



Central Highlands Council

AGENDA – ORDINARY MEETING – 21 JUNE 2022

Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held in the Bothwell Town Hall, Bothwell on Tuesday 21 June 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 17 May 2022	Regulation 15 (2)(g) – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
2	Confidential Matters	Regulation 15 (2)(g) – 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) - 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

10.15 – 10.30	Great Lake Community Centre presentation on grants received
10.30 – 10.45	Kieran Massie & Donna Brown, Hydro Tas – briefing on upgrade works and proposed redevelopment Tarraleah project
11.00	Alice Johnson ReCFIT (Renewables, Climate and Future Industries Tasmania) presentation

7.1 PUBLIC QUESTION TIME

8.0 MAYORAL COMMITMENTS

May 2022 to June 2022

17 May 2022	Ordinary Meeting of Council – Hamilton
20 May 2022	Common Ground Cup – held at ‘Ratho’
21 May 2022	Inland Fisheries – Liawenee
26 May 2022	Tas Health Services – phone call
27 May 2022	Tas Health Services – phone call
31 May 2022	Budget Workshop
31 May 2022	Leader of the Opposition, Rebecca White MP – phone call
02 June 2022	Leader of the Opposition, Rebecca White MP – phone call
08 June 2022	Recruitment Agency – phone call
10 June 2022	Recruitment Agency – phone call

- Business of Council x 12
- Ratepayer and community members - communications x 12
- Elected Members - communications x 13
- Central Highlands Council Management - communications x4

8.1 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

17 May 2022	Ordinary Meeting of Council – Hamilton
14 June 2022	Planning Committee Meeting

Clr A Archer

17 May 2022	Ordinary Meeting of Council – Hamilton
20 June 2022	Meeting GHD with and Council staff

Clr A Bailey

17 May 2022	Ordinary Meeting of Council – Hamilton
31 May 2022	Budget Workshop
14 June 2022	Planning Committee Meeting

Clr S Bowden

17 May 2022	Ordinary Meeting of Council – Hamilton
31 May 2022	Budget Workshop

Clr A Campbell

17 May 2022	Ordinary Meeting of Council – Hamilton
31 May 2022	Budget Workshop
14 June 2022	Planning Committee Meeting

Clr R Cassidy

17 May 2022	Ordinary Meeting of Council – Hamilton
31 May 2022	Budget Workshop
14 June 2022	Planning Committee Meeting

Clr J Honner

17 May 2022	Ordinary Meeting of Council – Hamilton
14 June 2022	Planning Committee Meeting

Clr J Poore

17 May 2022	Ordinary Meeting of Council – Hamilton
31 May 2022	Budget Workshop

STATUS REPORT COUNCILLORS

8.2 GENERAL MANAGER'S COMMITMENTS

17 May 2022	Council Meeting
25 May 2022	Meeting Hydro Tas
31 May 2022	Council Budget Workshop
06 June 2022	Meeting re Insurance
09 June 2022	Interim Audit
14 June 2022	Planning Committee Meeting
16 June 2022	Meeting re Fresh Valuations
20 June 2022	Meeting GHD with Clr Archer & J Branch

8.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

19 May 2022	Tasmanian Asset Management Group Meeting
19 May 2022	TasNetworks R24 Online Council Forum
25 May 2022	MAV Insurance Best Practice Forum
30 May 2022	LGAT - Local Government Health and Wellbeing Project
31 May 2022	Council Budget Workshop
08 June 2022	LGAT H&W meeting
15 June 2022	MAGIQ Documents 8.8 Upgrade Training
16 June 2022	Roadshow 2022 – Release of Fresh Valuation Data
21 June 2022	Council Meeting

9.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

31 May 2022- Council Budget Workshop at Hamilton

9.1 FUTURE WORKSHOPS

10.0 MAYORAL ANNOUNCEMENTS

11.0 MINUTES

11.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING 17th MAY 2022

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 17th May 2022 be received.

