Meeting
05 January 2023	Great Lake Community Centre Committee Members, meeting
10 January 2023	Planning Meetings
10 January 2023	Council Workshop
11 January 2023	Meeting with Minister for Local Govt, Nick Street.

- Business of Council x 7
- Ratepayer and community members - communications x 17
- Elected Members - communications x 3
- Central Highlands Council Management - communications x 7

15.2 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

05 December 2022	Ouse District Primary School presentations
06 December 2022	Ordinary Meeting of Council – Bothwell
08 December 2022	Southern Tasmanian Regional Waste Authority – Hobart Town Hall
13 December 2022	Annual General Meeting of Council - Bothwell
15 December 2022	Gretna Fire Brigade presentations
10 January 2023	Planning Meeting & Workshop

11 January 2023 Meeting with Minister for Local Govt, Nick Street.

Clr A Bailey

05 December 2022 Australia Day Committee Meeting
 06 December 2022 Ordinary Meeting of Council – Bothwell
 20 December 2022 Glenora District High School presentations
 13 December 2022 Annual General Meeting - Bothwell
 10 January 2023 Planning Meeting & Workshop
 11 January 2023 Meeting with Minister for Local Govt, Nick Street

Clr S Bowden

06 December 2022 Ordinary Meeting of Council – Bothwell
 13 December 2022 Annual General Meeting - Bothwell

Clr R Cassidy

06 December 2022 Ordinary Meeting of Council – Bothwell
 13 December 2022 Annual General Meeting - Bothwell
 10 January 2023 Planning Meeting & Workshop
 11 January 2023 Meeting with Minister for Local Govt, Nick Street

Clr J Hall

06 December 2022 Ordinary Meeting of Council – Bothwell
 13 December 2022 Annual General Meeting - Bothwell
 10 January 2023 Planning Meeting & Workshop
 11 January 2023 Meeting with Minister for Local Govt, Nick Street

Clr J Honner

06 December 2022 Ordinary Meeting of Council – Bothwell
 13 December 2022 Annual General Meeting - Bothwell
 10 January 2023 Planning meeting Bothwell
 10 January 2023 Town structure planning steering committee Bothwell
 10 January 2023 Workshop Bothwell

Clr D Meacheam

06 December 2022 Ordinary Meeting of Council – Bothwell
 13 December 2022 Annual General Meeting – Bothwell
 14 December 2022 beta testing (online) of Office of Local Government Learning Package 3, module 1.
 22 December 2022 CHC Christmas party, Bothwell.
 10 January 2023 CHC workshops.
 11 January 2023 Meeting with Local Government Minister, Nic Street - Hamilton

Clr Y Miller

06 December 2022 Ordinary Meeting of Council – Bothwell
 13 December 2022 Annual General Meeting - Bothwell
 10 January 2023 Planning Meeting & Workshop
 11 January 2023 Meeting with Minister for Local Govt, Nick Street

15.3 GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
1/12/2022	Tracey Turale	HATCH Funding & Highlands Health Connect Project
5/12/2022	Audit Panel Meeting	Last meeting for 2022
5/12/2022	Australia Day Committee Meeting	Australia Day award nominations
5/12/2022	Mayor Triffitt	Various items

6/12/2022	Council Meeting at Bothwell	
7/12/2022	Highlands Healthy Connect Project	A thank you morning tea
8/12/2022	Southern Tas Regional Waste Authority Meeting	Attended at Hobart Town Hall with Deputy Mayor Allwright
8 & 9/12/2022	Local Government Association of Tas	Annual Conference & General Meeting
13/12/2022	Annual General Meeting at Bothwell	
15/12/2022	River Clyde Flood Study	Progress report meeting
15/12/2022	Marc Brown, Telstra	RCP2 Introduction
5/1/2023	Great Lake Community Centre Inc	Meeting with Committee members
10/1/2023	Planning Committee Meeting	
10/1/2023	Township Structure Planning Meeting	
10/1/2023	Council Workshop at Bothwell	
11/1/2023	Meeting with the Local Government Minister, Nick Street with Councillors	Discussions surrounding Future of Local Government
12/1/2023	ASU Representative and staff Enterprise Bargaining representatives	Commencement of the 2023 Enterprise Bargaining Meeting

15.4 DEPUTY GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
13/12/2022	Council	Council AGM
13/12/2022	Optus Team	Phone meeting regarding Optus services in the Central Highlands
15/12/2022	GHD Flood Mapping Team	Teams meeting regarding River Clyde Flood Study Progress Meeting
15/12/2022	Michael Patterson, Telstra Team and General Manager	Phone meeting regarding Regional Connectivity Program funding agreement with Telstra (Pelham)
4/01/2023	Mr Backhouse	Meeting to discuss linking Westpac to new accounting software system 'Xero'
10/01/2023	Council and Management Team	Council Workshop
11/01/2023	LG Minister Nick Street and Council	Meeting regarding Local Govt Review
12/01/2023	Hydro Team	Hydro grant for Dunrobin Park upgrades
12/01/2023	ASU, Council EB Rep's, Management Team and General Manager	Meeting regarding EB 2023

16. NOTIFICATION OF COUNCIL WORKSHOPS HELD

Workshop was held 10 January 2023 and the following items were discussed –

- Future Workshops
- Council and Planning Committee Agenda format & inclusions
- Future of Local Government Review – Stage 2 Options Plan Submission
- Lone Pine memorial plaque
- Bylaws and nuisances
- Workforce & Skill Development in our Region

17. FUTURE WORKSHOPS

In the future, Council will hold a monthly Workshop every second Tuesday of month commencing in February. The next Workshop will be held on 14 February 2023.

18. MAYORAL ANNOUNCEMENTS

19. MINUTES

19.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING - 6 DECEMBER 2022

RECOMMENDATION 03/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 6 December 2022 be confirmed.

19.2 RECEIVAL OF DRAFT PLANNING COMMITTEE MINUTES 10 JANUARY 2023

RECOMMENDATION 04/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 10 January 2023 be received.

20. BUSINESS ARISING – December 2022

11.1	Deputation – Jack Beattie, President of Hamilton Show Committee	THAT during the 2023-24 Budget Workshop Deliberations, an onsite visit to the Show Grounds will be undertaken.
11.2	Deputation – Osterley Church & Cemetery Group	THAT if the Committee purchased the Osterley Church and Cemetery, Council would then maintain the Church & Cemetery, with Council becoming the Cemetery Manager.
19.2	Proposed Boundary Re-organisation at Hamilton Showgrounds	Agreement signed by General Manager & solicitor engaged.
21.2	Roadside Avenue of Trees	Council investigating the reinstatement of commemorative plaques on trees at Bothwell, Hamilton & Ouse.
22.2	Hamilton District Agricultural Society - Request	Correspondence provided & actioned.

22.3	Bothwell District High School – Community Grant Application	Correspondence provided & actioned
22.4	Review of Policy 2016-42 Model Code of Conduct	Policy Register updated & Local Government Director advised.
22.5	Bothwell Swimming Pool Fees 2022-2023	Actioned and advertised.
23.2	Recommendations from Audit Panel	Policy Register updated; Community Bus Hiring Fees actioned; and General Manager to investigation the history of donations held for the Friends of St Michael's Committee in early 2023.

FOR NOTING

21. DERWENT CATCHMENT PROJECT REPORT

RECOMMENDATION 05/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Derwent Catchment Project Monthly Report for December 2022 be received.



Derwent Catchment Project Monthly Report for Central Highlands Council

1st December 2022 – 11 January 2023

General

Happy New Year! I hope you all had an enjoyable break across the holiday season. It has been a quieter time for some of our team (Josie, Eve and Morgan who have been having a break) but the weeds haven't stopped and the remainder of the crew have continued to progress on-ground action.

Central Highlands weeds program

Strategic Actions 4.4 Continue the program of weed reduction in the Central Highlands and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.

The Orange hawkweed program is in full swing with survey and control efforts underway. Works so far have been undertaken at the known locations at the Shannon, Cattle Hill and Butlers Gorge and works will continue in the highlands over the next 6 weeks with Fonz the sniffer dog kept busy. Keep your eye out for the bright-orange daisy in the highlands and let us know if you see anything suspicious. You will be hearing more about this project over the next 6 weeks as this years' control works are undertaken and we undertake a community engagement and awareness raising campaign.



Implementing control works to meet the targets of the Central Highlands Weed Management Plan are also in full swing with works focussing on Ellendale in the past week. The team have also been working with private landholders to reduce the weed burden in the highlands.

We have also been continuing our weed Wednesday social media posts increasing awareness of weeds and accessing information on control. The December posts were on the nasty grasses *Nassella* species and African feather grass and posts on white weed and foxgloves.



Agri-best practice programs

Strategic Actions 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.

Containment Project - funded by the TasAg Innovation Hub (Drought Hub)

This project is working to support farmers with drought resilience through containment feeding as a tool. We have been interviewing more farmers who are undertaking drought lotting or containment feeding in Tasmania to understand barriers for adopting this practice. This project is evolving into a larger scale project to support learning and access to advice and support on the ins and out of containment feeding across Southern Australia.

Derwent Pasture Network – funded by NRM South through the Australian Government's National Landcare Program

This program is about improving dryland grazing management productivity and sustainability in the Derwent.

