



Central Highlands Council

AGENDA – ORDINARY MEETING – 18 OCTOBER 2022

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held in the Bothwell Town Hall, Bothwell on Tuesday 18 October 2022, commencing at 9am.

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

Lyn Eyles
General Manager

1.0 OPENING

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

2.0 ACKNOWLEDGEMENT OF COUNTRY

3.0 PRESENT

3.1 IN ATTENDANCE

4.0 APOLOGIES

5.0 PECUNIARY INTEREST DECLARATIONS

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

6.0 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

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	<i>Local Government (Meeting Procedures) Regulations 2015</i>
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 September 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	Confidential Report	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
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

6.1 MOTION OUT OF CLOSED SESSION

Moved: Clr**Seconded:** Clr

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

OPEN MEETING TO PUBLIC

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

7.0 DEPUTATIONS

7.1 PUBLIC QUESTION TIME

8.0 MAYORAL COMMITMENTS

September to October 2022

13 September 2022	Planning Meeting – Bothwell
13 September 2022	Workshop - TasWater
13 September 2022	Bothwell Bicentennial Workforce Group meeting
20 September 2022	Ordinary Meeting of Council
21 September 2022	Southern Central Subregion - Pontville

24 September 2022	Tas Trail 25 th Anniversary – Miena
26 September 2022	Bothwell Bicentennial Workforce Group meeting
06 October 2022	Tas Community Fund meeting - Hamilton
11 October 2022	Planning Meeting – Bothwell
11 October 2022	Bothwell Bicentennial Workforce Group meeting
11 October 2022	Radio Interview

- Business of Council x 13
- Ratepayer and community members - communications x7
- Elected Members - communications x 4
- Central Highlands Council Management - communications x3

8.1 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

20 September 2022	Ordinary Meeting of Council – Hamilton
11 October 2022	Planning meeting Bothwell

Clr A Archer

20 September 2022	Ordinary Meeting of Council – Hamilton
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Clr A Bailey

20 September 2022	Ordinary Meeting of Council – Hamilton
11 October 2022	Planning meeting Bothwell

Clr S Bowden

20 September 2022	Ordinary Meeting of Council – Hamilton
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Clr R Cassidy

20 September 2022	Ordinary Meeting of Council – Hamilton
11 October 2022	Planning meeting Bothwell

Clr J Honner

20 September 2022	Ordinary Council meeting Hamilton
26 September 2022	Bothwell Bicentennial Workforce Group meeting
11 October 2022	Planning meeting Bothwell
11 October 2022	Bothwell Bicentennial Workforce Group meeting

Clr J Poore

20 September 2022	Ordinary Meeting of Council – Hamilton
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STATUS REPORT COUNCILLORS

8.2 GENERAL MANAGER'S COMMITMENTS

20 September 2022	Council Meeting
21 September 2022	Southern Central Subregion - Pontville
06 October 2022	Meeting with Tas Community Fund
11 October 2022	Planning Committee Meeting
11 October 2022	Bicentennial Working Group Meeting

8.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

21 September 2022	River Clyde Flood Mapping - Progress Meeting
06 October 2022	Tasmanian Community Fund Meeting with the Board
10 October 2022	Municipal Recovery Coordinators Monthly Meeting
11 October 2022	Future of Local Government Council Representatives workshops
17 October 2022	Healthy Tasmania Fund: Grants Information Webinar

9.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

9.1 FUTURE WORKSHOPS

Wednesday 30 November 2022 – Bothwell 11.00am - Councillors Roles & Responsibilities facilitated by David Morris

10.0 MAYORAL ANNOUNCEMENTS

11.0 MINUTES

11.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING 20th SEPTEMBER 2022

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 20th September 2022 be received.

11.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING 20th SEPTEMBER 2022

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 20th September 2022 be confirmed.

11.3 RECEIVAL DRAFT PLANNING COMMITTEE MEETING MINUTES 11th OCTOBER 2022

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 11th October 2022 be received.

12.0 BUSINESS ARISING:

15.1	PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT	The Draft Project Brief and Draft Project Plan, both dated 13 September 2022, be referred to the proposed Project Steering Committee for consideration, once that committee has been formed following the October council elections.
15.2	DA2022/77 : VISITOR ACCOMMODATION (CHANGE OF USE) : 38 PATRICK STREET, BOTHWELL	Correspondence sent by Senior Planning Officer
15.3	PETITION TO AMEND SEALED PLAN – REMOVAL OF COVENANTS TO LOT 3 OF SEALED PLAN 163527, 1280 MEADOWBANK RD, MEADOWBANK	Correspondence sent by Senior Planning Officer
15.4	HALLS ISLAND PUBLIC CONSULTATION – INVITATION FOR COMMENT	Information placed on the Central Highlands Council Webpage advising that hard copies of the documents are available for viewing at Council's Bothwell Office.
16.4	VICTORIA VALLEY ROAD LINES	Council allocate \$20,000 from the \$40,000 allocated for a centre line for Victoria Valley Road to a centre line for Pelham Road.
16.5	MOWER REPLACEMENT REPORT	Council purchase 2 new Kubota ZD22r-2-60 for \$24,750.00 each plus the extended warranty.
16.6	GRANT DEED, OUSE RECREATION GROUND	The General Manager and Works Manager sign the Deed on behalf of Council.
16.7	OUSE RECREATION GROUND STAGE 2 PROPOSAL	Council grant permission to Mrs Catherine Watson to develop a 600m walking track at the Ouse Recreation Ground as per the attached map subject to the success of suitable grant applications.
16.8	CRICKET PITCH BOTHWELL FOOTBALL GROUND	Council allocate the \$3,200 for the purchase a new cricket synthetic wicket from Synthetic Grass Solutions.
16.9	BOTHWELL ROBAIX BICYCLE RACE - BOTHWELL BICENTENNIAL	Council give permission for the usage of Dennistoun Road and Nant Lane for the Bothwell Robaix Bicycle Race at the Bothwell Bicentennial. And Council notifies affected landowners and provide details on start and finish times.
16.10	2023 NATIONAL AUSWIDE RALLY AT BOTHWELL	Council grant permission to the National Auswide Rally to hire the Bothwell Recreation Grounds and facilities for the period of 24 to 30 October 2023 and charge a flat fee of \$1600. Correspondence sent by Works Manager.
16.11	OUSE COMMUNITY COUNTRY CLUB	Council donated the used 'out front' mower that is surplus to Council's requirements to the Ouse Community Country Club. Correspondence sent by Works Manager.
17.3	ANNUAL END OF SCHOOL AWARDS	Correspondence sent by General Manager.
17.5	REQUEST FOR RATES REMISSION	Correspondence sent by General Manager.

17.6	TELSTRA PAYPHONE INTERLAKEN TASMANIA	Petition located across Central Highlands for residents to consider between the 3rd and 31st October 2022 by General Manager and Council include as a future agenda item an update on progress with Telstra tower on Table Mountain
17.7	HYDRO TARRALEAH POWER STATION UPGRADE FIELD VISIT	Deputy General Manager advised the Hydro that the decision to participate and determine a date and time will be discussed at the November 2022 meeting of Council.
17.9	EVERYAGE COUNTS	Council deferred this item until after the new Council has been appointed.
17.10	BUREAU OF METEOROLOGY FLOOD WARNING SERVICE	Correspondence sent by Deputy General Manager.
17.12	INSURANCE COVER	Undertake a review of Council's Insurance Brokerage with regards to area of public liability, use of Council's buildings and the capability of Tas Fire Service helicopters being able to land on sports grounds at any time.

13.0 DERWENT CATCHMENT PROJECT REPORT

Moved: Clr

Seconded: Clr

THAT the Derwent Catchment Project Monthly Report be received. (See Attachments [Page 44](#))

14.0 FINANCE REPORT

Moved: Clr

Seconded: Clr

THAT the Finance Reports be received.

RATES RECONCILIATION AS AT 30 SEPTEMBER 2022				
		2021		2022
Balance 30th June		\$83.43		-\$39,090.75
Rates Raised		\$3,874,935.09		\$4,088,619.14
Penalties Raised		\$12,066.74		\$13,296.33
Supplementaries/Debit Adjustments		\$11,344.28		\$6,441.84
Total Raised		\$3,898,429.54		\$4,069,266.56
Less:				
Receipts to Date		\$1,907,324.32		\$1,947,887.70
Pensioner Rate Remissions		\$100,002.85		\$109,068.25
Remissions/Supplementary Credits		\$4,828.15		\$5,833.61
Balance		\$1,886,274.22		\$2,006,477.00

Bank Reconciliation as at 30 September 2022			
	2021		2022
Balance Brought Forward	\$10,800,696.45		\$11,443,876.50
Receipts for month	\$620,295.52		\$3,207,983.31
Expenditure for month	\$574,640.43		\$3,469,551.72
Balance	\$10,846,351.54		\$11,182,308.09
Represented By:			
Balance Commonwealth Bank	\$1,610,846.59		\$1,121,140.00
Balance Westpac Bank	\$508,497.77		\$12,256.50
Investments	\$8,730,826.17		\$10,121,213.38
Petty Cash & Floats	\$550.00		\$550.00
	\$10,850,720.53		\$11,255,159.88
Plus Unbanked Money	\$592.00		\$1,009.53
	\$10,851,312.53		\$11,256,169.41
Less Unpresented Cheques	\$0.00		\$17.22
Unreceipted amounts on bank statements	\$4,960.99		\$73,844.10
	\$10,846,351.54		\$11,182,308.09