11.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING 17th MAY 2022

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 17th May 2022 be confirmed.

11.3 RECEIVAL DRAFT PLANNING COMMITTEE MEETING MINUTES 14th JUNE 2022

Moved: Clr

Seconded: Clr

THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 14th June 2022 be received.

12.0 BUSINESS ARISING:

15.1	DA2021/61 – Motor Racing Facility 8735 Lyell Highway Ouse	Refusal Issued by Planning Officer
15.2	DA2022/15 - Replacement Roof & Cladding 36 High Street Bothwell	Correspondence sent by Planning Officer
15.3	Assessment of St Patricks Plain Windfarm	DES Manager to organise future workshop
15.4	Proposed Bothwell, Ouse & Hamilton Structure Planning Projects	Actioned by Consultant Planner D Mackey
15.5	Scenic Landscapes	Actioned by Consultant Planner D Mackey
15.6	Central Highlands Draft Local Provisions Schedule: Rural – Agriculture Zone Review	Actioned by Consultant Planner D Mackey
15.9	Waste Transfer Station Opening Hours	Actioned by DES Manager
15.10	Cat Management Policy Central Highlands Council	DES Manager to develop Cat Management Policy for approval by Council;
15.13	Explosive Regulations	Correspondence sent by DES Manager
15.14	Southern Tasmania Regional Recycling Processing Services	Correspondence sent by General Manager;
15.15	Hamilton Show Ground – Hall of Industry Building	DES Manager to prepare building plans, develop a schedule of works and prepare a detailed budget so that Council can apply for grant funding to build a new building;
15.16	Request for landowner consent to lodge development application, Waddamana Road, Waddamana	Correspondence sent by General Manager
17.1	Remissions under delegation	Correspondence sent by General Manager
17.2	Anzac Day Committee	General Manager to table Council Committee list with representative elected members.
17.3	Southern Tasmanian Regional Waste Authority	Correspondence sent by General Manager
17.6	Legacy 100 Centenary of Service 1923 – 2023	Correspondence sent by Deputy General Manager
17.7	Request for rates remission	Correspondence sent by Deputy General Manager

17.8	Telstra Payphone Interlaken Tasmania	Correspondence sent by Deputy General Manager
17.9	Lions Club of Bothwell & Districts	Correspondence sent by General Manager
17.10	Highlands Healthy Connect Project 2023/2024	Correspondence sent by Deputy General Manager
17.11	Preparing Australian Communities Program Grant	Correspondence sent by Deputy General Manager
17.12	Community Grant Application – Morass Bay Shack Owners	Correspondence sent by Deputy General Manager
17.13	Policy No. 2018-53 Asset Management Policy	Policy Register Updated
17.14	Policy No. 2018-55 Code of Conduct for Members of Audit Panel	Policy Register Updated
17.15	Policy No. 2020-57 Financial Hardship Assistance Model Policy	Policy Register Updated
17.16	Policy No. 2020-58 Commercial Addendum to Financial Hardship Assistance Model Policy	Policy Register Updated
17.18	Community Grant Application – Country Women’s Association of Bothwell -	Correspondence sent by Deputy General Manager
17.19	Community Grant Application – Brighton and Southern Midlands Pony Club	Correspondence sent by Deputy General Manager
18.1	State Grants Commission Road Preservation Model	Correspondence sent by Deputy General Manager
18.2	Valuer-General Municipalities recent revaluation presentation	16 June 2022 at 2pm Hamilton Hall

13.0 DERWENT CATCHMENT PROJECT REPORT

Moved: Clr

Seconded: Clr

THAT the Derwent Catchment Project Monthly Report be received. (See page 62 of Attachments)

13.1 DRAFT CHC CLIMATE CHANGE ADAPATION AND MITIGATION POLICY V1 FOR DISCUSSION

14.0 FINANCE REPORT

Moved: Clr

Seconded: Clr

THAT the Finance Reports be received.