The Fertilizer test strip field day was held at Arundel on the 15th Dec. Demonstrating the impacts and opportunities for utilization across farm. Peter has also been writing up relevant seasonal articles on how to manage weed annuals in pastures [managing weedy annuals 2.pdf \(pasturenetwork.org\)](#).



A model for grass-roots biosecurity collaboration in the Derwent Catchment – funded by the TasAg Innovation Hub (Drought Hub)

This project is designed to implement the highest priority actions of the regional biosecurity plan in collaboration with the Derwent Catchment Biosecurity Network, land holders and community and offers a model for place-based biosecurity networks that strengthen the work undertaken by Biosecurity Tasmania. This program is underway with a new team member Amanda Blackney beginning the program of works. Amanda has been meeting with producers and discussing the management of biosecurity risks on farm and supporting the development of individual industry specific plans to reduce risk and improve resilience in the agricultural industry within the catchment.



Drought Risk Assessment: Practical management support to build resilience – funded by the TasAg Innovation Hub (Drought Hub)

We attended a workshop with Rural Business Tasmania, our partners on this project to work on developing a targeted drought risk assessment and score card as part of this project. The shared learnings and combined skill sets from a production and business perspective felt like an exciting and useful collaboration. We hope to have a tool for road testing in 2023.

Natural capital & On-farm opportunities in the Derwent - funded by the TasAg Innovation Hub (Drought Hub)

This project is about exploring opportunities and market options for carbon and biodiversity on farms in the Derwent Catchment. The team have been out undertaking further surveys as part of the development of carbon and biodiversity plans. The next couple of months will be focused on continuing to undertake the on-ground surveys and establish monitoring points to track progress over time for restoration projects.

Restoration and Conservation

Strategic Actions: 4.1 Continue to fund and support the Derwent Catchment Project and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.

Tyenna River Recovery – willow warriors – supported by IFS, SFM, DV council and Tassal

Morgan has been working on developing a plan for the paddling willow warriors who are making quick progress on the Tyenna. Working bees resume in February after a break over the holiday season.

Ouse River Recovery

We are continuing to work with landholders along the sections of river where works were previously undertaken. There has also been significant flood damage to restoration efforts following recent high flow events. The team have been undertaking targeted control efforts to control willow regrowth which seems to have enjoyed the wet season we had in 2022. We continue to seek funding to work to restore the Ouse riverside vegetation and reduce willow infestations in the system.

Ragwort which has been a consistent issue in the upper sections of the Ouse River appears to have reduced in density with only 60 plants found this season in contrast to more than 500 last year.



Miena Cider Gum

Eve has been caught gain speaking with passion about the Miena Cider Gum! Eve spent time with a documentary crew making a film about threatened Eucalypts highlighting the importance of highland eucalypt conservation. The weather was frigid for December!

This year's program of works includes protection of seedlings and trees to maintain the existing population and ensure that the recruits have a chance of survival.

Nursery update

Karen has been busy picking out seedlings into tube stock. The nursery is quickly filling up with seedlings for the autumn planting season. The nursery however had some more mature plants that needed to be move on. So Karen held a sale in December and had her busiest day for customers ever! Thanks for everyone supporting the nursery.



Our team is also busy seed collecting after a late start to flowering, the seeds are ripening now. This is a good time for planning autumn plantings and discussing options with Karen. Sourcing local seed is an important part of successful planting projects.

Grant applications

Building drought resilience for small producers in the Derwent Catchment – EOI (we held meetings with TIA and Rural Business Tasmania (the other applicants) and are now waiting to progress to the project development phase).

Funding request \$450, 000

Please don't hesitate to call us if you have any queries about our programs.

Yours Sincerely,

Josie Kelman, Executive Officer, The Derwent Catchment Project 0427 044 700

Eve Lazarus, NRM Co-ordinator, The Derwent Catchment Project 0429 170 048

22. COUNCIL ACTING AS A PLANNING AUTHORITY

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 is to be noted.

In accordance with Regulation 25, the Council will act as a Planning Authority in respect to those matters appearing under Item 22 in this Agenda, inclusive of any supplementary items.

RECOMMENDATION 06/01.2023/C

Moved: Clr

Seconded: Clr

THAT Council is now acting as a Planning Authority.

22.1 DA 2021/72: REORGANISATION OF BOUNDARIES & SUBDIVISION: 871 & 991 DAWSON ROAD, OUSE

Report by

Louisa Brown (Planning Officer)

Applicant

M Walsh, Peter Binny Surveys

Owner

N Tomlin & S Danieluk Pty Ltd

Discretions

26.3.3 Discretionary Use
 26.5.1 Lot Design
 26.5.2 Reorganisation of Boundaries
 E3.8.1 Subdivision P1

Proposal

Council is in receipt of a Development Application for the Reorganisation of Boundaries and Subdivision of properties at 871 & 991 Dawson Road, Ouse.

The proposal includes 871 Dawson Road, Ouse - CT 177250/2 & CT 179590/1 approximately 259ha owned by S Danieluk Pty Ltd and 991 Dawson Road, Ouse – CT 166928/3 approximately 21ha owned by N Tomlin.

The proposal seeks approval for the following:

- CT 177250/2 2 lot Subdivision creating lots 1 & 2 on the Plan of Subdivision.
- CT 166928/3 & 179590/1 boundary reorganisation shown with an adhesion symbol along existing boundary lines and subdivision creating lots 3, 4, 4 and 6 on the Plan of Subdivision.

Lot 1 – 60.17ha, accessed via Dawson Road, frontage 29.4m
 Lot 2 – 105.2ha, accessed via Dawson Road, frontage 26.1m
 Lot 3 – 45.86ha, accessed via existing Right of Way via Dunrobin Road, frontage 20m
 Lot 4 – 44.38ha, accessed via existing Right of Way on Dawson Road, frontage 15m
 Lot 5 – 20.93ha, accessed by Right of Way from Dawson Road, 10m frontage
 Lot 6 – 2.933ha Utilities Lot, includes an existing small power station for electricity generation.
 accessed via a right of way 10m wide via lot 5.

The Subdivision is proposed as a staged development as follows;

Stage 1 - Lots 1 & 2

Stage 2 - Lots 3, 4 & 5

Stage 3 - Lot 6

The proposal is discretionary owing to being a Boundary Reorganisation/Subdivision and is assessed against the standards for the Rural Resource Zone pursuant to section 26.0 of the Central Highlands Interim Planning Scheme 2015.

Subject site and Locality

The properties are located off Dawson Road, 8km northwest of the intersection with Ellendale Road. Vegetation on the two properties varies across the sites from cleared areas, to areas of grasses and bracken ferns, areas of scattered eucalypts and areas of forestry plantations. Surrounding properties include some areas of plantation and areas of native vegetation.

Broad River is located adjacent to the Eastern and Southern property boundary of 871 Dawson Road (CT 177250/2). Dunrobin Road currently forms the boundary between CT 179590/1 and CT 177250/2.

An area of less than 300m² which includes a microwave tower is within the Electricity Transmission Infrastructure Code to the north of the property CT 177250/2.

Within the property 991 Dawson Road a small power station is located to the Northwest corner. An electricity infrastructure easement has been surveyed by Entura in 2021 from the power station in an easterly direction along Dawson Road and is awaiting registration with the Land Titles Office.

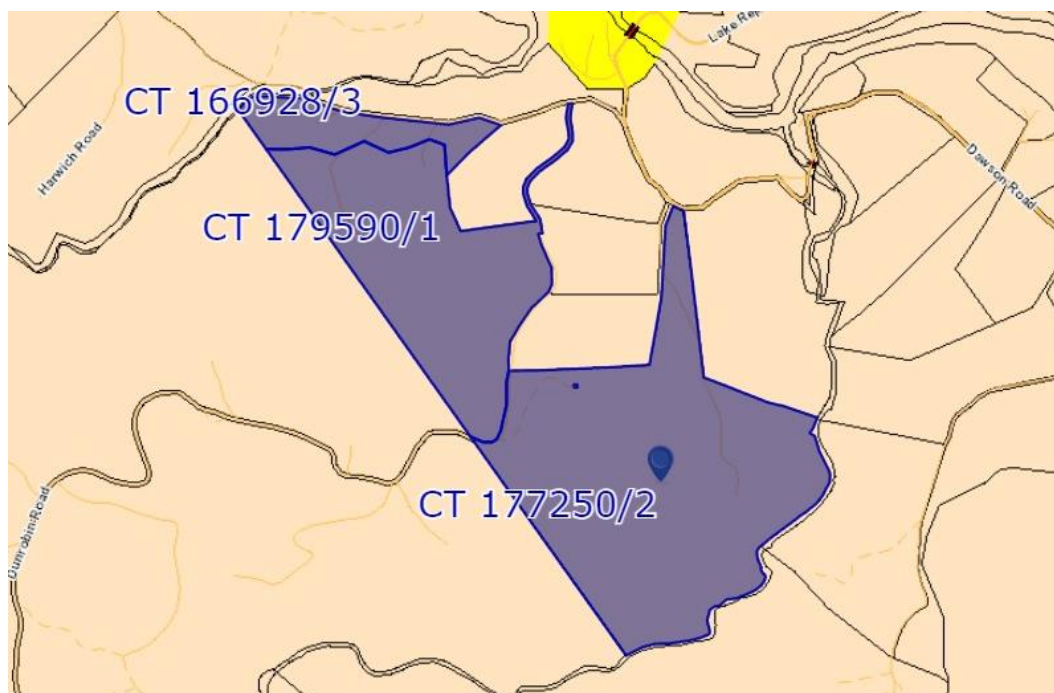


Fig 1. Location and zoning of the existing properties (blue shaded), indicating the Rural Resource Zone (Cream). (Source: LISTmap, accessed 03/01/2023)