	BUDGET 2022/2023	ACTUAL TO 30-Sep-21	ACTUAL TO 30-Sep-22	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN. STAFF COSTS(ASCH)	\$582,026	\$151,506	\$253,204	43.50%	\$328,822
ADMIN BUILDING EXPEND(ABCH)	\$40,790	\$16,792	\$21,121	51.78%	\$19,669
OFFICE EXPENSES(AOEH)	\$125,000	\$43,761	\$20,229	16.18%	\$104,771
MEMBERS EXPENSES(AMEH)	\$203,648	\$36,310	\$43,726	21.47%	\$159,922
OTHER ADMIN. EXPENDITURE(ASEH + RATES)	\$406,500	\$93,167	\$160,177	39.40%	\$246,323
MEDICAL CENTRES(MED)	\$147,200	\$27,269	\$30,155	20.49%	\$117,045
STREET LIGHTING(STLIGHT)	\$39,600	\$6,067	\$3,007	7.59%	\$36,593
ONCOSTS (ACTUAL)(ONCOSTS)	\$663,149	\$277,995	\$227,127	34.25%	\$436,022
ONCOSTS RECOVERED	(\$495,000)	(\$117,782)	(\$142,607)	28.81%	(\$352,393)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$340,850	\$32,836	\$37,040	10.87%	\$303,810
GOVERNMENT LEVIES(GLEVY)	\$267,275	\$79,521	\$59,319	22.19%	\$207,956
COVID-19		\$725	\$835		
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,321,038	\$648,168	\$713,334	30.73%	\$1,608,539
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN STAFF COSTS - DES (ASCB)	\$173,164	\$37,349	\$37,649	21.74%	\$135,516
ADMIN BUILDING EXPEND - DES(ABCB)	\$24,140	\$9,857	\$10,199	42.25%	\$13,941
OFFICE EXPENSES - DES (AOEB)	\$43,500	\$17,146	\$13,116	30.15%	\$30,384
ENVIRON HEALTH SERVICES (EHS)	\$31,250	\$6,317	\$5,494	17.58%	\$25,755
ANIMAL CONTROL(Animal Control)(AC)	\$10,500	\$2,164	\$849	8.09%	\$9,651
PLUMBING/BUILDING CONTROL (BPC)	\$141,119	\$27,294	\$35,685	25.29%	\$105,435
SWIMMING POOLS (POOL)	\$39,475	\$1,284	\$3,733	9.46%	\$35,742
DEVELOPMENT CONTROL (DEV)	\$191,000	\$34,069	\$21,066	11.03%	\$169,934
DOOR TO DOOR GARBAGE & RECYCLING (DD)	\$160,124	\$36,403	\$25,928	16.19%	\$134,197
ROADSIDE BINS COLLECTION (DRB)	\$143,100	\$25,217	\$25,221	17.62%	\$117,879
WASTE TRANSFER STATIONS (WTS)	\$287,935	\$38,195	\$61,127	21.23%	\$226,808
TIP MAINTENANCE (TIPS)	\$73,175	\$8,764	\$8,160	11.15%	\$65,015
ENVIRONMENT PROTECTION (EP)	\$4,500	\$191	\$88,127	1958.37%	(\$83,627)
RECYCLING (RECY)	\$48,960	\$11,145	\$21,270	43.44%	\$27,690
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,371,943	\$255,395	\$357,623	26.07%	\$1,014,320
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$136,000	\$34,664	\$34,761	25.56%	\$101,239
CEMETERY (CEM)	\$18,200	\$3,974	\$4,555	25.03%	\$13,645
HALLS (HALL)	\$60,000	\$27,915	\$18,088	30.15%	\$41,912
PARKS AND GARDENS(PG)	\$64,000	\$16,781	\$24,822	38.78%	\$39,178
REC. & RESERVES(Rec+tennis)	\$84,316	\$20,497	\$21,524	25.53%	\$62,792
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$120,000	\$23,510	\$34,539	28.78%	\$85,461
HOUSING (HOU)	\$71,458	\$31,984	\$49,821	69.72%	\$21,637
CAMPING GROUNDS (CPARK)	\$13,500	\$3,417	\$4,097	30.35%	\$9,403
LIBRARY (LIB)	\$1,400	\$793	\$1,020	72.86%	\$380
ROAD MAINTENANCE (ROAD)	\$885,000	\$340,608	\$466,961	52.76%	\$418,039
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,000	\$139	\$5,012	100.25%	(\$12)
BRIDGE MAINTENANCE (BRI)	\$23,289	\$9,623	\$0	0.00%	\$23,289
PRIVATE WORKS (PW)	\$85,000	\$25,553	\$29,511	34.72%	\$55,489
SUPER. & VD OVERHEADS (SUPER)	\$316,800	\$104,942	\$112,173	35.41%	\$204,627
QUARRY/GRAVEL (QUARRY)	(\$25,000)	(\$32,931)	(\$9,786)	39.15%	(\$15,214)
NATURAL RESOURCE MANAGEMENT(NRM)	\$121,000	\$17,719	\$32,008	26.45%	\$88,992
SES (SES)	\$2,000	\$424	\$277	13.87%	\$1,723
PLANT MTCE & OPERATING COSTS (PLANT)	\$500,000	\$155,190	\$182,391	36.48%	\$317,609
PLANT INCOME	(\$710,000)	(\$205,380)	(\$272,267)	38.35%	(\$437,733)
DRAINAGE (DRAIN)	\$264,360	\$8,672	\$17,468	6.61%	\$246,892
OTHER COMMUNITY AMENITIES (OCA)	\$27,731	\$11,061	\$15,805	56.99%	\$11,926
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$10,180	\$13,273	35.87%	\$23,727
FLOOD REPAIRS			\$0		
TOTAL WORKS & SERVICES	\$2,101,054	\$609,336	\$786,054	37.41%	\$1,315,000

DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,321,038	\$648,168	\$713,334	30.73%	\$1,608,539
Dev. & Environmental Services	\$1,371,943	\$255,395	\$357,623	26.07%	\$1,014,320
Works & Services	\$2,101,054	\$609,336	\$786,054	37.41%	\$1,315,000
Total All Operating	\$5,794,034	\$1,512,898	\$1,857,011	32.05%	\$3,937,859
CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$64,500	\$0	\$21,084	32.69%	\$43,416
Equipment	\$131,000	\$16,333	\$5,578	4.26%	\$125,422
Miscellaneous (Municipal Reval etc)	\$120,000	\$0	\$0	0.00%	\$120,000
	\$315,500	\$16,333	\$26,662	8.45%	\$288,838
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$25,000	\$0	\$0	0.00%	\$25,000
	\$25,000	\$0	\$0	0.00%	\$25,000
WORKS & SERVICES					
Plant Purchases	\$552,266	\$187,907	\$342,711	62.06%	\$209,555
Camping Grounds	\$0	\$11,772	\$0		\$0
Public Conveniences	\$210,000	\$22,292	\$6,735	3.21%	\$203,265
Bridges	\$120,000	\$95	\$0	0.00%	\$120,000
Road Construction & Reseals	\$2,092,256	\$284,967	\$118,228	5.65%	\$1,974,028
Drainage	\$600,000	\$5,153	\$0	0.00%	\$600,000
Parks & Gardens Capital	\$141,000	\$11,722	\$9,006	6.39%	\$131,994
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	\$0	\$0		\$0
Halls	\$284,000	\$22,031	\$0	0.00%	\$284,000
Buildings	\$661,500	\$0	\$65,785	9.94%	\$595,715
	\$5,226,022	\$545,939	\$549,298	10.51%	\$4,676,724
TOTAL CAPITAL WORKS					
Corporate Services	\$315,500	\$16,333	\$26,662	8.45%	\$288,838
Dev. & Environmental Services	\$25,000	\$0	\$0	0.00%	\$25,000
Works & Services	\$5,226,022	\$545,939	\$549,298	10.51%	\$4,676,724
	\$5,566,522	\$562,272	\$575,960	10.35%	\$4,990,562

BANK ACCOUNT BALANCES AS AT 30 SEPTEMBER 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				1,606,477.60	1,049,404.52
11106	Bank 02 - Westpac - Direct Deposit Account				508,497.77	11,140.19
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				2,115,525.37	1,061,094.71
11200	Investments					
11206	Bank 04	30 Days			1,000,411.82	-
11207	Bank 05	90 Days	2.16%	5/10/2022	3,648,993.88	4,000,000.00
11207	Bank 06	30 Days	2.58%	4/11/2022		2,009,785.21
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	3.36%	20/03/2022	78,067.05	78,294.58
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	3.11%	12/12/2022	4,003,353.42	4,033,133.59
11299	TOTAL INVESTMENTS				8,730,826.17	10,121,213.38
	TOTAL BANK ACCOUNTS AND CASH ON HAND				10,846,351.54	11,182,308.09