RATES RECONCILIATION AS AT 31 MAY 2022

	2021	2022
Balance 30th June	\$55,732.39	\$83.43
Rates Raised	\$3,782,793.55	\$3,913,873.51
Penalties Raised	\$35,351.20	\$37,619.23
Supplementaries/Debit Adjustments	\$40,281.72	\$35,240.37
Total Raised	\$3,914,158.86	\$3,986,816.54
Less:		
Receipts to Date	\$3,711,350.74	\$3,835,885.60
Pensioner Rate Remissions	\$101,372.96	\$101,093.20
Remissions/Supplementary Credits	\$53,626.58	\$34,903.67
Balance	\$47,808.58	\$14,934.07

Bank Reconciliation as at 31 May 2022

	2021	2022
Balance Brought Forward	\$10,314,912.75	\$10,643,840.14
Receipts for month	\$716,082.74	\$765,111.23
Expenditure for month	\$1,073,374.38	\$650,262.05
Balance	\$9,957,621.11	\$10,758,689.32
Represented By:		
Balance Commonwealth Bank	\$647,350.87	\$1,780,335.42
Balance Westpac Bank	\$120,239.60	\$240,506.89
Investments	\$9,253,173.18	\$8,744,471.67
Petty Cash & Floats		\$550.00
	\$10,020,763.65	\$10,765,863.98
Plus Unbanked Money	\$1,127.49	\$1,440.67
	\$10,021,891.14	\$10,767,304.65
Less Unpresented Cheques	\$58,270.13	\$0.00
Unreceipted amounts on bank statements	\$5,999.90	\$8,615.33
	\$9,957,621.11	\$10,758,689.32