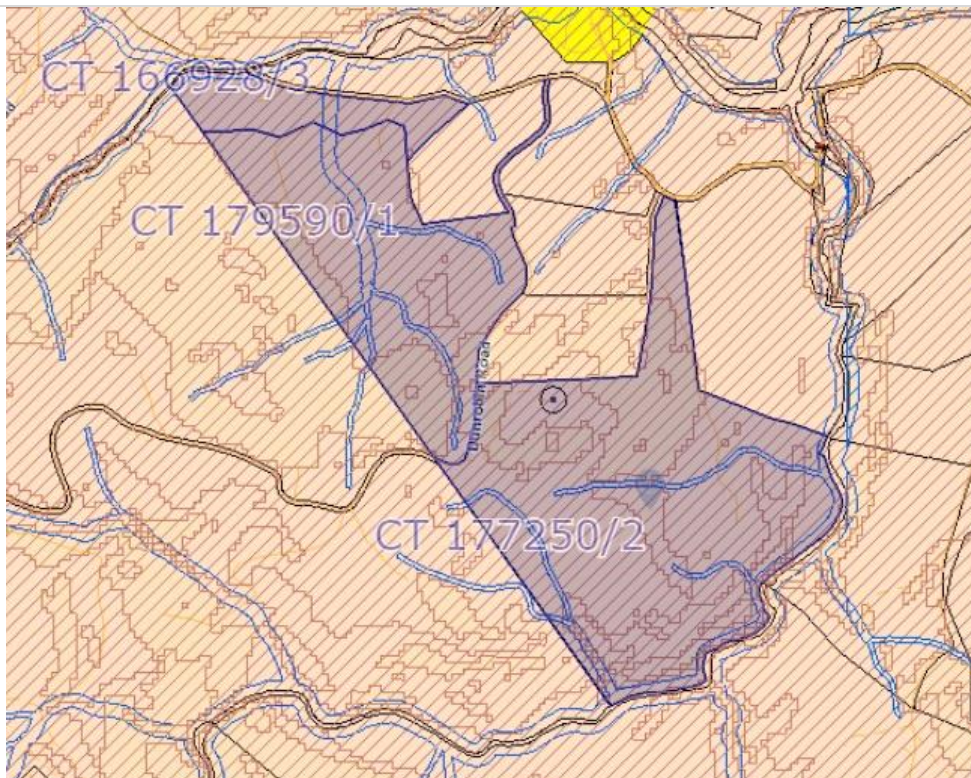


Fig 2. Location of property (blue shaded) and Bushfire Prone Area Overlay Code (pink lines), landslip Hazard (brown lines) and Waterway & Coastal Protection Area (blue lines). (Source: LISTmap, accessed 03/01/2023)

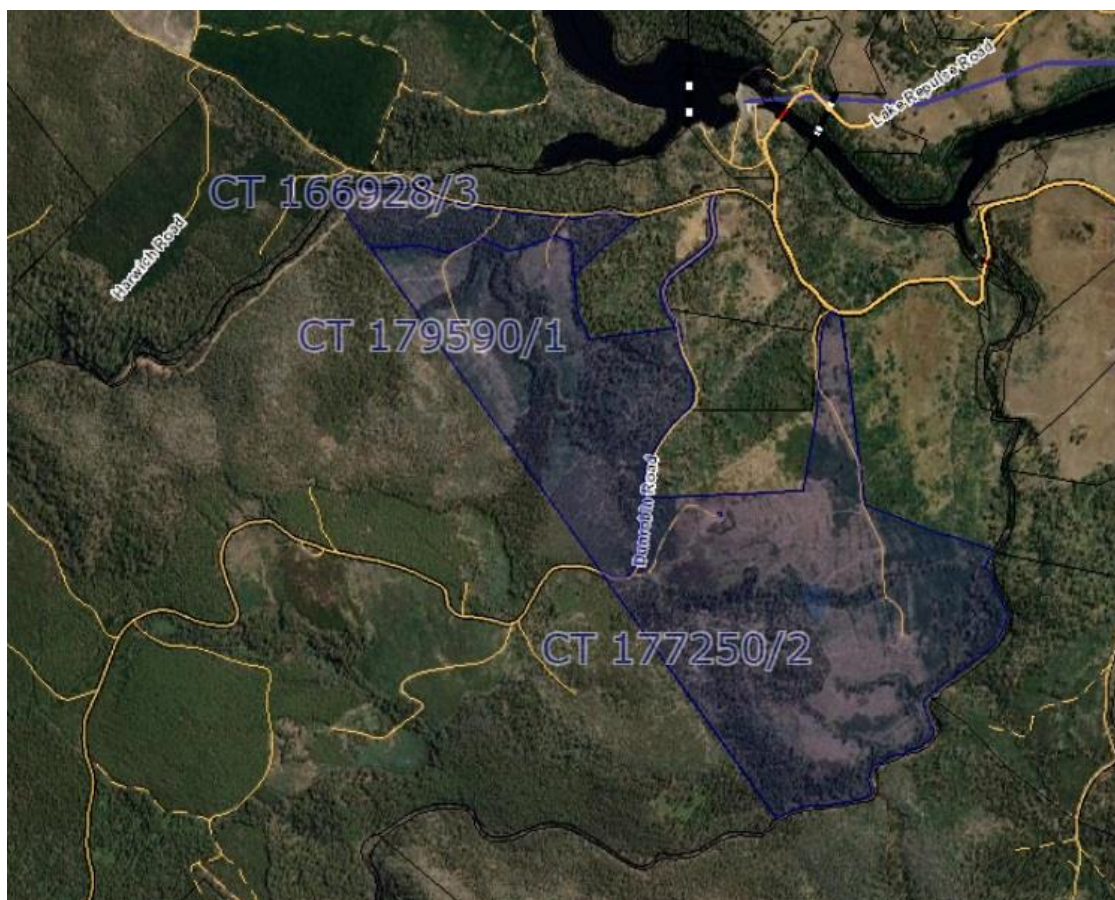


Fig 3. Aerial photo of the subject land and surrounding area, titles marked blue (Source: LISTmap, accessed 03/01/2023).

Exemptions

Nil

Special Provisions

Nil

Use standards

There are no applicable use standards for Boundary Reorganisations or Subdivision.

Development Standards for Rural Resource Zone

Within the Rural Resource Zone, Subdivision and Boundary Reorganisation is a discretionary use and is therefore assessed against the following discretionary use standards and development standards of the Interim Planning Scheme 2015.

26.3.3 Discretionary Use		
To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No acceptable solution.	<p>P1</p> <p>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <p>(a) the characteristics of the proposed non-agricultural use;</p> <p>(b) the characteristics of the existing or likely agricultural use;</p> <p>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.</p>	<p>The proposed boundary reorganisation and subdivision creates a better utilisation of rural land, for lots 1-5, which will allow options for future compatible rural resource land uses and potentially residential use.</p> <p>Lot 6 will include an existing small power station.</p> <p>The proposal will not prevent the potential for agricultural uses on the property or surrounding adjacent properties, as all lots are generous in size and can accommodate generous setbacks between boundaries and any development.</p> <p>Plantation is the predominant land use of the surrounding properties, the proposal will not adversely impact this agricultural use.</p> <p>The Board River creates a natural boundary and buffer to the north east, and east for lots 1 and 2. Dunrobin Road also creates a boundary between existing properties and the proposed lot 3.</p> <p>The proposal meet the Performance Criteria P1.</p>

Development standards for Subdivision and Reorganisation of Boundaries

The subject land is in the Rural Resource Zone of the Central Highlands Interim Planning Scheme 2015. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions and boundary reorganisations:

26.5 Development Standards for Subdivision		
26.5.1 Lot Design		
Objective: To prevent further fragmentation and fettering of rural resource land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.</p>	<p>P1 A lot must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be no less than 40ha; (b) have a frontage of no less than 6m; (c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate rural resource use; (d) be provided with safe vehicular access from a road; (e) provide for the sustainable commercial operation of the land by either: <ul style="list-style-type: none"> (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan; (ii) encompassing an existing or proposed non-agricultural rural resource use; (f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2; (g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling; (h) if vacant, must: <ul style="list-style-type: none"> (i) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3; 	<p>Lot 6 will include an existing small power station and will be used for utilities.</p> <p>Lots 1-5 are greater than 40ha and have frontages longer than the minimum 6m.</p> <p>Lots 1, 2 and 3 are internal lots, however several internal lots exists adjacent to the proposal.</p> <p>Vehicular access are provided to all lots, either directly from Dawson Road or via Rights of Way. The majority of vehicular accesses are existing.</p> <p>The subdivision proposes large blocks, over the minimum lot size of 40ha, creating opportunity for agricultural uses within the Rural resource Zone to continue.</p> <p>Lots 1-5 are vacant and can accommodate a building area that satisfies the development standards of the zone. There is no reticulated water in the area, therefore no demand on public infrastructure.</p> <p>The proposed subdivision meets the Performance Criteria P1.</p>