No.	Plant	Total Expense	Sal and Wag	Oncosts	Internal Plant Hire	Materials	Plant & Equipment Maintenance	Insurance	Fuel	Tyres	Registration	Depreciation	Cost of capital	Recovered	Hours	Recovery per Hour	Expenditure per Hour	Recovery/(Loss) per Hour	
PM0149	Loadrite Weighing System	\$ 284.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.59	\$ -	\$ -	\$ -	\$ 223.25	\$ 33.49	-	-				
PM0196	Transmig Welder	\$ 78.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7.51	\$ -	\$ -	\$ -	\$ 60.75	\$ 10.13	-	-				
PM0238	Auger	\$ 359.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34.88	\$ -	\$ -	\$ -	\$ 282.22	\$ 42.76	-	-				
PM0254	Test and Tag Equipment	\$ 71.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6.93	\$ -	\$ -	\$ -	\$ 56.07	\$ 8.50	-	-				
PM0255	Floor Jack 15 Tonne	\$ 94.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.20	\$ -	\$ -	\$ -	\$ 74.46	\$ 11.28	-	-				
PM613	Komatsu Loader Hamilton B08817	\$ 1,085.74	\$ 86.65	\$ 51.99	\$ -	\$ -	\$ -	\$ 82.39	\$ -	\$ -	\$ 48.04	\$ 666.67	\$ 150.00	\$ 270.00	6.0	\$ 45.00	\$ 180.96	(\$135.96)	
PM620	Herc Superdog - Kelvin (IT2581)	\$ 1,431.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78.77	\$ -	\$ -	\$ 474.64	\$ 637.34	\$ 240.45	\$ 5,790.00	193.0	\$ 30.00	\$ 7.42	\$22.58	
PM621	Pig Trailer Hamilton OT0770	\$ 718.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24.72	\$ -	\$ -	\$ 448.39	\$ 200.00	\$ 45.00	-	-				
PM622	Fuel Tanker Bothwell PT4204	\$ 21.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.40	-	\$ -	-	-				
PM627	Small Mowers	\$ 385.37	\$ -	\$ -	\$ -	\$ 316.22	\$ -	\$ -	\$ 69.15	\$ -	\$ -	-	\$ -	\$ 932.50	186.5	\$ 5.00	\$ 2.07	\$2.93	
PM628	Chainsaws	\$ 519.28	\$ 26.52	\$ 11.68	\$ -	\$ 380.17	\$ -	\$ -	\$ 100.91	\$ -	\$ -	-	\$ -	\$ 615.00	61.5	\$ 10.00	\$ 8.44	\$1.56	
PM629	Spray Units	\$ 1,072.36	\$ -	\$ -	\$ -	\$ 376.36	\$ -	\$ 67.46	\$ -	\$ -	\$ -	\$ 545.84	\$ 82.70	70.00	7.0	\$ 10.00	\$ 153.19	(\$143.19)	
PM630	Compressors	\$ 62.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6.09	\$ -	\$ -	\$ -	\$ 49.25	\$ 7.39	-	-				
PM635	Sundry Plant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-				
PM636	Small Trailers	\$ 868.22	\$ -	\$ -	\$ -	\$ -	\$ 728.91	\$ -	\$ -	\$ -	\$ 139.31	-	\$ -	\$ 80.00	8.0	\$ 10.00	\$ 108.53	(\$98.53)	
PM652	Road Broom UT7744	\$ 105.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6.30	\$ -	\$ -	\$ 32.71	\$ 51.00	\$ 15.00	-	-				
PM654	New Holland Tractor Bothwell B08NO	\$ 1,048.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88.57	\$ -	\$ -	\$ 81.79	\$ 716.67	\$ 161.25	\$ 420.00	10.5	\$ 40.00	\$ 99.84	(\$59.84)	
PM664	Pressure Cleaner 2003	\$ 150.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.63	\$ -	\$ -	\$ -	\$ 118.40	\$ 17.94	\$ -	-				
PM665	Dog Trailer - Neville (YT5100)	\$ 3,433.45	\$ -	\$ -	\$ -	\$ 180.00	\$ -	\$ 57.50	\$ -	\$ 2,016.00	\$ 474.64	\$ 465.29	\$ 240.02	\$ 4,815.00	160.5	\$ 30.00	\$ 21.39	\$8.61	
PM667	Work Station Hamilton 2003	\$ 116.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.29	\$ -	\$ -	\$ -	\$ 91.35	\$ 13.84	-	-				
PM668	Work Station Bothwell 2003	\$ 116.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.29	\$ -	\$ -	\$ -	\$ 91.35	\$ 13.84	\$ -	-				
PM671	Water Tanker	\$ 349.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.90	\$ 11.86	\$ -	\$ -	\$ 250.00	\$ 56.25	\$ 322.50	21.5	\$ 15.00	\$ 16.23	(\$1.23)	
PM676	Kobelco Excavator FA6566	\$ 4,413.80	\$ 187.74	\$ 112.64	\$ -	\$ 65.00	\$ 622.00	\$ 256.18	\$ 272.12	\$ -	\$ 48.04	\$ 2,072.79	\$ 777.30	\$ 2,800.00	40.0	\$ 70.00	\$ 110.35	(\$40.35)	
PM677	Compressor/Post Driver	\$ 152.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.74	\$ -	\$ -	\$ -	\$ 119.25	\$ 18.07	\$ -	-				
PM682	Float IT0169	\$ 474.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474.64	-	\$ -	\$ 300.00	12.0	\$ 25.00	\$ 39.55	(\$14.55)	
PM687	Western Star - H. Chivers FB5754	\$ 19,292.46	\$ 281.61	\$ 168.97	\$ 550.00	\$ 437.82	\$ 884.22	\$ 276.25	\$ 7,221.69	\$ 5,962.00	\$ 436.49	\$ 2,235.21	\$ 838.20	\$ 19,263.75	350.3	\$ 55.00	\$ 55.08	(\$0.08)	
PM695	Quick Cut Saw	\$ 41.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4.03	\$ -	\$ -	\$ -	\$ 32.60	\$ 4.94	-	-				
PM705	Mack Truck FP4026 - Andrew Jones	\$ 11,927.49	\$ 461.55	\$ 276.93	\$ 220.00	\$ 20.99	\$ 133.36	\$ 616.52	\$ 1,872.94	\$ -	\$ 2,580.99	\$ 4,988.39	\$ 755.82	\$ 4,097.50	74.5	\$ 55.00	\$ 160.10	(\$105.10)	
PM709	CAT 950 Wheel Loader Bothwell (FR3357)	\$ 7,322.61	\$ 156.79	\$ 93.02	\$ 135.00	\$ -	\$ -	\$ 471.19	\$ 1,462.32	\$ -	\$ 48.04	\$ 3,812.50	\$ 1,143.75	\$ 942.50	14.5	\$ 65.00	\$ 505.01	(\$440.01)	
PM717	2008 Dog Trailer (Harold) Z54AB	\$ 1,324.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73.73	\$ -	\$ -	\$ 474.64	\$ 596.56	\$ 179.87	\$ 2,100.00	70.0	\$ 30.00	\$ 18.93	\$11.07	
PM720	S/Hand Tri Axle Dog Trailer Z24BO	\$ 1,629.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96.25	\$ -	\$ -	\$ 519.64	\$ 778.77	\$ 234.81	\$ 510.00	17.0	\$ 30.00	\$ 95.85	(\$65.85)	
PM723	CAT 943 Traxcavator	\$ 1,262.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122.35	\$ -	\$ -	\$ -	\$ 990.00	\$ 150.00	\$ 440.00	11.0	\$ 40.00	\$ 114.76	(\$74.76)	
PM724	Toyota Corolla Ascent - Doctor A48YD	\$ 1,347.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125.05	\$ -	\$ -	\$ 134.72	\$ 1,011.84	\$ 75.89	-	-				
PM726	John Deere Tractor & Slasher B47EG	\$ 5,344.40	\$ 86.65	\$ 51.99	\$ 100.00	\$ -	\$ -	\$ 412.95	\$ 763.52	\$ -	\$ 81.79	\$ 3,341.25	\$ 506.25	\$ 6,975.00	139.5	\$ 50.00	\$ 38.31	\$11.69	
PM729	King Box Trailer Hamilton Z92HG	\$ 178.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.07	\$ -	\$ -	\$ 43.26	\$ 105.75	\$ 16.02	-	-				
PM731	Pig Trailer Bothwell VT9746 HC	\$ 763.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.59	\$ -	\$ -	\$ 448.40	\$ 247.50	\$ 37.50	\$ 325.00	13.0	\$ 25.00	\$ 58.77	(\$33.77)	
PM733	2010 Komatsu Grader Hamilton-B73TJ	\$ 13,375.75	\$ 187.15	\$ 112.29	\$ 42.50	\$ 980.00	\$ 1,682.31	\$ 543.02	\$ 4,068.56	\$ -	\$ 48.04	\$ 4,393.75	\$ 1,318.13	\$ 23,985.00	369.0	\$ 65.00	\$ 36.25	\$28.75	
PM739	SES Vehicle Ex Huon Valley	\$ 432.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.09	\$ -	\$ -	\$ 143.47	\$ 227.27	\$ 34.09	\$ -	-				
PM740	Hino Tipper C95BL Hamilton 11/11	\$ 7,997.49	\$ -	\$ -	\$ -	\$ -	\$ 1,999.98	\$ 477.33	\$ 1,074.36	\$ -	\$ 290.99	\$ 3,862.24	\$ 292.59	\$ 7,312.50	243.8	\$ 30.00	\$ 32.81	(\$2.81)	
PM741	Mack Truck 2010 (C90JY)	\$ 14,914.61	\$ -	\$ -	\$ -	\$ 126.82	\$ 15.88	\$ 355.24	\$ 8,099.05	\$ -	\$ 2,580.99	\$ 2,874.34	\$ 862.30	\$ 21,807.50	396.5	\$ 55.00	\$ 37.62	\$17.38	
PM743	Mulcher Head	\$ 820.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79.53	\$ -	\$ -	\$ -	\$ 643.50	\$ 97.50	\$ -	-				
PM744	Honda Tiller	\$ 173.18	\$ 64.16	\$ 38.50	\$ 14.00	\$ -	\$ -	\$ 5.48	\$ -	\$ -	\$ -	\$ 44.33	\$ 6.72	\$ 30.00	2.0	\$ 15.00	\$ 86.59	(\$71.59)	
PM745	Welder	\$ 52.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.13	\$ -	\$ -	\$ -	\$ 41.51	\$ 6.29	-	-				
PM746	John Deere X304 Ride on Mower (Bothwell)	\$ 182.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.73	\$ -	\$ -	\$ -	\$ 143.44	\$ 21.73	\$ 725.00	14.5	\$ 50.00	\$ 12.61	\$37.39	
PM748	Hino Tipper C43LG (Bothwell)	\$ 10,876.60	\$ 248.47	\$ 149.09	\$ 112.50	\$ 200.45	\$ 1,966.00	\$ 586.12	\$ 2,221.29	\$ -	\$ 290.99	\$ 4,742.42	\$ 359.27	\$ 8,406.00	280.2	\$ 30.00	\$ 38.82	(\$8.82)	
PM751	Toro Groundmaster Mower (Bothwell)	\$ 1,578.07	\$ 222.06	\$ 132.19	\$ -	\$ -	\$ -	\$ 101.00	\$ 157.50	\$ -	\$ 24.32	\$ 817.19	\$ 123.82	\$ 1,275.00	51.0	\$ 25.00	\$ 30.94	(\$5.94)	
PM753	Bomag Landfill Compactor	\$ 4,714.51	\$ 115.53	\$ 69.32	\$ -	\$ -	\$ -	\$ 288.54	\$ 1,504.64	\$ -	\$ 48.04	\$ 2,334.69	\$ 353.74	\$ 822.50	23.5	\$ 35.00	\$ 200.62	(\$165.62)	
PM756	Kenworth - Bothwell (Whelan)	\$ 10,878.08	\$ 28.88	\$ 17.33	\$ -	\$ -	\$ -	\$ 314.07	\$ 6,587.10	\$ -	\$ 436.49	\$ 2,541.24	\$ 952.97	\$ 13,090.00	238.0	\$ 55.00	\$ 45.71	\$9.29	
PM757	JBC Backhoe (Hamilton 2013)	\$ 8,667.42	\$ 196.00	\$ 117.60	\$ 242.50	\$ 963.64	\$ 1,212.58	\$ 364.89	\$ 1,898.71	\$ -	\$ 48.04	\$ 2,952.44	\$ 671.01	\$ 12,150.00	270.0	\$ 45.00	\$ 32.10	\$12.90	
PM762	Toro Out Front Mower Hamilton	\$ 1,442.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94.24	\$ -	\$ 390.00	\$ 81.79	\$ 762.50	\$ 114.38	\$ 725.00	29.0	\$ 25.00	\$ 49.76	(\$24.76)	
PM763	Toro Mower GM7200 Hamilton	\$ 1,586.68	\$ 76.92	\$ 28.18	\$ 25.00	\$ 527.27	\$ -	\$ 68.90	\$ 137.49	\$ -	\$ 81.79	\$ 557.50	\$ 83.63	\$ 2,375	95.0	\$ 25.00	\$ 16.70	\$8.30	
PM765	Rover Shredder Vac Hamilton	\$ 106.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.32	\$ -	\$ -	\$ -	\$ 83.52	\$ 12.53	-	-				
PM768	Trailer - TMD Box 10x6	\$ 129.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.55	\$ -	\$ -	\$ -	\$ 101.54	\$ 15.23	\$ -	-				
PM771	Polivac Suction Polisher	\$ 135.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.02	\$ -	\$ -	\$ -	\$ 113.41	\$ 8.51	\$ 175.00	17.5	\$ 10.00	\$ 7.77	\$2.23	
PM772	Hino Tipper - E96VP	\$ 6,631.99	\$ 50.99	\$ 22.13	\$ -	\$ -	\$ 3,143.59	\$ 121.98	\$ 1,719.19	\$ -	\$ 290.99	\$ 987.01	\$ 296.10	\$ 8,220.00	274.0	\$ 30.00	\$ 24.20	\$5.80	
PM773	Variable Mesaging Board	\$ 708.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64.54	\$ -	\$ -	\$ 43.26	\$ 522.20	\$ 78.33	\$ -	-				
PM774	140M AWD William Adams CAT Grader Bothwell	\$ 14,090.01	\$ 145.82	\$ 70.58	\$ 10.00	\$ 385.36	\$ 3,424.92	\$ 698.28	\$ 1,962.00	\$ -	\$ 48.04	\$ 5,650.00	\$ 1,695.00	\$ 22,782.50	350.5	\$ 65.00	\$ 40.20	\$24.80	
PM777	Mitsubishi ASX AWD	\$ 2,050.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.86	\$ 395.38	\$ -	\$ 134.72	\$ 1,252.98	\$ 112.77	\$ -	-				
PM778	2017 Ranger 2.2l Diesel	\$ 2,777.12	\$ 24.17	\$ 6.04	\$ 10.00	\$ -	\$ 384.36	\$ 147.11	\$ 740.76	\$ -	\$ 167.22	\$ 1,190.33	\$ 107.13	\$ 5,870.00	587.0	\$ 10.00	\$ 4.73	\$5.27	
PM779	Ford Ranger XL 4WD Crew Cab Ute C91LO SES	\$ 835.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64.88	\$ -	\$ -	\$ 167.22	\$ 525.00	\$ 78.75	\$ -	-				
PM781	Portable Barrow Lights x 2	\$ 750.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74.58	\$ -	\$ -	\$ -	\$ 603.44	\$ 72.41	\$ -	-				
PM783	Ford Ranger SCab 4WD H78CR - Bwell (Spray ute)	\$ 2,422.00	\$ 28.88	\$ 17.33	\$ -	\$ -	\$ -	\$ 187.47	\$ 356.94	\$ -	\$ 177.97	\$ 1,516.89	\$ 136.52	\$ 920.00	92.0	\$ 10.00	\$ 26.33	(\$16.33)	
PM785	Mits Triton GLX Ext Cab 4WD - Ham (Grader ute)	\$ 2,644.52	\$ 55.70	\$ 33.42	\$ -	\$ -	\$ -	\$ 179.57	\$ 657.42	\$ -	\$ 134.72	\$ 1,452.93	\$ 130.76	\$ 820.00	82.0	\$ 10.00	\$ 32.25	(\$22.25)	
PM786	Mits Triton GLX Ext Cab 4WD - Bwell (Grader ute)	\$ 2,600.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186.24	\$ 637.20	\$ -	\$ 134.72	\$ 1,506.89	\$ 135.62	\$ 915.00	91.5	\$ 10.00	\$ 28.42	(\$18.42)	
PM787	Nissan Navara Extra Cab 2WD - Hamilton	\$ 2,659.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332.45	\$ 152.93	\$ 691.12	\$ -	\$ 134.72	\$ 1,237.40	\$ 111.37	\$ 325.00	32.5	\$ 10.00	\$ 81.85	(\$71.85)
PM788	Toyota Hilux SCab 2wd H51CM - Hamilton (Sue)	\$ 2,335.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315.00	\$ 130.69	\$ 602.38	\$ -	\$ 134.72	\$ 1,057.47	\$ 95.17	\$ 3,491.50	349.2	\$ 10.00	\$ 6.69	\$3.31
PM789	Mitsubishi Outlander Exceed (Lyn)	\$ 3,901.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591.25	\$ 248.72	\$ 763.65	\$ -	\$ 134.72	\$ 2,012.42	\$ 150.93	\$ 3,703.80	370.4	\$ 10.00	\$ 10.53	(\$0.53)
PM790	X-Trail 4WD Auto Diesel TS Series 2 (Pool) H92CU	\$ 1,998.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192.22	\$ -	\$ -	\$ 134.72	\$ 1,555.34	\$ 116.65	\$ -	-				
PM792	Toyota Tarago - Community Bus	\$ 1,275.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71.58											

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	\$7,750									
	Further Education Bursaries	\$1,800									
	Central Highlands School Support	\$4,000									
	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						
26/08/2022	Donation to celebrate 75yrs of the Lions	\$300			300.00						
6/09/2022	Miena Volunteer Ambulance	\$1,500			1,500.00						
YEAR TO DATE EXPENDITURE			0.00	0.00	2,250.00	0.00	0.00	0.00	0.00	0.00	2,250.00
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

15.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

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

Moved: Clr

Seconded: Clr

THAT the Development & Environmental Services Report be received.