	<p>(ii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>	
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26.5.2 Reorganisation of Boundaries		
Objective: To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 A lot is for public open space, a riparian or littoral reserve, or Utilities.</p>	<p>P1 The reorganisation of boundaries must satisfy all of the following:</p> <p>(a) all existing lots are adjoining or separated only by a road;</p> <p>(b) no existing lot was formally a crown reserved road or other reserved land;</p> <p>(c) provide for the sustainable commercial operation of the land by either: (i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan, (ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;</p> <p>(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2;</p> <p>(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot;</p> <p>(f) a new vacant lot must: (i) contain land surplus to rural resource requirements of the primary agricultural lot; (ii) contain a building area capable of accommodating residential development</p>	<p>All lots are adjoining or separated by a road.</p> <p>No lot was formally a crown reserve.</p> <p>The proposal includes large lot sizes of over 40ha, creating opportunity for agricultural uses within the Rural resource Zone to continue.</p> <p>Lots 1-5 are vacant and can accommodate a building area that satisfies the development standards of the zone. There is no reticulated water in the area, therefore no demand on public infrastructure.</p> <p>The proposed subdivision meets the Performance Criteria P1.</p>

	<p>satisfying clauses 26.4.2 and 26.4.3.</p> <p>(iii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1ha in size;</p> <p>(ii) have a frontage of no less than 6m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>	
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Codes

E1 Bushfire-Prone Areas Code

The Bushfire-Prone Code applies to subdivision and boundary reorganisation of land that is located within a bushfire-prone area.

A Bushfire Hazard Report was prepared by Lark & Creese, dated 28 September 2022 and forms a part of the Development Application Documents. The Report makes several recommendations which are included in conditions 9 and 10 of the Planning Permit below.

E3 Landslide Code

This Code applies to subdivision on land within a Landslide Hazard Area. The proposal includes areas of Low Landslide Hazard Area.

<p>E3.8.1 Subdivision</p> <p>Objective: To ensure that landslide risk associated with subdivision in Landslide Hazard Areas, is:</p> <p>(a) acceptable risk; or</p> <p>(b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 No Acceptable Solution.</p>	<p>P1 Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:</p> <p>(a) separation of existing dwellings;</p> <p>(b) creation of a lot for the purposes of public open space, public reserve or utilities;</p> <p>(c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either:</p>	<p>The Performance Criteria P1 (c) is met as any access and proposed building areas are outside of High Landslide Hazard Areas.</p>

	(i) acceptable risk, or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.	
A2 Subdivision is not prohibited by the relevant zone standards.	P2 No performance Criteria.	The acceptable Solution A2 is met.

E5.0 Road and Railway Assets Code

The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

This Code applies to the development of land that intensifies the use of an existing access.

E5.5 Use Standards		
E5.5.1 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	P1 Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any written advice received from the road authority.	The Acceptable Solution A1 is met, the proposal does not increase vehicular movements onto a category 1 or 2 road.
A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in	P2 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be	The Acceptable Solution A2 is met, the proposal does not increase vehicular movements by more than 10 vehicular

<p>an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p>safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority. 	<p>movements or by more than 10%.</p>
<p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p>P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority. 	<p>The Acceptable Solution A2 is met, existing road speed limit is not less than 60km.</p>

E6.0 Parking and Access Code

The purpose of this provision is to ensure enough parking is provided for a use or development to meet the reasonable requirements of users and are designed in conformity with recognised. This code applies to all use and development.

To ensure that:		
(a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising: <ul style="list-style-type: none"> (i) the number of vehicle access points; and (ii) loss of on-street car parking spaces; (b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses; <ul style="list-style-type: none"> (c) vehicle access points do not have a dominating impact on local streetscape and character. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	P1 The number of vehicle access points for each road frontage must be minimised, having regard to all of the following: <ul style="list-style-type: none"> (a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points; (b) whether the additional access points can be provided without compromising any of the following: <ul style="list-style-type: none"> (i) pedestrian safety, amenity and convenience; (ii) traffic safety; (iii) residential amenity on adjoining land; (iv) streetscape; (v) cultural heritage values if the site is subject to the Local Historic Heritage Code; (vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity. 	The proposal complies with the Acceptable Solution A1, each lot frontage has a single point of access.

E6.7.2 Design of Vehicular Accesses

To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Design of vehicle access points must comply with all of the following:	P1 Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:	The proposal meets the Acceptable Solution A1, access design and construction will be required to meet the applicable

<p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off street commercial vehicle facilities.</p>	<p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users.</p>	<p>AS/NZS Rural Access standard as a requirement in the conditions of this permit.</p>
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E8.0 Electricity Transmission Infrastructure Protection Code

<p><i>E8.8 Development Standards for Subdivision</i> E8.8.1 Subdivision Objective: To provide for new lots that: (a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity; (b) incorporate controls and restrictions to ensure that future development does not compromise safety, security and operational efficiency of existing and future electricity transmission infrastructure.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following:</p> <p>(a) separation of existing dwellings;</p> <p>(b) creation of a lot for public open space, road or access;</p> <p>(c) creation of a lot in which the building area is located entirely outside the inner protection area.</p>	<p>P1 Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following:</p> <p>(a) the need to ensure operational efficiencies of electricity transmission infrastructure;</p> <p>(b) the provision of access and security to existing or future electricity transmission infrastructure;</p> <p>(c) safety hazards associated with proximity to existing or future electricity transmission infrastructure;</p> <p>(d) the requirements of the electricity transmission entity.</p>	<p>The Acceptable Solution A1 is met, Lot 2 is 105 ha and contains ample space for a building area outside of the inner protection area.</p>
<p>A2 A lot, any part of which is located within 65m of a</p>	<p>P2 A lot, any part of which is located within 65m of a</p>	<p>The Acceptable Solution A2 is met, Lot 2 is 105 ha and</p>

<p>substation facility and which is capable of sensitive use, must:</p> <p>(a) identify a building area located no less than 65m from a substation facility that can accommodate a sensitive use; or</p> <p>(b) identify a building area located no less than 5m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building area closest to the substation facility will not exceed:</p> <p>(i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(iii) 65 dB(A) (LAm_{ax}) at any time.</p> <p>a. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness;</p> <p>b. Noise levels are to be averaged over a 15 minute interval.</p>	<p>substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following:</p> <p>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility;</p> <p>(b) the written advice of the electricity transmission entity.</p>	<p>contains ample space for a building area outside of the inner protection area.</p> <p>No substation facilities are within the properties.</p>
<p>A3 A lot, any part of which is located within 55m of a communications station, must identify a building area which is no closer than:</p> <p>(a) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(b) 20m to the communications station; whichever is the lesser.</p>	<p>P3 The design of each lot must:</p> <p>(a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station;</p> <p>(b) have regard to the written advice of the electricity transmission entity.</p>	<p>The Acceptable Solution A3 is met.</p>

E11.0 Waterway and Coastal Protection Code:

Both properties include areas within the Waterway and Coastal Protection Code. This Code applies to all development including subdivision however the proposal meets the exemptions of the code owing to there being no access or development works required within a Waterway Protection Area.

Representations

The proposal was advertised for the statutory 14 days period from 22 November to 6 December 2022. No representations were received.

Conclusion

The proposal for the reorganisation of boundaries and subdivision at 871 Dawson Road, Ouse - CT 177250/2 & CT 179590/1 and 991 Dawson Road, Ouse – CT 166928/3 are assessed to comply with the applicable standards of the Rural Resource Zone and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

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

It is recommended that the application be approved, subject to conditions.

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2021/72 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

This report details the reasons for the officers Recommendation for approval. The Planning Authority must consider the report but is not bound to adopt the Recommendation for approval. Broadly, the Planning Authority can either: (1) adopt the Recommendation, (2) vary the Recommendation by adding, modifying or removing recommended conditions or (3) replacing an approval with a refusal.

This determination has to be made no later than 17 January 2023 which has been extended beyond the usual 42 day statutory time frame with the consent of the application.

Any decision that is an alternative to the Recommendation requires a full statement of reasons to ensure compliance with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*. Section 25 (2) of the *Local Government (Meeting Procedures) Regulations 2015* states:

25 (2): *The general manager is to ensure that the reasons for a decision by a council or council committee acting as a planning authority are recorded in the minutes of the meeting.*

Options

The Planning Authority must determine the Development Application DA2021/72 Reorganisation of Boundaries and Subdivision at 871 Dawson Road, Ouse - CT 177250/2 & CT 179590/1 and 991 Dawson Road, Ouse – CT 166928/3 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2021/72 Reorganisation of Boundaries and Subdivision at 871 & 991 Dawson Road, Ouse subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2021/72 Reorganisation of Boundaries and subdivision at 871 & 991 Dawson Road, Ouse subject to conditions as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2021/72 Reorganisation of Boundaries and subdivision at 871 & 991 Dawson Road, Ouse for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 10th January 2023 with the Planning Committee making the following recommendation to the Planning Authority.

RECOMMENDATION 07/01.2023/C

Moved: Clr

Seconded: Clr

THAT

1. Approve in accordance with the Recommendation:-

In accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* the Planning Authority **Approve** the Development Application DA2021/72 Reorganisation of Boundaries and Subdivision at 871 & 991 Dawson Road, Ouse subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

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

Staged development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's Manager Environment and Development Services.