15.1 DA2022/71: GREENHOUSE & MAKERS SHED : GREAT LAKE COMMUNITY CENTRE, 55-57 CIDER GUM ROAD, MIENA

Report by

Louisa Brown (Planning Officer)

Applicant

Great Lake Community Centre

Owner

Central Highlands Council

Discretions

20.4.1, P1 Building Height

20.4.2, P1 Setbacks

20.4.3, P1 & P2 Building Design

20.4.4 P1, Passive Surveillance

Proposal

An application for a Greenhouse and Makers Shed for use by the community has been made to Council at the property 55-57 Cider Gum Road, Miena. Members of the Great Lake Community Centre were successful in receiving grant funding for the proposal.

The Greenhouse will be used by the community to grow and produce vegetables. The Makers Shed is proposed to be used as a community meeting place, for members of the community to make and restore things, for artisans to apply their skills and a place for members of the community to share skills and mentor others. Activities may include, woodwork, metal work, pottery and other crafts.

The two new buildings (Greenhouse and Makers Shed) will be located on an area of the property adjacent to the existing Community Centre, behind the building line of the existing building. This will require the relocation of the existing water tanks. The Greenhouse and the Makers Shed will be accessed by vehicles from the existing point of access into the Community Centre Car Park from Cider Gum Road. Additional car parking will be provided in the existing Car Park.

The Greenhouse will have a building area of 131.8m² and the Makers Shed a building area of 162.6m².

Greenhouse - Building height of 8.72m, dimensions of 13m x 10m

Makers Shed - Building height of 4.3m, dimensions of 12m x 13.9m

The property is zoned Local Business in the Central Highlands Interim Planning Scheme 2015, Community Meeting & Entertainment is a Permitted use within this zone.

The Development Application was advertised for the statutory 14 days, during which time one (1) representation was received.

An assessment of the Development Application against the relevant standards of the Planning Scheme has been made and is detailed in this report.

It is recommended that the Development Application for a Greenhouse and Makers Shed be approved, subject to Conditions contained within this report.

Subject site and Locality

The Great Lake Community Centre is located off Cider Gum Road, Miena. The property contains three (3) titles and currently includes the Community Centre, a vacant lot, Fire & Ambulance Station and car parking. The proposed Greenhouse and Makers Shed will be located adjacent to the existing Community Centre, enhancing the existing facilities and activities available to the Great Lake Community.

The property is surrounded by adjoining land zoned Low Density Residential to the north, eastern and southern boundary. Property within the Low Density Residential Zone adjacent to the proposed Greenhouse and Makers Shed are currently vacant. The closest dwelling on land zoned residential is 60m from the Community Centre property boundary.

To the northern and western property boundary are properties located within the Local Business Zone, including the Central Highlands Lodge, Miena Hotel.

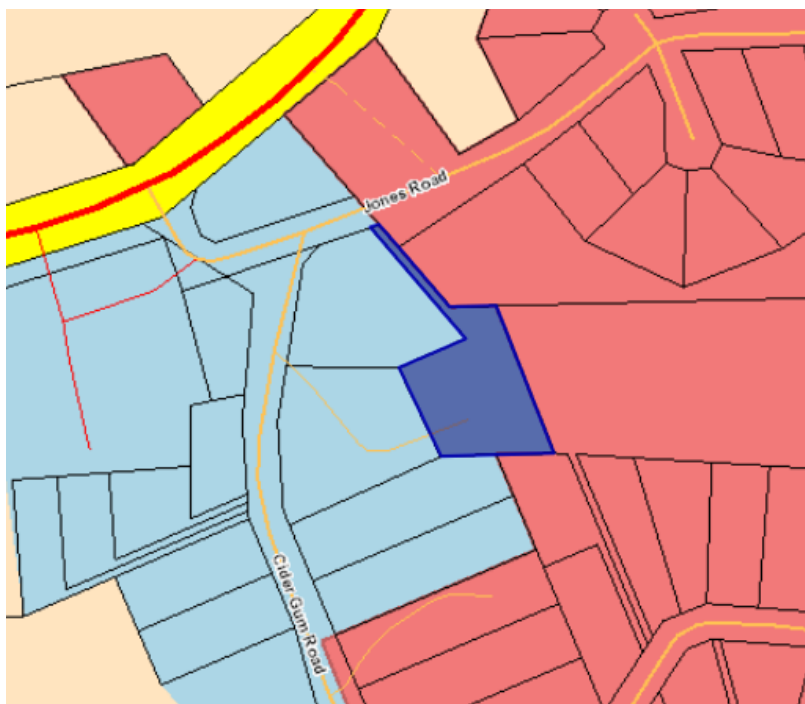


Fig 1. Location and zoning of the proposed Greenhouse and Makers Shed indicating the Local Business Zone in light blue and Low Density Residential Zone in red. The property for the proposed development is shown in dark blue. (Source: LISTmap, accessed 04/10/2022).



Fig 2 Aerial photo of the subject land (in blue) and surrounding area. (Source: LISTmap, accessed 04/10/2022).

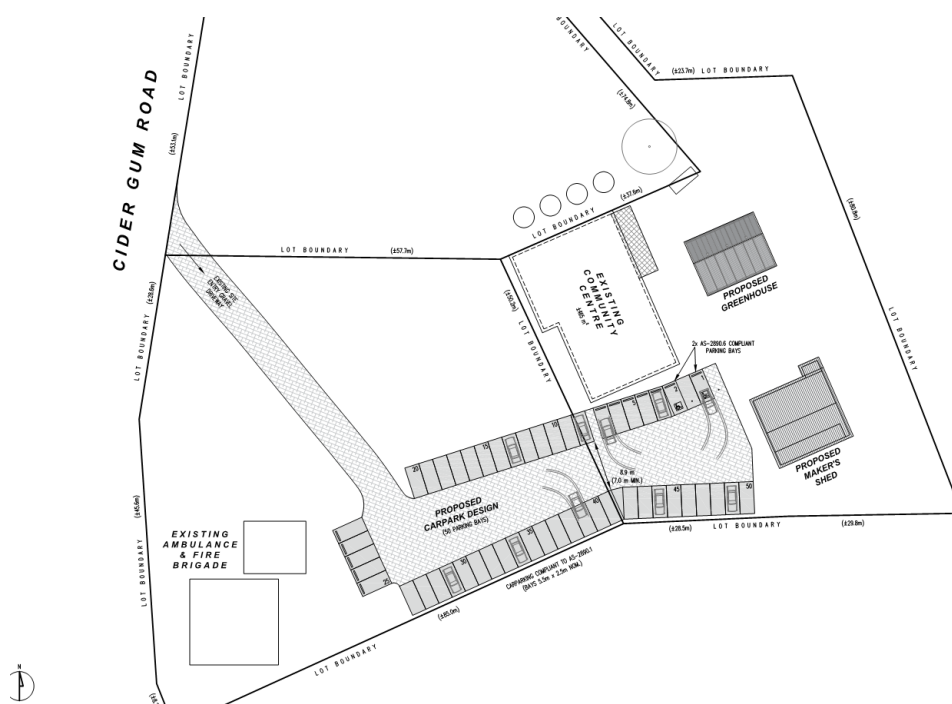


Fig 3 The proposed Greenhouse and Makers Shed, extended car parking area and existing structures across the Community Centre 3 titles (Source: DA Documents).

Exemptions

Nil

Special Provisions

Nil

Use standards

The subject land is located in the Local Business Zone of the Central Highlands Interim Planning Scheme 2015. The proposal must satisfy the requirements of the following use and development standards, relevant to the Planning Scheme:

20.3.1 Hours of Operation		
Objective: To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Hours of operation of a use within 50m of a residential zone must be within: (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive; (b) 9.00 am to 5.00 pm Sundays and Public Holidays. except for office and administrative tasks.	P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.	The Greenhouse and Makers Shed will operate under the hours stated within the Zone, the Acceptable Solution A1 is met.

20.3.2 Noise		
Objective: To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmax) at any time. 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	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.	It is stated by the applicant that the Greenhouse will not generate noise. The Makers Shed may occasionally generate some levels of noise, depending upon the activity being undertaken. Any noise made by activities, is not anticipated to be constant during the permitted hours of operation. The building is for community purpose, it is not a Business which may generate noise constantly during the permitted hours of operation. As noise levels are required to be averaged over 15 minute intervals, it is anticipated that the Acceptable Solution A1 is met.

levels for tonality and impulsiveness.		
Noise levels are to be averaged over a 15 minute time interval.		

20.3.3 External Lighting

Objective: To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	P1 External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following: (a) level of illumination and duration of lighting; (b) distance to habitable rooms in an adjacent dwellings.	No security lighting is proposed for either building, any outdoor lighting will be turned off when the building is not in use. The proposal meets the Acceptable Solution A1.

20.3.4 Commercial Vehicle Movements

Objectives: To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) 10.00 am to 12 noon Sundays and public holidays.	P1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);	No additional commercial vehicular movements are proposed in the application, other than the existing garbage removal that is in place for the Community Centre. The proposal meets the Acceptable Solution A1.

	<p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>	
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20.4 Development Standards for Buildings and Works		
20.4.1 Building Height		
Objective: To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building height must be no more than:</p> <p>9 m.</p>	<p>P1 Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p> <p>(e) be no more than 12 m.</p>	<p>The proposed building height for the greenhouse is 8.72m.</p> <p>The proposed building height for the Makers Shed is 4.3m.</p> <p>The Acceptable Solution A1 is met.</p>
<p>A2 Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>	<p>The proposed building height for the greenhouse is 8.72m.</p> <p>The proposed building height for the Makers Shed is 4.3m. The Makers Shed meets the Acceptable Solution A2.</p> <p>The proposed building height for the Greenhouse is 0.2m above the Acceptable Solution at its highest peak. The roof pitch is 30 degrees and 60 degrees. This creates an unusual shaped roofline, which is 8.72m at its peak. The height of the existing Community Centre for comparison, is 8.145m</p> <p>There are no existing buildings in the residential zone adjoining the Greenhouse.</p>

		The proposed Greenhouse meets the Performance Criteria P2.
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20.4.2 Setback Objective: To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building setback from frontage must be parallel to the frontage and must be no more than: 3 m.	P1 Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.	The frontage is Jones Road, the proposed setback of the Greenhouse is more than 3m, therefore the Performance Criteria is relied upon. (a) There is no character statement for the area. (b) Continuous building lines are not evident in the area. The Greenhouse is adjacent to the Community Centre. (c) The location of the Greenhouse is situated adjacent to the existing Community Centre and the proposed Makers Shed, together the three buildings will enhance facilities for the community. (d) The character of development of the Great lake does not include long building lines and the open site will not create entrapment places. (e) Large variation in building lines are not a characteristic of development in the Great Lake. The proposal complies with the Performance Criteria P1.
A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots	The proposed Greenhouse is setback to the Residential Zone 14.3m – 14.8m, the Acceptable Solution A2 is met. The proposed Makers Shed is setback from the residential Zone 8.3m-13.6m and 12.6m-13.3m, the Acceptable Solution A2 is met.

	<p>to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p>	
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20.4.3 Design		
Objective: To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the</p>	<p>P1 Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as</p>	<p>Greenhouse</p> <p>(a) The proposed Greenhouse will be accessed via doors to the western and southern elevations. These will be visible from within the public accessible areas on the property. The Acceptable Solution A1 is met.</p> <p>(b) The front façade of the Greenhouse is 90% translucent polycarbonate panels/windows. The Acceptable Solution A1 is met.</p> <p>(c) The northern and western elevations will face public space, in terms of the street frontage to Jones Road and the Community Centre. Both elevations contain windows and glass doors. The Acceptable Solution A1 is met.</p> <p>(d) All equipment and mechanical plant equipment are screened from public spaces. The Acceptable Solution A1 is met.</p> <p>(e) No lift structures or service plants are proposed.</p> <p>(f) There are no public footpaths.</p> <p>(g) No security shutters are proposed.</p> <p>Greenhouse meets the Acceptable Solution A1.</p> <p>Windows to the public realm/street scape are limited from the Makers Shed, due to the location of the building to the rear of the property. Therefore, the proposal is assessed against the Performance Criteria.</p> <p>(a) The Makers Shed will be accessed via doors to the western and northern</p>

<p>street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	<p>elevations. These will be visible from within the public accessible areas on the property. The Performance Criteria P1 is met.</p> <p>(b) Windows and doors are located on the Makers Shed to the western elevation. This will enable passive surveillance of public spaces adjacent to the Community Centre and the surrounding Greenhouse. The Performance Criteria P1 is met.</p> <p>(c) There are no large areas of blank walls which face the public realm on the Makers Shed.</p> <p>(d) Equipment, switch boards and heat pumps will not be visible from the street scene.</p> <p>(e) No lift structures or service plants are proposed.</p> <p>(f) There are no public footpaths.</p> <p>(g) No security shutters are proposed.</p> <p>(h) There are no Desired Future Character Statements for the area.</p> <p>The Makers Shed meets the Performance Criteria P1.</p>
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>	<p>The Greenhouse and the Makers Shed have at least two elevations which face residential zones. The proposed materials for both buildings are Cream for the walls and Pale Eucalypt for the roof. The proposed materials are in keeping with the colour of materials used for the existing Community Centre.</p> <p>The proposed materials have a LRV of 69% for cream and 25% for Pale Eucalypt.</p> <p>As a condition of the Planning Permit, the materials colour must meet the Acceptable Solution A2.</p>

20.4.4 Passive Surveillance		
Objective: To ensure that building design provides for the safety of the public.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p>	<p>Windows to the public realm/street scape are limited, the proposal is assessed against the Performance Criteria.</p>

<p>entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade ;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>	<p>(a) The Greenhouse and Makers Shed will be accessed from within the public accessible areas on the property. The Performance Criteria P1 is met.</p> <p>(b) Windows are located towards the eastern elevation, creating opportunity for passive surveillance of public spaces adjacent to the Community Centre and the car park. The Performance Criteria P1 is met.</p> <p>(c) No shop fronts are proposed.</p> <p>(d) No external lighting is proposed.</p> <p>(e) No lighting for car parking areas is required.</p> <p>(f) Public access to the Greenhouse and Makers Shed will be via the car park area and the Community Centre. These will be visible from the public space.</p> <p>(e) Sightlines to other buildings within the Community Centre area will be created on the property.</p> <p>The proposal meets the Performance Criteria P1.</p>
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20.4.5 Landscaping		
Objective: To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Landscaping is not required along the frontage in this zone.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to</p>	<p>No Landscaping is proposed to the frontage.</p>

	<p>create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.</p>	<p>No landscaping is proposed, therefore the proposed Greenhouse and Makers Shed is assessed against the Performance Criteria P2.</p> <p>The Greenhouse and Makers Shed are adjacent to existing community buildings. The proposed buildings are in keeping with these which exist on the property, such as the Community Centre.</p> <p>Vacant residential zoned properties are situated adjacent to the proposed buildings to the eastern and southern elevations.</p> <p>The characteristics of the surrounding landscape of the locality, is rocky and dry. Few residential properties include landscaped gardens, due to the prevailing environmental conditions, existing vegetation is sparse and includes few mature trees.</p> <p>The visual impact of the Greenhouse and Makers Shed will not cause unreasonable adverse impact on the adjoining vacant residential land. However, it is recommended that suitable landscaping be provided to the western and southern boundaries. This will be conditioned in the Permit.</p> <p>The proposal meets the Performance Criteria P2.</p>

<p>20.4.6 Outdoor Storage Areas</p> <p>Objective:</p> <p>To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p>	<p>No outdoor storage areas are proposed.</p>

be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	(b) not encroach upon car parking areas, driveways or landscaped areas.	
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20.4.7 Fencing Objective: To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.	The existing fence is to be removed and replaced. The proposal meets the Acceptable Solution A1.

Codes

The Development Application has been assessed against the relevant Codes of the Central Highlands Interim Planning Scheme 2015.

E6.0 Parking & Access Code

The purpose of this code is to ensure enough parking is provided for a use or development to meet the reasonable requirements of users.

E6.6 Use Standards E6.6.1 Number of Car Parking Spaces To ensure that: (a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the
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<p>land and the access afforded by other modes of transport.</p> <p>(b) a use or development does not detract from the amenity of users or the locality by:</p> <p>(i) preventing regular parking overspill;</p> <p>(ii) minimising the impact of car parking on heritage and local character.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>P1</p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</p> <p>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p>	<p>The proposed Community Greenhouse and Makers Shed meets the requirement of Table E6.1, Community Meeting & Entertainment. In addition the existing number of car parking spaces for the Community Centre have not been reduced.</p> <p>The Acceptable Solution A1 is met.</p>

	<p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p>	
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E6.7.1 Number of Vehicular Accesses

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:
 - (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;
- (c) vehicle access points do not have a dominating impact on local streetscape and character.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>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.</p>	<p>P1</p> <p>The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</p> <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. 	<p>The proposed Community Greenhouse and the Makers Shed will be accessed via the existing car park for the Community Centre.</p> <p>The proposal meets the Acceptable Solution A1.</p>

E6.7.6 Surface Treatment of Parking Areas

To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p>	<p>P1</p> <p>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the</p>	<p>The access road to the property is from an existing unsealed road. The proposal meets the Acceptable Solution A1.</p>

<p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system,</p> <p>unless the road from which access is provided to the property is unsealed.</p>	<p>quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:</p> <p>(a) the suitability of the surface treatment;</p> <p>(b) the characteristics of the use or development;</p> <p>(c) measures to mitigate mud or dust generation or sediment transport.</p>	
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Representations

The proposal was advertised for the statutory 14 days period from 26 August to 9 September 2022 during which, one (1) representation was received. This is discussed below, Planning Officer response is shown in *Italics*.

Representation Received	Officer Comment
<p>The proposed development and expansion of facilities at the Great Lake Community Centre is situated in the Local Business zone, abutting property zoned Low Density Residential.</p> <p>While we appreciate that the setback as proposed is within the acceptable solution of the scheme (Clause 20.4.2 A2), we ask that Council consider in your assessment the potential impacts of noise arising from activities carried out in the proposed maker's shed. It is noted in the response from the proponent to Council officers (dated 29 July 2022) that there is no mention of the level of noise anticipated from the maker's shed, and only refers to the minimal noise expected from the greenhouse. It would be prudent to further understand the anticipated noise levels generated from activities carried out in the maker's shed, given it is proposed to include "woodwork, metalwork, ceramics, other", which would equate to the use of machinery.</p> <p>Further, the maker's shed is closer to residential uses compared to the greenhouse. It is our understanding under section 20.3.2 of the scheme that noise emissions from the maker's shed at the adjoining boundary of our block must not exceed the acceptable solution for a residential zone, or must not cause environmental harm within a residential zone. We ask that Council consider conditioning the use of soundproof material in the construction of the maker's shed, and stipulate reasonable hours of 'operation' so as not to impact the tranquillity of the surrounding.</p> <p>In addition to the noise concerns, as necessary under the scheme (Clause 20.4.5 A2), we also</p>	<p><i>The setback to property boundaries for the proposed Greenhouse and Makers Shed exceed the distance required of the Planning Scheme for the Local Business Zone.</i></p> <p><i>As discussed in the assessment of the proposal against the scheme standards above, the Makers Shed may occasionally generate some levels of noise, depending upon the activity being undertaken. Any noise made by activities, is not anticipated to be constant during the hours of operation. The building is for community purpose, it is not a Business which may generate noise constantly during the permitted hours of operation.</i></p> <p><i>As noise levels are required to be averaged over 15 minute intervals, it is anticipated that the use of the community buildings will meet the noise requirements of the Planning Scheme.</i></p> <p><i>The design of the Makers Shed includes a shipping container and an outbuilding, which are connected by a roof structure and enclosed at either end with metal mesh panels. Therefore the design includes open areas. Sound proofing within the building would not reduce any noise and is not a requirement of the Planning Scheme.</i></p> <p><i>The characteristics of the surrounding landscape of the locality, is rocky and dry. Few residential properties include landscaped gardens, due to the prevailing environmental conditions and the poor soil quality, existing vegetation is sparse and includes few mature trees.</i></p>

request Council consider conditioning that landscaping must be provided to a depth of no less than 2m. We note that this has not been clearly specified in the documents made public. The provision of sufficient landscaping would also assist in attenuating noise generated from the maker's shed.	<i>It is recommended that suitable landscaping be provided to the western and southern boundaries. This will be conditioned in the Permit.</i>
We are supportive of the proposed development for the benefit of the Miena community, provided it does not impact upon the tranquillity of the surroundings.	

Conclusion

The proposal for a Greenhouse and Makers Shed at 55-57 Cider Gum Road, Miena submitted by the applicant The Great Lake Community Centre has been assessed to comply with the applicable standards of the Local Business 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, one representation was received. The concerns raised in the representation have been addressed in this report.

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 DA2022/71 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. The Planning Authority must consider the report but is not bound to adopt the Recommendation. 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 21 October 2022, 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 DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena 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 DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, 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 DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, 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 DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, 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 11th October 2022. The following recommendation is being made to Council from the Planning Committee.

RECOMMENDATION:

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 DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, subject to conditions in accordance with the Recommendation.

Recommended Conditions**General**

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Approved Use

- 3) The Greenhouse and Makers Shed are approved as Community Meeting & Entertainment Use only and must not be used for any other purpose without the prior written consent of Council or unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

Hours of Operation

- 4) The use or development must only operate between the following hours unless otherwise approved by Council's Manager of Development and Environmental Services:

Monday to Saturday	7:00 a.m. to 9:00 p.m.
Sunday and State-wide public holidays	9:00 a.m. to 5:00 p.m.

Amenity

- 5) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting, and coloured using colours with a Light Reflectance Value not greater than 40% or painted to the satisfaction of the Council's Manager of Development and Environmental Services.
- 6) All external building materials associated with the development are to be of types and colours that are sympathetic to the existing buildings on the property.