Easements

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

Endorsements

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

Covenants

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

Bushfire

7. The development and works must be carried out in accordance with the Bushfire Hazard Report, prepared by Lark & Creese dated 28 September 2022.
8. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

9. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

Final plan

10. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
11. A fee of \$180.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
12. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
13. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Water quality

15. Where a development exceeds a total of 250 square metres of ground disturbance a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site.

Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.

18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Property Services

19. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

Existing services

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

Rural Access

21. A separate vehicle access must be provided from the road carriageway to each lot. New and existing access must be sealed with 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 Municipal Engineer.

Construction amenity

22. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

- Monday to Friday 7:00 AM to 6:00 PM
- Saturday 8:00 AM to 6:00 PM
- Sunday and State-wide public holidays 10:00 AM to 6:00 PM

23. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -

- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
- (b) Transport of materials, goods or commodities to or from the land.
- (c) Appearance of any building, works or materials.

24. 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 Municipal Engineer.

25. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

Construction

26. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.

27. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Engineering Services.

28. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of an approved practising professional civil engineer engaged by the owner and approved

by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

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. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The SWMP must show the following:
- (a) Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.

Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):

- Minimise site disturbance and vegetation removal;
- Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
- Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
- Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
- Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
- Rehabilitation of all disturbed areas as soon as possible.

This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.

23. ORDINARY COUNCIL MEETING RESUMED

RECOMMENDATION 08/01.2023/C

Moved: Clr

Seconded: Clr

THAT Council is no longer acting as a Planning Authority and the Ordinary Council Meeting is resumed.

24.1 DEVELOPMENT & ENVIRONMENTAL SERVICES REPORT – DECEMBER 2022

Report By

Graham Rogers, Development & Environmental Services Manager

PLANNING PERMITS ISSUED UNDER DELEGATION

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

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00105	Engineering Plus	68 Thiessen Crescent, Miena	Dwelling & Ancillary Dwelling
2022 / 00101	Design To Live Pty Ltd	40 Arthurs Lake Road, Arthurs Lake	Shop Extension & Caravan Park

ANIMAL CONTROL

Total Number of Dogs Registered in 2021/2022 Financial Year – 978

Total Number of Kennel Licences Issued for 2021/2022 Financial Year – 30

2022/2023 Statistics as of 11 January 2023

Number of Dogs Impounded during last month	1
Number of Dogs Currently Registered	919
Number of Dogs Pending Re-Registration	27
Number of Kennel Licences Issued	29
Number of Kennel Licences Pending	1

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT the Development & Environmental Services Report be received.

RECOMMENDATION 09/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Development & Environmental Services Report for December 2022 be received.

24.2 CENTRAL HIGHLANDS DRAFT LOCAL PROVISIONS SCHEDULE – NOTICE UNDER SECTION 35K(1)(A) AND SECTION 35KB(4)(A) OF THE LAND USE PLANNING & APPROVALS ACT 1993: (NOTIFICATION OF THE DECISION OF THE TASMANIAN PLANNING COMMISSION)

REPORT BY

Planning Consultant (SMC) Damian Mackey

ATTACHMENTS

1. Correspondence from the Tasmanian Planning Commission, dated 4 January 2023,
2. Notice under section 35K(1)(a) and section 35KB(4)(a) of the *Land Use Planning & Approvals Act 1993*.
3. Correspondence from the Tasmanian Planning Commission, dated 12 January 2023,
4. Central Highlands Draft LPS – Erratum to Decision
5. Amended Lake Meadowbank Specific Area Plan, (with ‘track changes’).

Purpose

The purpose of this report is to advise of the decision of the Tasmanian Planning Commission regarding the Central Highlands Draft Local Provisions Schedule.

The Local Provisions Schedule together with the State Planning Provisions will form the new planning scheme for Central Highlands, which will now be a component of the Tasmanian Planning Scheme.

Background

Council has been working to get its Local Provisions Schedule (LPS) approved so that the Central Highlands Municipal Area can join the Tasmanian Planning Scheme. A draft of the LPS was submitted to the Commission in 2019. This was following by an extended period of discussions between Council and the Commission before the draft was deemed suitable for public notification in 2021. The public hearings process was then undertaken by the Commission in 2022.

The Commission has now issued its determination by way of a formal Notice under section 35K(1)(a) and section 35KB(4)(a) of the *Land Use Planning & Approvals Act 1993*, attached.

Comments on the Decision

The Commission has directed that the draft LPS be modified.

The changes fall into two categories: those that are essentially ‘final’ and those that are deemed ‘substantial modifications’ which are to be subject to a further public notification process. Both types of changes are nevertheless to be made to the LPS and will come into effect. Following the further public notification process, there is the possibility that substantial modifications may be ‘un-made’.

Key modifications to note:

- Almost all the land Council wished to remain Rural rather than change to Agriculture (all the land outside Council’s ‘blue line’ on the maps) will remain Rural. The exception is one property (three titles) at 10 Lake River Rd, Millers Bluff. A further title just west of Bothwell which the owner requested to remain Rural with a view to potentially becoming a rural-living area for the town, has been deemed as Agriculture, (pending further consideration as part of the pending Bothwell structure planning process). All such zonings remaining Rural have been deemed substantial modifications (to the version of the LPS advertised for public comment) and will be subject to further public notification.
- The land at Elizabeth Street, Bothwell, which is subject to a live development application for subdivision, will be rezoned to Village.
- The land next to the school at Ouse has not been allowed to change to Village, as requested by the owner, or remain as Rural, as suggested by Council, and is to be rezoned Agriculture. The Commission noted Council’s intention to undertake a structure plan for the town and recognised the future of this land will be properly considered within that process.
- The entire Interlaken Canal has been rezoned to Utilities, along with many other water and power infrastructure facilities.

- Land subject to Conservation Covenants where the owners had requested a change of zone to Landscape Conservation have been so agreed by the Commission. In addition, in one cluster, two titles where the owners had not participated in the process have also been rezoned. Therefore, in this case, the change has been deemed a substantial modification and will be subject to public notification wherein the owners will have opportunity to contest this.
- The Commission did not agree to create scenic protection area overlays, as requested by various representors. This would require significant spatial analysis and a thorough community and landowner consultation process before being considered.
- The amended Lake Meadowbank Specific Area Plan has been accepted by the Commission. Some amendments have been made to the ordinance, which appear to be superficial only. See attached 'track change' document.

The Process Forward

From one week after receiving the decision notice, (11 January 2023), Council must assess all new fully complete development applications against the new provisions, as modified.

Council must progress the modifications to the maps and ordinance so that they can be uploaded into the State's iplan system.

Once the Commission deems all changes have been correctly undertaken, the Central Highlands LPS / Tasmanian Planning Scheme will be formally declared effective within the municipality. This may be as early as February.

Potentially in March, the public notification of the 'substantial modifications' will occur. Any representations received will be subject to initial assessment by Council, which will have to form a view on them, and then the Commission will undertake hearings before making final determinations.

RECOMMENDATION 10/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Notice under Section 35K(1)(a) and Section 35KB(4)(a) of the *Land Use Planning & Approvals Act 1993* regarding the Central Highlands Draft Local Provisions Schedule be received.

24.3 PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT

REPORT BY

Council Planning Consultant (SMC) Damian Mackey

ATTACHMENT

1. Project Plan – Draft: 11 January 2023
2. Project Brief – Draft: 11 January 2023

PURPOSE

The purpose of this report is to initiate the project to develop 'structure plans' for the townships of Bothwell, Ouse & Hamilton and possibly Miena, Gretna and Ellendale/Fentonbury.

BACKGROUND

The feedback received during last year's public notification of the Central Highlands Draft Local Provisions

Schedule brought into focus a need to undertake strategic land use planning exercises for the townships of Bothwell and Ouse. Council subsequently recognised a need for a plan for Hamilton and potentially Miena, Gretna and the Ellendale/Fentonbury area.

It is now standard practice for the Tasmanian Planning Commission to require that proposed planning scheme amendments within towns are supported by wholistic strategic planning. In other words: 'structure plans'. Additionally, the State Government has flagged its intention to review and update the three Regional Land Use Strategies, which are now twelve years old. This is to be done through the State Planning Office and the three regional groupings of Councils. Structure planning for our towns is timely in that relevant outcomes will be able to feed into the review of the Southern Tasmania Regional Land Use Strategy.

Council appointed a 'Project Working Group' in November 2022. A draft Project Plan and a draft Project Brief have been evolved over several months and were subject to a Project Working Group workshop on 10 January 2023.

It is now intended to initiate the project, based on the intent encapsulated in the draft Project Brief and Project Plan, recognising they are 'working documents' and may evolve as the process unfolds.

THE STRUCTURE PLANNING PROCESS

The development of a 'structure plan' is generally undertaken by suitably qualified and experienced independent consultants appointed by Council and working under the direction of a Council-appointed Project Working Group.

The first stage of the process is for Council to seek Expressions of Interest from suitably qualified and experienced consultants, based on the Project Brief. This sets out the key components of the project, such as necessary research, timeframes, community consultation, specific matters that have previously been identified, and project outputs.

It is essential to build into the process substantial community involvement from an early stage. This will ensure the vision developed for a town is the best it can be, and the local community have a level of ownership.

Other inputs besides that from the community include research on population growth forecasts, residential land demand & supply analysis, demographic trends, gaps in social services, key infrastructure issues and system capacities (water, sewer, roads, etc.), employment trends including existing and future industry sectors and a range of other issues that might be identified at the community workshops. All inputs contribute to a collective 'visioning' phase of the process

BENEFITS

The final structure plans will set out an agreed vision for each town. From this, strategies and actions will be articulated for Council (and others) to follow that will collectively work towards achieving this vision. Any desirable zone changes would be highlighted, and the strategic planning rationale explained. Recommendations may also go to community infrastructure and/or facilities that may be missing or inadequate. Where such facilities are within Council's purview, the Structure Plan recommendations can inform Council's future works program and budgeting as well as support grant applications to State or Federal Government. Where such facilities are State-level responsibilities, the Structure Plan can be used to bolster Council's lobbying efforts.

GOVERNANCE

Full Council would always provide high level governance and make/endorse key decisions. The Steering Committee would provide regular direction and governance, and report back to full Council at key decision points. These would be specified in the Project Plan. Day-to-day liaison with the project consultants will be through a Project Manager, who will report to the Project Working Group.

Proposed governance and communication protocols are set out in more detail in the attached draft Project Plan.

PROJECT PLAN

The draft Project Plan dated 11 January 2023 is attached for endorsement. As mentioned above, this will need to be considered a 'working document' and Council may choose to amend it as the process unfolds.

PROJECT BRIEF

Whilst the Project Plan is Council's internal guiding document, the Project Brief (similar to a Tender Specification) is intended to be distributed to potential consultants during the call for Expressions of Interest phase. The Project Brief, dated 11 January 2023, is attached for endorsement.

BUDGET

The State Planning Office (SPO) within the Department of Premier and Cabinet has advised it has funds available to assist Councils with this kind of work. The cost of the Central Highlands project was originally estimated at \$220,000, over two financial years.

The SPO has recently advised it can provide \$120,000. This is \$20,000 less than the original advice. The SPO has rationalised this reduction on the grounds that a significant element of the project – the residential land demand and supply analysis – is now being undertaken at a regional level and will be funded by the SPO. (Hence the revision in the overall project cost estimate down to \$220,000.

Council is awaiting the Grant Deed from the SPO for its funding commitment.

The project will run over two financial years and Council has allocated the necessary funds for the current financial year and nominally committed to the next.

RECOMMENDATION 11/01.2023/C

Moved: Clr

Seconded: Clr

THAT:

- A. Council initiate the Central Highlands Township Structure Plan Project, as outlined in the attached draft Project Plan and draft Project Brief, dated 11 January 2023.
- B. Call for Expressions of Interest from potential consultants to undertake the work once the funding assistance from the State Government (State Planning Office) has been confirmed through a Grant Deed.

24.4 BRONTE PARK AMENITIES AND SUBDIVISION UPDATE

Report By

Graham Rogers, Manager DES

Background

Mayor Triffitt has requested that Council be provided with an update.

Council approved the subdivision of one lot and balance at 381 Marlborough Road, Bronte Park on 3 December 2019. The purpose of the subdivision was to create a separate lot from the Bronte Park Shop title to be purchased by Council for the construction of amenities, BBQ's and playground.

As part of the approval Council must install a new water line in accordance with TasWater's requirements. Design delays have occurred with the installation of the waterline, by Sutcliffe Contracting Pty Ltd, about to commence. It is expected that all works will be completed, and all permit conditions complied with, by the end of February which will allow for the Final Plans and Schedule of Easements to be signed and sealed and lodged with the Titles Office.

The toilet facility, BBQ's and landscaping have been completed for some time and are already in use. Play equipment will be installed at the site in the near future.

For Information

24.5 RE-ALLOCATION OF BUDGET FUNDS

Report By

Graham Rogers, Manager DES

Background

The following funds have been allocated in the Capital Expenditure section of the 2022-23 Budget:

Wayatinah Hall Roof & Squash Court Floor - \$100,000
 Ouse Hall Floor - \$100,000
 Bronte Toilet Water Connection - \$40,000

Current Situation

The DES Manager has been holding discussions with Hydro Tasmania regarding the future of the Wayatinah Hall. Until these negotiations have been completed no works will be undertaken on the hall. Accordingly approval is being sought to re-allocate the budget item as follows:

Ouse Hall Floor - \$50,000
 Bronte Toilet Water Connection - \$50,000

Works have commenced on both the above projects and due to unforeseen circumstances both project will go over budget. The re-allocation of funds may allow for carpet to also be installed in the Ouse Hall once the floor works have been completed. The water connection for the Bronte Toilet has been delayed and re-designed which has increased the costs to Council.

RECOMMENDATION 12/01.2023/C

Moved: Clr

Seconded: Clr

THAT the budget allocation for the Wayatinah Hall Roof & Squash Court Floor be re-allocated as follows:

- \$50,000 – Ouse Hall Floor
- \$50,000 – Bronte Toilet Water Connection

25. WORKS & SERVICES

25.1 WORKS & SERVICES REPORT – DECEMBER 2022

Report By

Jason Branch, Works & Services Manager

The following activities were performed during December 2022 by Works & Services –

Grading & Sheeting

Maintenance Grading

Thousand Acre Lane, Nant Lane

Potholing / shouldering

Bridge approaches on 14 Mile Road

Spraying:

Spraying town streets Bothwell

Culverts / Drainage:

Clean and deepen drain at Flintstone Drive
 Repair culvert Jones River Road

Occupational Health and safety	<ul style="list-style-type: none"> • Monthly Toolbox Meetings • Day to day JSA and daily prestart check lists completed. • Monthly workplace inspections completed. • Playground inspections • Approximately 728 hours Annual Leave taken. • 0 hours Sick Leave taken. • 0 hours Long Service Leave • 0 hours Workers Compensation
Bridges:	Undertake ground penetrating radar for wingwall widening on the Wentworth bridge, 14 Mile Road
Refuse / recycling sites:	Cover Hamilton Tip twice weekly
Other:	Repair power stand in caravan park Install no camping signs at Pub with No Beer Repair toilet at Gretna Repair toilet at Ellendale Repair sink Bothwell toilets Clean roof gutters Ouse units Clean roof gutters Bothwell public toilets and Golf Museum Clean roof gutters Hamilton Depot and hall
Slashing:	
Municipal Town Maintenance:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • PM772 Hino truck wheel alignment • PM767 New bucket teeth and hose repair on excavator • PM682 hose repair on float • PM757 JCB backhoe new forward and reverse lever • PM826 John Deer tractor • PM733 Komatsu grader new fan pump and hydraulic oil system flushed with new oil and filters • PM770 Nissan ute serviced • PM774 Cat grader 4000hour service
Private Works:	Five Private Works activities were undertaken.
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties

Program for next 4 weeks

- Commence construction of Thousand Acre Lane
- Tree removal Thousand Acre Lane
- Drainage works around lakes subdivisions
- Bothwell and Hamilton footpath up grades

RECOMMENDATION 13/01.2023/C**Moved:** Clr**Seconded:** Clr

THAT the Works & Services Report for December 2022 be received.

25.2 PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT

The Department of Industry, Science, Energy and Resources have advised Council that our application for the Preparing Australian Communities - Local Stream - River Clyde Flood Mapping and Study was successful.

The monthly project report for December has been provided by Mr Cameron Ormes the Project Manager for the River Clyde Flood Mapping / Study and is included in the attachments for Councillors information.

RECOMMENDATION 14/01.2023/C**Moved:** Clr**Seconded:** Clr

THAT Council receive the monthly project report for December from GHD for the River Clyde Flood Mapping / Study.

26. ADMINISTRATION SERVICES REPORT**26.1 FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 2 OPTIONS PAPER****Report by**

Kim Hossack, General Manager

In mid- December, the State Government released the Future of Local Government Review's Stage 2 Options Paper for public comment.

The Local Government Board as per their terms of reference, were required to provide the Minister with a shortlist of feasible reform options.

A body of work has been undertaken to date, to identify a range of specific structural reforms and three options have been identified. The purpose of the paper is to seek community and sector feedback and potential support on these options and their feasibility.

Attached within this agenda is the following –

1. An Options Paper
2. An Options Paper – Appendix
3. A Community Update document containing the key messages of the Options Paper.

During February 2023, the Local Government Board will be hosting in-person and online forums for members of the public, Council Staff and Elected Representatives. These sessions will be held around the State to discuss the proposed suite of reform options.

As General Manager, I would strongly encourage all ratepayers and local community members to have your say on our sector's future. All submissions close on **19 February 2023** and Council will be contributing to this process.

For further information, please visit www.engage.futurelocal.tas.gov.au or contact the Local Government Board via email or letter at GPO Box 123, Hobart TAS 7001

RECOMMENDATION 15/01.2023/C

Moved: Cr

Seconded: Cr

THAT Council receive the Future of Local Government Review – Stage 2 Options Paper.

26.2 RENEWABLE ENERGY ZONE ANNOUNCEMENT - HON GUY BARNETT MP

FOR NOTING

26.3 SOUTHERN TASMANIAN COUNCILS' AUTHORITY - DECEMBER 2022 QUARTERLY REPORT

FOR NOTING

26.4 COVID-19 SAFETY PLAN – REVIEW

Report by:

Kim Hossack, General Manager

At the Ordinary Council Meeting held on 15 November 2022 and following Environmental Health Officer's report and resolution was approved –

15.5 COVID-19 SAFETY PLAN

Moved: Deputy Mayor J Allwright **Seconded:** Clr J Hall

THAT this item be deferred until the Ordinary Meeting of Council scheduled for 17th January 2023.