- 7) Any security lighting required adjacent to residential areas must be baffled.

Landscaping

- 8) Before any work commences submit a Landscape Plan for approval by Council's Manager of Development and Environmental Services. The landscape plan must include:
- Existing vegetation to be retained and/or removed.
 - The areas to be landscaped.
 - A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, sizes at maturity and quantities of each plant.
- 9) Planting must bear a suitable relationship to the proposed height of the buildings and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics or unsuitable for fire prone areas. If considered satisfactory, the Landscape Plan will be endorsed and will form part of this permit.
- 10) Prior to commencement of use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Manager of Development and Environmental Services.

Parking & Access

- 11) At least fifty (50) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney.
- 12) Car parking spaces, other than those designed and marked out for use by the disabled, must be a minimum of 2.60 metres wide and 5.50 metres long, unless otherwise approved by the Council's Manager of Works.
- 13) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following:
- Constructed with a durable all weather pavement;
 - The driveway access must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.
 - Drained to an approved stormwater system; and
 - Minimum carriageway width of 4 metres.
- or as otherwise required by an approved Bushfire Plan.
- 14) Adequate manoeuvring space must be provided in accordance with Standards Australia (2002): *Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Standards Australia, Sydney and the requirements of the Council's Manager of Works and Technical Services. All vehicles including heavy trucks or articulated vehicles may leave the site in a forward direction.
- 15) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.
- 16) Any damage to the cross-over accessing the property, from the property boundary to the formation of Cider Gum Road, resulting from activities associated with the development is to be repaired to the satisfaction of the Manager, Works & Technical Services following completion of the works. Associated costs are the responsibility of the developer.

Services

- 17) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Stormwater

- 18) Drainage from the proposed development must be retained on site or must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Wastewater

- 19) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Soil and Water Management

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

Noise

- 21) Noise emissions from the use or development must not exceed a time average acoustic environmental quality objective weighted sound pressure level (LAeq,T) of 5 dB(A) above the background level, adjusted in accordance with Standards Australia: AS 1055, Acoustics – Description and measurement of environmental noise, Standards Association of Australia, Sydney, 1997 when measured at the boundary with another property. All methods of measurement must be in accordance with relevant Australian Standards and DPIWE (2003): Draft Noise Measurement Procedures Manual, *Department of Primary Industries, Parks, Water and Environment*.

Construction Amenity

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

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

- 23) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 24) 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.
- 25) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

The following advice applies to this permit:

- This permit does not ensure compliance with the *Aboriginal Heritage Act 1975*. It is recommended that you conduct a property search with Aboriginal Heritage Tasmania prior to commencing works – see this website for further details: <https://www.aboriginalheritage.tas.gov.au/assessment-process>
- This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- d) This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- e) The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- f) A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.
- g) Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
 - a. Minimise site disturbance and vegetation removal;
 - b. 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);
 - c. 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;
 - d. 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; and
 - e. Rehabilitation of all disturbed areas as soon as possible.
- h) Fencing must comply with the standards of the zone, as follows:
 - a. fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;
 - b. fences along a frontage must be at least 50% transparent above a height of 1.2 m;
 height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.

15.2 INVITATION TO COMMENT ON THE DRAFT TASMANIAN PLANNING POLICIES (TPP'S)

The Tasmania Government has prepared the suite of draft TPPs and are seeking feedback on the matters addressed, the policy content and their effectiveness in delivering desired land use planning outcomes.

The draft TPPs and Supporting Report can be viewed under the 'Have Your Say' tab on the Planning in Tasmania website: <https://planningreform.tas.gov.au/>

The closing date for the consultation is Tuesday 1st November. LGAT have raised this with the state Planning Office, as the timing is not good as far as getting an Elected Representative perspective and formal council endorsement. The State Planning Office have agreed that for those councils that wish to get Elective Representative input and / or formal council endorsement they can submit their submission directly following the November meeting.

Council's Planning Consultant (SMC), Damian Mackey, will be reviewing the documentation in consultation with Council's Planning Officer, Louisa Brown, and will prepare a submission for consideration at the November Planning Committee and Council Meetings.

In addition, the State Planning Office will be conducting an online presentation on the draft TPPs on Wednesday 19th October, 2022, at 2.00pm.

To register, please email the State Planning Office at stateplanning@dpac.tas.gov.au who will, closer to the date, forward you a web link and teams invitation where you can access the presentation.

FOR INFORMATION

15.3 LANDFILL LEVY UPDATE

Report By:

Beverley Armstrong EHO

Information:

The landfill Levy commenced on the 1st July 2022 and Council have submitted monthly returns for July and August with September currently in progress.

The Department of Natural Resources & Environment Tasmania (NRE Tas) have approved our method of collecting data manually for the moment. I am doing this from Landfill forms and waste invoices, I have made a spreadsheet that works out tonnages approved by NRE Tas.

Council IT Consultant, Stephen Conrad, is working on a digital solution which should be forthcoming soon. This work is covered by the Grant received by Council.

The compliance plan has been drafted and sent to NRE Tas. I am awaiting their comments so that the plan can be finalized. This also is part of the Grant money.

When both these things are completed, training will be provided so that several persons will know how the system works.

Cost of the Levy for July was \$2614.40. It is anticipated that this will be around the same amount for each month.

If you have any questions, please do not hesitate to email or ring me and I will do my best to answer them for you.

FOR INFORMATION

15.4 DES BRIEFING REPORT

PLANNING PERMITS ISSUED UNDER DELEGATION

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

NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00095	A P Southgate	18 Dolerite Crescent, Flintstone	Dwelling Addition
2022 / 00088	Pettit Designs	18 Lochiel Drive, Miena	Dwelling
2022 / 00094	M D & K Booth	40 Glenlea Drive, Gretna	Garage & Carport

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00081	P J Booth	9148 Highland Lakes Road, Liawenee	Outbuildings (3)
2022 / 00084	Charlie Ellis Architecture	662 Marked Tree Road, Gretna	Visitor Accommodation
2022 / 00086	6ty Pty Ltd	Florentine Road, Florentine	Telecommunications Tower
2022 / 00069	Bee Newman Next 50 Architects	205 Clarendon Road, Gretna	Dwelling Alterations & Addition and New Outbuilding

ANIMAL CONTROL**IMPOUNDED DOGS**

One dog has been impounded during the last month. Dog released to owner once Council's Animal Control Officer was satisfied that a suitable enclosure was available to retain the dog on their own property and an infringement notice issued.

STATISTICS AS OF 12 OCTOBER 2022**Registrations**

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

2022/2023 renewal have been issued.

- Number of Dogs Currently Registered - 816
- Number of Dogs Pending Re-Registration – 128

Kennel Licences

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

2022/2023 Renewal have been Issued.

- Number of Licences Issued – 28
- Number of Licences Pending – 3

16.0 WORKS & SERVICES

Moved: Clr

Seconded: Clr

THAT the Works & Services Report be received.

WORKS & SERVICES REPORT10 October 2022

Grading & Sheeting	Wihareja Road, Waddamana Road, Monks Road, Shannon Road, Morass Bay Road, Todds Corner, Hamilton Plains Road, 14 Mile Road, Langloh Road, Nant Lane
Maintenance Grading	Cramps Bay Road, Bashan Road, 14 Mile Road
Potholing / shouldering	Hunterston Road, Weasel Plains Road, Interlaken Road, Dennistoun Road, Old Man Head Road, Todds Corner Road, Barren Plains Road, 14 Mile Road, Nant Lane, Jones River Road, Bridge Road, Clarendon Road
Spraying:	<ul style="list-style-type: none"> • Bothwell town streets and footpaths • Hamilton town streets and footpaths • Ouse town streets and footpaths • Ellendale town streets and footpaths • Gretna town streets and footpaths • Bridge Road • Westerway • Roadside spraying Ellendale Road, Hollow Tree Road
Culverts / Drainage:	<ul style="list-style-type: none"> • Drainage Morass Bay roads • Clean culverts Langloh Road • Clean culverts Strickland Road • Replace 5 culverts on Glovers and Allison's Roads • Install culvert Interlaken Road • Clean culverts 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 • 110hrs Annual Leave taken • 25.55hrs Sick Leave taken • 0hrs Long Service Leave • 152 hours Workers Compensation • 0 days pandemic leave • Small plant courses for 3 employees • Compactor training for 3 employees • Traxcavator training for 5 employees
Bridges:	
Refuse / recycling sites:	<ul style="list-style-type: none"> • Cover Hamilton Tip twice weekly
Other:	<ul style="list-style-type: none"> • Coldmix holes Ellendale Road • Cart gravel for stabilisation works Lower Marshes Road • Install access into land for units at Ellendale • Construct access to property at Bothwell • Restore the wooden soldier at Croakers Alley • Till up soft fall areas playgrounds • Clean up Bothwell waste transfer station • Clean tennis court at Bothwell • Clean old tennis court Ouse recreation ground • Set up Hamilton Show grounds for camp drafting • Pick up rubbish Ellendale • Started stabilization works Hollow Tree Road • Stabilisation works have commenced on Lower Marshes

	<ul style="list-style-type: none"> • Repair power stand caravan park • Remove tree Victoria Valley Road • Repair defects in Ellendale Road with mill and fills
Slashing:	<ul style="list-style-type: none"> • Interlaken Road
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:	<ul style="list-style-type: none"> • Replace sewage line history building Bothwell • Replace toilet at Bothwell toilets and investigate blockage issue • Install LED lights old school Hamilton for the Men's Shed
Plant:	<ul style="list-style-type: none"> • PM687 Western Star truck serviced • PM705 Mack truck new radiator hose • PM821 Komatsu grader serviced • PM794 JCB Backhoe repair electrical fault • PM783 Ford Ranger Ute service and new tyres • PM751 Toro mower new spindle, bearings, and drive assembly • Received two new Hilux Utes for Works Depots • Repair wash out Dawson Road • Remove tree Sonners Road • Repair fence Ouse cemetery • Gravel driveway Men's Shed Hamilton
Private Works:	<ul style="list-style-type: none"> • Kim Clark concrete premix • David Eccles water delivery • Tas Jet Plumbing gravel delivery and concrete premix • John Hall concrete premix • 'Ratho' gravel delivery • Brett Speed gravel delivery and concrete premix • Mathew Ford gravel delivery
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties
Program for next 4 weeks	<ul style="list-style-type: none"> • Stabilisation works Hollow Tree Road • Slashing of Municipal Roads • Grading and sheeting Municipal Roads • Drain Ellendale to prevent water from coming onto road • Stabilisation works Lower Marshes • Repair spring in Wetheron Road •

16.1 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 September 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:

Moved: C/r

Seconded: C/r

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

16.2 PLAYGROUND REPLACEMENT

In Council's capital budget for 2022/23 there is the following allocations for playground renewal at Queens Park, Bothwell, Ellendale Park, Ellendale and funding for a new play equipment at the Bronte Park Toilet Rest Area:

There has been options and pricing from SturdyBilt Agencies and Island Recreation.

The Works Manager has spoken with residents from Ellendale who presented to Council some time ago requesting Council to upgrade the play equipment in the Ellendale Park.