CARRIED

With the State Government's removal of official health restrictions surrounding COVID-19, it is timely for Council to review their current COVID-19 Safety Plan. However, under Public Health regulations, Councils are responsible for the health and safety of all their employees and contract workers.

With this mind Council should continue to include a COVID-19 Safety Plan within our current Business Continuity Plan for any future epidemics but for the health & safety of all employees, contract workers and elected members, Council will be directed by all official State Government Public Health directions and recommendations. This includes members of public, all public amenities, facilities and buildings.

RECOMMENDATION 16/01.2023/C

Moved: Cr

Seconded: Cr

THAT a COVID-19 Safety Plan will continue to form part of Council's Business Continuity Plan for any future epidemics but for the health & safety of all employees, contract workers, elected members and the public, Council will be directed by all official State Government Public Health directions and recommendations.

26.5 POLICY NO. 2013-02 USE OF COUNCIL HALLS

Report by

Adam Wilson, Deputy General Manager

The previous Policy No. 2013-02 Use of Council Halls was approved by Council in July 2020.

The General Manager has requested that Policy No. 2013-02 Use of Council Halls be reviewed, and the insurance conditions be update in line with Council's current insurance coverage.

Council recognises the value of providing community halls and associated amenities for use by the community.

This Policy is applicable to all hirers of Council halls.

The right to use Council halls is subject to Council receiving an application from an applicant of legal age (18+ years) on the required form signed by the applicant, stating the purpose, hours and portion or portions of the building required and containing the applicant's undertaking to comply with the conditions of hire.

RECOMMENDATION 17/01.2023/C

Moved: Clr

Seconded: Clr

THAT Council approve the reviewed Policy No. 2013-02 Use of Council Halls.

26.6 BUSHFEST 2023

Report by

Katrina Brazendale, Senior Administration/Community Relations Officer

Council staff are seeking confirmation from Council that Highlands Bushfest will be held again this year.

Staff will need considerable lead time to organise stallholders, sponsors and attractions.

It is proposed that Bushfest be held on 25th and 26th November 2023 to avoid a clash with the Huon Show, which is scheduled for the 18th November 2023.

RECOMMENDATION 18/01.2023/C

Moved: Cr

Seconded: Cr

THAT to enable staff to begin preparations for Highlands Bushfest 2023, Council confirms:

- (a) Highlands Bushfest 2023 will be held on 25th and 26th November 2023; and
 - (b) Funds will be allocated within the 2023/2024 budget for this event.
-

26.7 HEALTH AND WELLBEING PLAN 2020-2025 - PROGRESS REPORT

Report by

Katrina Brazendale, Senior Administration/Community Relations Officer

Bothwell Playgroup is continuing well, Families Tasmania will be supporting the program for this first term with weekly relaxed mornings of learning rhymes, songs and stories, this will commence on 14th February 2023 with

the last session being held on the 4th March 2023. It's great to see so many families attend and continue to support these playgroup sessions.

Breakfast Program for the Central Highlands Schools will continue with a lot of positive feedback from all those involved with roughly 8 to 10 litres of hot chocolate made and between 50-60 toasted cheese sandwiches, this year discussions will commence with the possibility of extra days added.

Outdoor Active classes for Bothwell High School students will continue in conjunction with the volunteers from the Bothwell Golf Club. These sessions are held during the summer school terms on a weekly basis.

Food packages are also being made up on a weekly basis dependant on food availability from suppliers and delivered to various families throughout the Central Highlands Municipal area. Supplies for the breakfast programs are also collected during this time, so therefore the food packages are only available during school terms.

The Highlands Healthy Connect Project finished at the end of December last year and that some of the activities will be continuing this year (Playgroup, exercise classes, yoga & cooking). HATCH have applied to Healthy Tasmania for funding Stage 2 of the project with notification due in March/April. Council have agreed to holding the funding if successful.

Council was successful with grants from the Communities for Children for \$3,000. Australia Day Branding for \$1,990. Three applications have been submitted through the Goldwind Grants and an outcome should be announced by the end of January 2023.

Communities for Children are holding a Bothwell Family Fun Day on 31st January 2023 at the Bothwell Recreation Ground.

RECOMMENDATION 19/01.2023/C

Moved: Cr

Seconded: Cr

THAT the Health & Wellbeing Plan 2020-2025 progress report be received.

26.8 FINANCE REPORT TO 31 DECEMBER 2022

RECOMMENDATION 20/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Finance Report to 31 December 2022 be received.

Bank Reconciliation as at 31 December 2022

	2021	2022
Balance Brought Forward	\$10,165,831.41	\$10,689,916.53
Receipts for month	\$430,908.78	\$554,583.38
Expenditure for month	\$993,315.08	\$1,691,186.71
Balance	\$9,603,425.11	\$9,553,313.20
Represented By:		
Balance Commonwealth Bank	\$854,986.93	\$733,264.66
Balance Westpac Bank	\$8,797.73	\$136,315.84
Investments	\$8,737,111.46	\$8,682,762.70
Petty Cash & Floats	\$550.00	\$550.00
	\$9,601,446.12	\$9,552,893.20
Plus Unbanked Money	\$2,111.89	\$420.00
	\$9,603,558.01	\$9,553,313.20
Less Unpresented Cheques	\$132.90	\$0.00
Unreceipted amounts on bank statements	\$0.00	\$0.00
	\$9,603,425.11	\$9,553,313.20

RATES RECONCILIATION AS AT 31 DECEMBER 2022

	2021	2022
Balance 30th June	\$83.43	-\$39,090.75
Rates Raised	\$3,912,121.67	\$4,110,809.76
Penalties Raised	\$21,955.81	\$25,164.48
Supplementaries/Debit Adjustments	\$26,489.46	\$16,369.89
Total Raised	\$3,960,650.37	\$4,113,253.38
Less:		
Receipts to Date	\$2,637,371.47	\$2,673,389.58
Pensioner Rate Remissions	\$101,093.20	\$109,745.13
Remissions/Supplementary Credits	\$28,578.78	\$28,101.77
Balance	\$1,193,606.92	\$1,302,016.90

	BUDGET 2022/2023	ACTUAL TO 31-Dec-21	ACTUAL TO 31-Dec-22	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN. STAFF COSTS(ASCH)	\$582,026	\$292,817	\$463,519	79.64%	\$118,506
ADMIN BUILDING EXPEND(ABCH)	\$40,790	\$25,845	\$29,823	73.11%	\$10,968
OFFICE EXPENSES(AOEH)	\$125,000	\$99,303	\$74,122	59.30%	\$50,878
ELECTED MEMBERS EXPENDITURE(AMEH)	\$203,648	\$80,826	\$90,930	44.65%	\$112,718
OTHER ADMIN. EXPENDITURE(ASEH + RATES)	\$406,500	\$162,707	\$230,491	56.70%	\$176,009
MEDICAL CENTRES(MED)	\$147,200	\$51,372	\$55,632	37.79%	\$91,568
STREET LIGHTING(STLIGHT)	\$39,600	\$16,178	\$11,930	30.13%	\$27,670
ONCOSTS (ACTUAL)(ONCOSTS)	\$663,149	\$362,971	\$336,663	50.77%	\$326,486
ONCOSTS RECOVERED	(\$495,000)	(\$234,575)	(\$272,617)	55.07%	(\$222,383)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$340,850	\$59,263	\$80,127	23.51%	\$260,723
GOVERNMENT LEVIES(GLEVY)	\$267,275	\$136,172	\$167,798	62.78%	\$99,478
COVID-19		\$3,584	\$835		
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,321,038	\$1,056,462	\$1,269,254	54.68%	\$1,052,619
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN STAFF COSTS - DES (ASCB)	\$173,164	\$74,863	\$74,553	43.05%	\$98,611
ADMIN BUILDING EXPEND - DES(ABCB)	\$24,140	\$12,030	\$12,128	50.24%	\$12,012
OFFICE EXPENSES - DES (AOEB)	\$43,500	\$36,643	\$33,388	76.75%	\$10,112
ENVIRON HEALTH SERVICES (EHS)	\$31,250	\$11,848	\$9,974	31.92%	\$21,275
ANIMAL CONTROL(Animal Control)(AC)	\$10,500	\$2,855	\$5,014	47.75%	\$5,486
PLUMBING/BUILDING CONTROL (BPC)	\$141,119	\$51,367	\$65,879	46.68%	\$75,240
SWIMMING POOLS (POOL)	\$39,475	\$11,798	\$7,675	19.44%	\$31,800
DEVELOPMENT CONTROL (DEV)	\$191,000	\$60,047	\$70,226	36.77%	\$120,774
DOOR TO DOOR GARBAGE & RECYCLING (DD)	\$160,124	\$58,879	\$66,959	41.82%	\$93,165
ROADSIDE BINS COLLECTION (DRB)	\$143,100	\$53,533	\$61,153	42.73%	\$81,947
WASTE TRANSFER STATIONS (WTS)	\$287,935	\$93,140	\$137,749	47.84%	\$150,186
TIP MAINTENANCE (TIPS)	\$73,175	\$18,647	\$24,480	33.45%	\$48,695
ENVIRONMENT PROTECTION (EP)	\$4,500	\$546	\$150,381	3341.79%	(\$145,881)
RECYCLING (RECY)	\$48,960	\$23,372	\$47,599	97.22%	\$1,361
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,371,943	\$509,568	\$767,159	55.92%	\$604,784
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$136,000	\$66,229	\$84,171	61.89%	\$51,829
CEMETERY (CEM)	\$18,200	\$9,634	\$9,001	49.46%	\$9,199
HALLS (HALL)	\$60,000	\$36,242	\$29,844	49.74%	\$30,156
PARKS AND GARDENS(PG)	\$64,000	\$36,473	\$42,780	66.84%	\$21,220
REC. & RESERVES(Rec+tennis)	\$84,316	\$44,755	\$48,641	57.69%	\$35,675
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$120,000	\$88,287	\$111,057	92.55%	\$8,943
HOUSING (HOU)	\$71,458	\$47,175	\$60,522	84.70%	\$10,936
CAMPING GROUNDS (CPARK)	\$13,500	\$7,394	\$8,600	63.71%	\$4,900
LIBRARY (LIB)	\$1,400	\$843	\$1,279	91.37%	\$121
ROAD MAINTENANCE (ROAD)	\$885,000	\$593,941	\$805,103	90.97%	\$79,897
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,000	\$496	\$6,010	120.19%	(\$1,010)
BRIDGE MAINTENANCE (BR)	\$23,289	\$12,458	\$5,857	25.15%	\$17,432
PRIVATE WORKS (PW)	\$85,000	\$42,184	\$43,799	51.53%	\$41,201
SUPER. & I/D OVERHEADS (SUPER)	\$316,800	\$187,241	\$219,438	69.27%	\$97,362
QUARRY/GRAVEL (QUARRY)	(\$25,000)	(\$53,596)	(\$50,477)	201.91%	\$25,477
NATURAL RESOURCE MANAGEMENT(NRM)	\$121,000	\$56,122	\$60,149	49.71%	\$60,851
SES (SES)	\$2,000	\$723	\$400	20.00%	\$1,600
PLANT MTC&E & OPERATING COSTS (PLANT)	\$500,000	\$244,317	\$322,151	64.43%	\$177,849
PLANT INCOME	(\$710,000)	(\$392,929)	(\$474,728)	66.86%	(\$235,272)
DRAINAGE (DRAIN)	\$264,360	\$11,995	\$19,997	7.56%	\$244,363
OTHER COMMUNITY AMENITIES (OCA)	\$27,731	\$20,563	\$22,383	80.71%	\$5,349
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$21,484	\$26,040	70.38%	\$10,960
FLOOD REPAIRS			\$51,617		
TOTAL WORKS & SERVICES	\$2,101,054	\$1,082,031	\$1,453,633	69.19%	\$699,037

DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,321,038	\$1,056,462	\$1,269,254	54.68%	\$1,052,619
Dev. & Environmental Services	\$1,371,943	\$509,568	\$767,159	55.92%	\$604,784
Works & Services	\$2,101,054	\$1,082,031	\$1,453,633	69.19%	\$699,037
Total All Operating	\$5,794,034	\$2,648,061	\$3,490,046	60.24%	\$2,356,440
CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$64,500	\$0	\$21,084	32.69%	\$43,416
Equipment	\$131,000	\$38,178	\$5,578	4.26%	\$125,422
Miscellaneous (Municipal Reval etc)	\$120,000	\$0	\$0	0.00%	\$120,000
	\$315,500	\$38,178	\$26,662	8.45%	\$288,838
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$25,000	\$1,815	\$3,627	14.51%	\$21,373
	\$25,000	\$1,815	\$3,627	14.51%	\$23,185
WORKS & SERVICES					
Plant Purchases	\$547,266	\$1,580	\$342,711	62.62%	\$204,555
Camping Grounds	\$0	\$11,772	\$0		\$0
Public Conveniences	\$210,000	\$26,272	\$99,252	47.26%	\$110,748
Bridges	\$120,000	\$95	\$17,175	14.31%	\$102,825
Road Construction & Reseals	\$1,972,256	\$1,662,703	\$1,272,855	64.54%	\$699,401
Drainage	\$737,160	\$5,153	\$25,209	0.00%	\$711,951
Parks & Gardens Capital	\$261,000	\$33,342	\$102,666	39.34%	\$158,334
Infrastructure Capital (Moved to Roads)	\$55,000	\$0	\$0	0.00%	\$55,000
Footpaths, Kerbs & Gutters	\$510,000	\$0	\$6,833	1.34%	\$503,167
Rec Grounds	\$0	\$20,943	\$0		\$0
Halls	\$284,000	\$22,031	\$15,265	5.37%	\$268,735
Buildings	\$961,500	\$29,196	\$84,478	8.79%	\$877,022
	\$5,658,182	\$1,813,087	\$1,966,443	34.75%	\$3,691,739
TOTAL CAPITAL WORKS					
Corporate Services	\$315,500	\$38,178	\$26,662	8.45%	\$288,838
Dev. & Environmental Services	\$25,000	\$1,815	\$3,627	14.51%	\$21,373
Works & Services	\$5,658,182	\$1,813,087	\$1,966,443	34.75%	\$3,691,739
	\$5,998,682	\$1,853,080	\$1,996,733	33.29%	\$4,001,949

BANK ACCOUNT BALANCES AS AT 31 DECEMBER 2022						
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	BALANCE	
					2021	2022
11100	Cash at Bank and on Hand					
11105	Bank 01 - Commonwealth - General Trading Account				854,936.03	733,684.66
11106	Bank 02 - Westpac - Direct Deposit Account				8,797.73	136,315.84
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				864,283.76	870,550.50
11200	Investments					
11206	Bank 04	30 Days			1,000,845.75	-
11207	Bank 05	90 Days	3.18%	4/01/2023	3,654,998.22	2,522,097.57
11207	Bank 06	30 Days	3.29%	3/01/2023		2,018,308.90
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	3.36%	20/03/2023	78,067.05	78,294.58
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	3.87%	13/03/2023	4,005,230.33	4,064,061.65
11299	TOTAL INVESTMENTS				8,739,141.35	8,682,762.70
	TOTAL BANK ACCOUNTS AND CASH ON HAND				9,603,425.11	9,553,313.20

DONATIONS AND GRANTS 2022-23											
Date	Details	Budget	Australia Day, ANZAC Day, Hamilton Show	Childrens Services	Community Grants \ Donations	Event Development and Sponsorship	Further Education Bursaries and School Support	General Items	Church Grants	Tourism	TOTAL
	Community & Economic Development Support	\$5,000									
	Support/Donations	\$5,590									
	Further Education Bursaries	\$1,300									
	Central Highlands School Support	\$3,414									
	Anzac Day	\$6,000									
	Hamilton show	\$5,000									
	Australia Day	\$1,500									
	Church Grants	\$5,000									
	Suicide Prevention Program	\$2,000									
	Anglers Alliance Sponsorship	\$3,000									
	Bothwell Spin-in	\$0									
	Royal Flying Doctor Service	\$1,000									
	Shearing Display Bushfest	\$0									
	Youth Activities	\$5,000									
	Australasian Golf Museum contribution to power	\$5,000									
	South Central Region Projects	\$5,000									
	Local Govt Shared Services Project	\$2,000									
	200 Years of Bothwell Celebration	\$80,000									
	Health & Wellbeing Plan Implementation	\$5,000									
	Visitors Centre	\$5,000									
	Grant assistance	\$15,000									
	Design/concept contractors - Grants	\$25,000									
	Healthy Connect Project	\$10,000									
26/07/2022	Community BBQ - Hamilton	\$200			200.00						200.00
18/08/2022	Donation to Safe Beds Program	\$250			250.00						250.00
26/08/2022	Donation to celebrate 75yrs of the Lions	\$300			300.00						300.00
6/09/2022	Mena Volunteer Ambulance	\$1,500			1,500.00						1,500.00
18/11/2022	All Schools Championships 2022	\$500					500.00				500.00
23/11/2022	Christmas Lolly run 2022 - Gretna Volunteer Fire Brigade	\$150			150.00						150.00
7/12/2022	Grade 6 Leavers 2022	\$136					136.36				136.36
13/12/2022	School Awards -Gift Cards -1	\$200					200.00				200.00
13/12/2022	School Awards -Gift Cards -5	\$250					250.00				250.00
20/12/2022	Bushfest community sites 2022	\$2,010			2,010.00						2,010.00
	YEAR TO DATE EXPENDITURE		0.00	0.00	4,410.00	0.00	1,086.36	0.00	0.00	0.00	5,496.36
	BUDGET	\$201,300	12,500.00	5,000.00	10,000.00	7,000.00	5,800.00	34,000.00	5,000.00	3,000.00	82,300.00

27. SUPPLEMENTARY AGENDA ITEMS

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council by absolute majority may decide to deal with a matter that is not on the agenda if, where the General Manager has reported either:

- The reason it was not possible to include the matter on the agenda;
- That the matter is urgent; or
- That advice of a qualified person has been obtained and taken into account in providing advice to Council under Section 65 of the *Local Government Act 1993*.

RECOMMENDATION 21/01.2023/C

Moved: Clr

Seconded: Clr

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the *Local Government (Meeting Procedures) Regulations 2015*.

28. CLOSURE