Budget Allocation are as follows:

- Queens Park - \$70,000 (Black Summer Bushfire Grant)
- Bronte Park - \$60,000 (\$45,000 Black Summer Bushfire Grant & \$15,000 Council)
- Ellendale Park - \$60,000 (A Local Roads and Community Infrastructure Program Phase 3)

QUEENS PARK

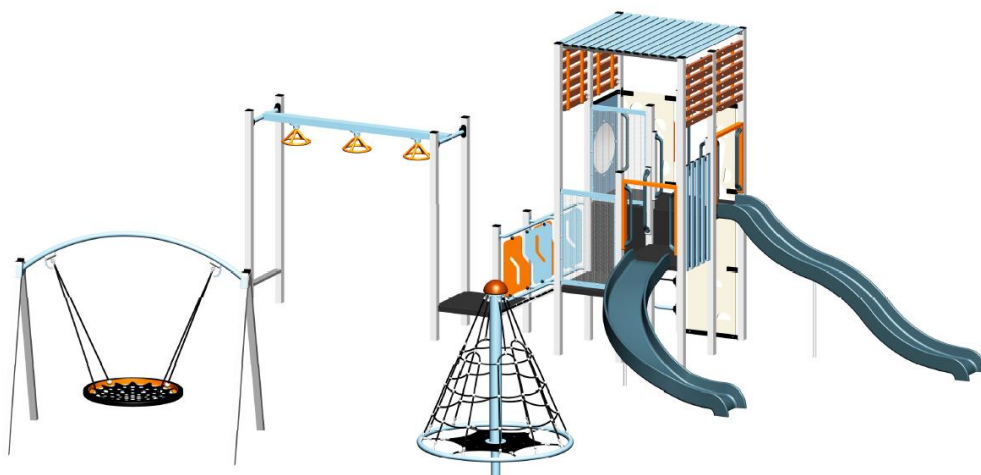
Option 1 - \$68,500 (ex GST)

Supplier – Island Recreation, Cambridge Tasmania



Option 2 - \$68,500 (ex GST)

Supplier – Island Recreation, Cambridge Tasmania



Option 3 - \$67,000 (ex GST)

Supplier – Island Recreation, Cambridge Tasmania



Option 4 - \$70,000 (ex GST)

Supplier – Sturdybilt, East Devonport Tasmania



Option 5 - \$70,000 (ex GST)

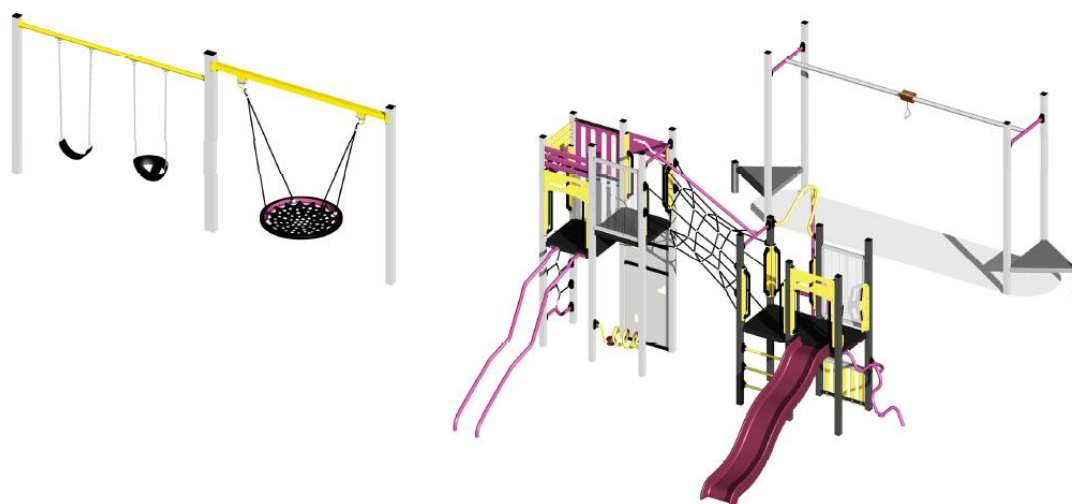
Supplier – Sturdybilt, East Devonport Tasmania



BRONTE PARK

Option 1 - \$60,000 (ex GST)

Supplier – Island Recreation, Cambridge Tasmania



Option 2 - \$58,500 (ex GST)

Supplier – Island Recreation, Cambridge Tasmania



Option 3 - \$57,000 (Ex GST)

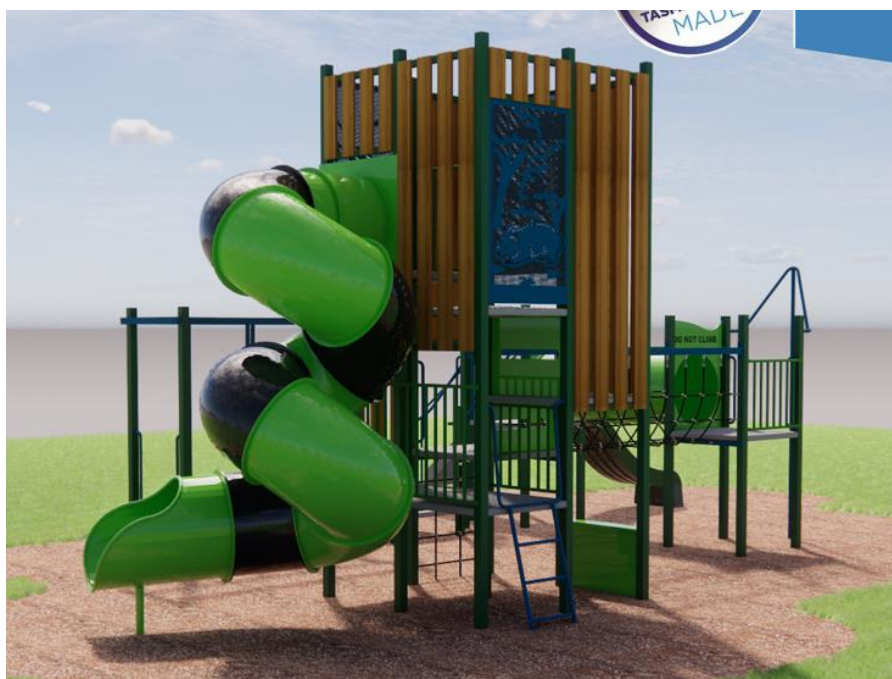
Price includes rubber softfall

Supplier – Island Recreation, Cambridge Tasmania



Option 4 - \$60,000 (ex GST)

Supplier – Sturdybilt, East Devonport Tasmania



Option 5 - \$60,000 (ex GST)

Price includes cement stabilised crushed rock base, base rubber where required to comply with AS4422:2016 & synthetic grass wear layer

Supplier – Sturdybilt, East Devonport Tasmania



ELLENDALE PARK

Option 1 - \$59,000 (ex GST)

Price includes new basketball ring and backboard to be installed in existing tennis court area

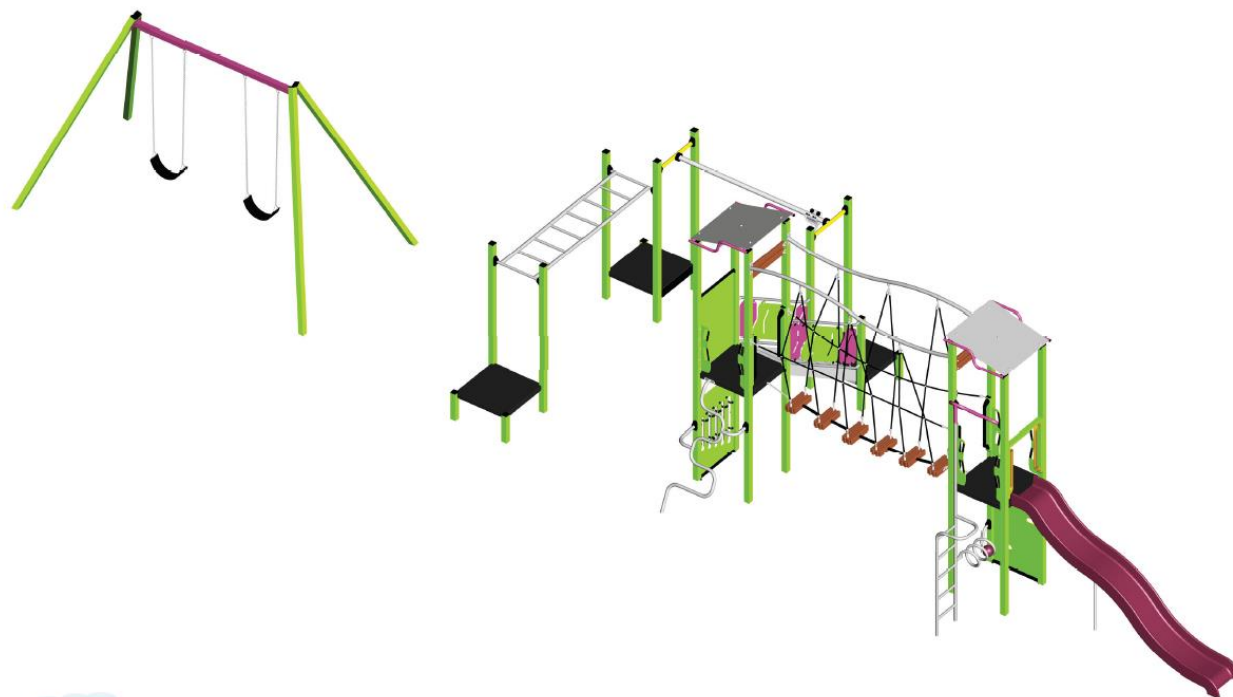
Supplier – Island Recreation, Cambridge Tasmania



Option 2 - \$59,500 (ex GST)

Price includes new basketball ring and backboard to be installed in existing tennis court area

Supplier – Island Recreation, Cambridge Tasmania



Option 3 - \$60,000 (ex GST)

Supplier – Sturdybilt, East Devonport Tasmania



Option 4 - \$60,000 (ex GST)

Price excludes cement stabilised crushed rock base, base rubber where required to comply with AS4422:2016 & synthetic grass wear layer

Supplier – Sturdybilt, East Devonport Tasmania



WARRANTIES

All Sturdybilt equipment warranties are as below:

Guarantee

Equipment manufactured by Sturdybilt Agencies Pty Ltd. is guaranteed against structural failure due to corrosion, deterioration or faulty workmanship as follows:

1. Uprights and platform decks are guaranteed for a period of 12 years.
2. Fabricated climbers are guaranteed for a period of 10 years from date of invoice. Corrosion attributable to coastal or sea-side atmospheric conditions is excluded from this guarantee.
3. Timber components and spring rockers (including springs) are guaranteed for a period of 5 years from date of invoice. Timber exposed to the weather will crack, twist and weather to some degree, especially when left unsealed, and is specifically excluded from this guarantee where the structural integrity of the play unit is not unduly affected.
4. Moving and wearing parts are excluded from Clause 1 and 2 and are guaranteed against failure due to faulty materials or workmanship for a period of 2 years from date of invoice. Failure arising from wear and tear is excluded from this guarantee.
 - a) Moving parts for exercise equipment are covered for 2 years. Centre post frames and plastics are guaranteed for 5 years.
5. Domestic duty equipment is guaranteed for a period of 12 months from date of invoice. Domestic duty equipment is designed for domestic use only and is excluded from this guarantee where it is used for any other purpose.
6. Wire-cored ropes, fibreglass and plastic components are guaranteed for a period of 2 years from date of invoice. Fibreglass components installed into or near sand are excluded from this guarantee.

Claims should be in writing, and are required to be lodged within 30 days of the fault being first noticed, and within the time periods indicated above, and will be considered subject to the following:

- a) A claim will only be accepted if in Sturdybilt Agencies Pty Ltd. reasonable judgement the fault arises from defects in either workmanship or materials, and is not attributable to wear and tear, accidental damage, negligence, or vandalism.
- b) Failure arising from, or contributed to by inadequate maintenance as detailed in the Owner's Manual is excluded from this guarantee.
- c) Items which are not installed in accordance with the Installation Manual, or which have been modified, repositioned, or repaired without Sturdybilt Agencies Pty. prior approval are excluded from this guarantee.
- d) Should a claim be accepted under this guarantee, Sturdybilt Agencies Pty. will repair or replace any parts at its discretion, and correct any defect in the workmanship, but will not accept any liability whatever for any consequential damage, death or injury however caused.
- e) For a claim to be considered, goods or components (other than structural components concreted into the ground) which are the subject of a claim must be returned to Sturdybilt Agencies Pty Ltd factory for assessment and/or repair. The cost of returning goods including freight, packaging and insurance is the responsibility of the purchaser, and such costs are not included in this guarantee.

All Island Recreation equipment warranties are as below:



Forpark Australia undertakes to repair or replace all items that prove to be defective in the manufacturing process for the duration of the following guarantee periods. Due allowance shall be made for wear and tear on a pro rata basis.

- 20 YEAR GUARANTEE on all platforms, uprights and other steel components.
- 5 YEAR GUARANTEE on all plastic, reinforced polyester resin, timber, rubber and rope components.
- 1 YEAR GUARANTEE on all moving parts.

The above stated guarantees do not cover: cosmetic defects such as scratches, dents, or fading of paint; damage due to fire, water, vermin or insect infestation, vandalism, corrosion, improper shipment, incorrect installation, misuse, exposure to extreme weather or environmental conditions, or lack of maintenance; theft or circumstances beyond Forpark's control (ie acts of God).

In highly corrosive environments it is strongly recommended that all equipment is regularly washed with clean water to prevent any build-up of rust causing minerals. This is particularly important where the equipment is positioned under a permanent shade structure and cannot be naturally washed by rain.

Timber that is exposed to the weather may crack, distort shape and weather to some degree and is excluded from this guarantee where the structural integrity of the equipment is not unduly effected. It is strongly recommended that all timber items are periodically treated with Sikken's Cetol HLSe Mahogany. The frequency of treatment will be dependent on the location and environmental conditions.

A part is covered only for the original warranty period. Once the original warranty period on a part has expired, the warranty on any replaced or repaired part also expires.

Any alterations, modifications or additions made to the equipment by an unauthorised person or not in accordance with the manufacturer's instructions will void this warranty.

All claims must be made on an official Forpark Australia Claim Form (which can be obtained by contacting any of Forpark's offices), and accompanied by proof of purchase.



Forpark Australia will

- Pay transport costs for the return of the defective products to Forpark Australia, but only if returned by the purchaser in strict accordance with the written instructions of Forpark Australia and its request.
- Pay the costs for the transport of the repaired or replaced products to the purchaser. Forpark Australia will not pay the costs of labour for the removal or installation of the alleged defective product.

RECOMMENDATION:**Moved:** Clr**Seconded:** Clr

THAT Council accept the following options.

1. **QUEENS PARK** Council accept option 2 or 4
2. **BRONTE PARK** Council accept option 1
3. **ELLENDALE PARK** Council accept option 1

16.3 STEPPES HALL - REMOVAL OF PINE TREES

Council have had a request from Mrs Irene Glover from the Steppes Hall Committee if Council can fall and then move two Radiata Pine Trees into the adjoining land owned by the Ellis family the committee have permission from the Ellis family.

The pine trees are dropping pine needles into the spouting of the hall, uplifting the outside toilet building and roots are starting to go under the hall as well the committee will be having a new boundary fence erected around the property.





RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council fall the two Radiata pine trees located at the Steppes Hall.

17.0 ADMINISTRATION

17.1 REMISSIONS UNDER DELEGATION

The following Remissions have been made by the General Manager under delegation:

01-0893-a3880	\$34.36	Penalty
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RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT the Remission granted by the General Manager under delegation be noted.

17.2 CENTRAL HIGHLANDS COUNCIL ANNUAL REPORT 2021-2022

Under Section 72 of the Local Government Act 1993 Council must prepare an Annual Report. The Annual Report has been prepared and is submitted to Council for adoption.

Council's Annual General Meeting will be held at Bothwell on Tuesday 6th December at 8.45am.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

That Council adopt the 2021-2022 Annual Report

17.3 FENTONBURY WAR MEMORIAL

Mr Stefan Frazik, Chairperson, Bush Watch Westerway and Upper Derwent Valley has written to the General Manager asking for a third flagpole at the Fentonbury War Memorial.

BUSH WATCH 131 444

Bush Watch
Westerway and Upper Derwent Valley
C/- Post Office
Westerway 7140

Phone 0409881427

19th September 2022

Ms Lyn Eyles
General Manager
Central Highlands Council

Re: Flag Pole.

Hi Lyn,

We at Bush Watch are sorry to hear you are retiring from the position of General Manager, But we wish you all the best in your next adventure.

At our last Bush Watch Meeting, we discussed the Fentonbury War Memorial and decided to ask for a third Flag Pole, with the following reasons:

1. On Anzac Day we would be able to raise the New Zealand Flag as well as the Australian and Aboriginal Flags. For the meaning of Anzac.
2. Nadoc Week - we would be able to raise the Australian, Aboriginal and Torres Strait Islands Flags. At the moment we can only raise two of them.
3. James Scanlon, a Fentonbury lad(whose name is on the War Memorial), was living and working in New Zealand at the time of his enlistment, and gave his life under the New Zealand Flag.
This is the main reason for asking for a third Flag Pole, for the New Zealand Flag.

Could you put our request as an Agenda Item for the next Council Meeting Please?

Thank you Lyn, Bush Watch appreciates your time and patience.

Sincerely Yours
Stefan Frazik

Chairperson
Bush Watch
Westerway and Upper Derwent Valley

RECOMMENDATION:

Moved: Clr Seconded: Clr

THAT Council approve the purchase of a third flagpole for the Fentonbury War Memorial.

17.4 COMMUNITY GRANT APPLICATION – GREтна CRICKET CLUB JUNIOR UNIFORM

The Gretna Cricket Club have decided to introduce junior members to the club.

Last month the club held a come and try day which was taken by the senior members and had an amazing attendance of 27 participants, who all thoroughly enjoyed the day followed by a free barbeque.

The club will be adding an additional 3 to 4 teams to the club and would appreciate if Council could consider supporting them, by the way of a donation towards the purchase of uniforms to enable costs to be as minimal as possible for the families.

A copy of their application is included in the attachments.

RECOMMENDATION:

Moved: Cllr Seconded: Cllr

THAT Council donate \$..... towards the Junior Uniform for the Gretna Cricket Club which will promote health and wellbeing in our community.

17.5 HIGHLANDS BUSHFEST - LASER TAG

The Highlands Bushfest Organiser is seeking Council support with regard to having Laser Tag at this year's event as an activity for not only children but adults as well, however Council currently has a motion that prohibits this to attend.

LAND-BORNE INFLATABLE AMUSEMENT DEVICES

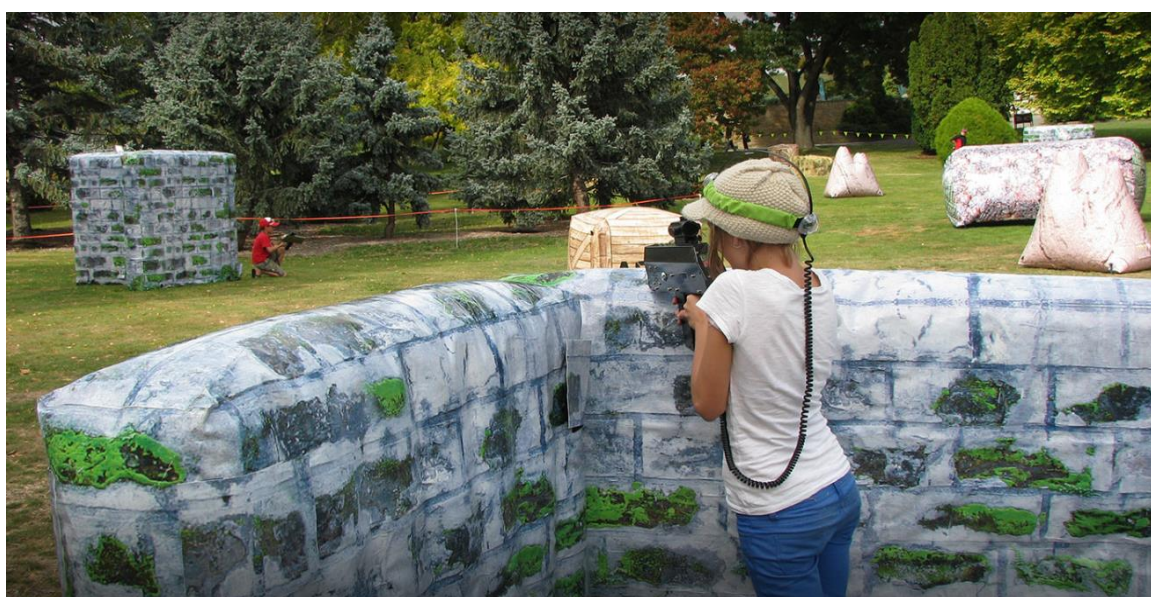
As a result of the recent jumping castle tragedy in Devonport, Council at its meeting on Tuesday, 18 January 2022, made the following decision:

That Council prohibit the use of jumping castles and all other land-borne inflatable devices on all land owned and/or controlled by Council.

Laser Tag has attended many events through other Municipalities with no issues. It would be great to have them attend for the weekend with an outside set-up. The other option would be to utilise the large marque to have it undercover.

The following is information that has been supplied by Laser Tag and photos to give you an idea of what the Smart Bunkers Safe Play Covers look like: -

Laser Tag unique Smart Bunkers™ Safe Play Cover means players receive an immersive gaming experience, whilst secured safely to the ground. Being an air bunker, bunkers are safe from collisions and offer the only safe cover option. The open layout design allows for easy supervision of players, whilst making for a great spectator sport and attracting many people watching on as entertainment. The Smart Bunkers™ Safe Play Cover, can be setup indoors or outdoors.



Laser Tag Tasmania uses Cobra Phasors, which are durable and light . They are installed with Australia's best Patented Digital Technology, providing them with the ability to customise the game theme to meet our audience. With specialized game modes, scoring , radio feedback our Cobra Phasor exceeds player expectation.

Laser Tag setup is a real attention grabber and popular draw card for Youth Events and Festivals. Not only does it help attract people, but it will also entertain and keep them at the event.

Outdoor Setup requirements: The best outdoor surface for playing on is grass, ideally with an area of about 40 x 50 meters (Laser Tag can easily reduce this, if space is limited). Laser Tag bunkers are secured to the ground with 180 mm flat top plastic pegs via a bungee cord which acts as a shock absorber.

The game format: Each customer enters the arena and is provided with a clean hat. We brief players in safety and instructional use. We then split the players into teams and commence game.

Video Briefing: For high traffic events Laser Tag setup a video briefing station which ensures them to provide each player a full safety and instruction briefing. This also ensures they run at maximum efficiency for improved player throughput, which is highly important at large scale events.

Safety and accreditation: Laser Tag Tasmania operates Tasmania's only Smart Bunkers™ Safe Play Cover. On booking Laser Tag provides Council with their certificate of currency for 20-million-dollar public liability policy, working with vulnerable people cards and their risk assessment which includes some additional COVID-19 procedures.

Bad weather: Due to the nature of their activity, if outdoors, they may not be able to proceed and play if there is strong winds or heavy rain.

What our customers say: "Cannot recommend Jonathon and his team enough. I organised our soccer end of seasons presentation. Pumping through a good 200 children in 2 hours was an incredible job done by these guys, leaving a lot of sweaty but very happy little faces at the end. I would book again in a heartbeat. Sarah H."

RECOMMENDATION:

Moved: Clr Seconded: Clr

THAT Council allow the attendance of Laser Tag at the 2022 Highlands Bushfest.

18.0 SUPPLEMENTARY AGENDA ITEMS

Moved: Clr

Seconded: Clr

THAT Council consider the matters on the Supplementary Agenda

19.0 CLOSURE