	BUDGET 2021/2022	ACTUAL TO 31-May-21	ACTUAL TO 31-May-22	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN. STAFF COSTS(ASCH)	\$563,015	\$518,333	\$495,900	88.08%	\$67,115
ADMIN BUILDING EXPEND(ABCH)	\$42,865	\$44,390	\$45,852	106.97%	(\$2,987)
OFFICE EXPENSES(AOEH)	\$127,000	\$110,692	\$143,791	113.22%	(\$16,791)
MEMBERS EXPENSES(AMEH)	\$182,481	\$142,567	\$145,370	79.66%	\$37,111
OTHER ADMIN. EXPENDITURE(ASEH + RATES)	\$357,500	\$241,345	\$272,106	76.11%	\$85,394
MEDICAL CENTRES(MED)	\$143,500	\$101,716	\$108,433	75.56%	\$35,067
STREET LIGHTING(STLIGHT)	\$39,600	\$33,369	\$30,265	76.43%	\$9,335
ONCOSTS (ACTUAL)(ONCOSTS)	\$559,360	\$423,598	\$499,306	89.26%	\$60,054
ONCOSTS RECOVERED	(\$487,500)	(\$388,176)	(\$395,219)	81.07%	(\$92,281)
COMMUNITY & ECONOMIC DEV & RELATIONS(CDR+EDEV)	\$239,850	\$73,685	\$101,146	42.17%	\$138,704
GOVERNMENT LEVIES(GLEVY)	\$256,604	\$190,984	\$249,474	97.22%	\$7,130
COVID-19		\$13,390	\$5,683		
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,024,275	\$1,505,891	\$1,702,107	84.08%	\$327,851
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN STAFF COSTS - DES (ASCB)	\$167,465	\$130,496	\$129,830	77.53%	\$37,635
ADMIN BUILDING EXPEND - DES(ABCB)	\$23,060	\$16,168	\$16,374	71.00%	\$6,686
OFFICE EXPENSES - DES (AOEB)	\$46,500	\$41,654	\$47,467	102.08%	(\$967)
ENVIRON HEALTH SERVICES (EHS)	\$31,095	\$20,739	\$19,284	62.02%	\$11,811
ANIMAL CONTROL(AC)	\$12,000	\$4,233	\$4,162	34.68%	\$7,838
PLUMBING/BUILDING CONTROL (BPC)	\$130,112	\$89,773	\$94,437	72.58%	\$35,675
SWIMMING POOLS (POOL)	\$39,092	\$38,559	\$44,517	113.88%	(\$5,425)
DEVELOPMENT CONTROL (DEV)	\$102,000	\$69,236	\$100,152	98.19%	\$1,848
DOOR TO DOOR GARBAGE & RECYCLING (DD)	\$134,544	\$123,320	\$121,621	90.40%	\$12,923
ROADSIDE BINS COLLECTION (DRB)	\$114,000	\$106,602	\$98,880	86.74%	\$15,120
WASTE TRANSFER STATIONS (WTS)	\$205,150	\$175,226	\$170,460	83.09%	\$34,690
TIP MAINTENANCE (TIPS)	\$60,481	\$30,648	\$30,700	50.76%	\$29,781
ENVIRONMENT PROTECTION (EP)	\$4,500	\$2,677	\$592	13.16%	\$3,908
RECYCLING (RECY)	\$35,000	\$46,727	\$55,110	157.46%	(\$20,110)
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,104,999	\$896,060	\$933,587	84.49%	\$171,412
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$153,500	\$143,719	\$130,244	84.85%	\$23,256
CEMETERY (CEM)	\$17,000	\$18,447	\$18,636	109.63%	(\$1,636)
HALLS (HALL)	\$59,512	\$51,397	\$50,117	84.21%	\$9,395
PARKS AND GARDENS(PG)	\$71,000	\$65,479	\$76,087	107.17%	(\$5,087)
REC. & RESERVES(REC+TENNIS)	\$78,316	\$87,637	\$84,470	107.86%	(\$6,154)
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$120,000	\$116,647	\$128,454	107.04%	(\$8,454)
HOUSING (HOU)	\$61,788	\$54,818	\$65,987	106.80%	(\$4,199)
CAMPING GROUNDS (CPARK)	\$13,500	\$12,520	\$14,038	103.98%	(\$538)
LIBRARY (LIB)	\$617	\$873	\$943	152.82%	(\$326)
ROAD MAINTENANCE (ROAD)	\$855,911	\$846,915	\$947,140	110.66%	(\$91,229)
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,850	\$7,307	\$2,808	48.00%	\$3,042
BRIDGE MAINTENANCE (BRI)	\$23,153	\$10,116	\$19,690	85.04%	\$3,463
PRIVATE WORKS (PW)	\$85,000	\$56,414	\$103,098	121.29%	(\$18,098)
SUPER. & I/D OVERHEADS (SUPER)	\$315,800	\$297,678	\$305,275	96.67%	\$10,525
QUARRY/GRAVEL (QUARRY)	(\$25,000)	(\$109,001)	(\$82,334)	329.33%	\$57,334
NATURAL RESOURCE MANAGEMENT(NRM)	\$122,841	\$109,457	\$112,676	91.73%	\$10,165
SES (SES)	\$2,000	\$2,433	\$3,769	188.43%	(\$1,769)
PLANT M'TCE & OPERATING COSTS (PLANT)	\$501,128	\$469,934	\$476,196	95.02%	\$24,932
PLANT INCOME	(\$710,000)	(\$682,529)	(\$627,404)	88.37%	(\$82,596)
DRAINAGE (DRAIN)	\$19,000	\$19,329	\$36,765	193.50%	(\$17,765)
OTHER COMMUNITY AMENITIES (OCA)	\$25,116	\$36,362	\$30,512	121.48%	(\$5,396)
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$42,914	\$37,802	102.17%	(\$802)
FLOOD REPAIRS			\$330,076		
TOTAL WORKS & SERVICES	\$1,833,032	\$1,658,866	\$2,265,046	123.57%	(\$101,938)

DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,024,275	\$1,505,891	\$1,702,107	84.08%	\$327,851
Dev. & Environmental Services	\$1,104,999	\$896,060	\$933,587	84.49%	\$171,412
Works & Services	\$1,833,032	\$1,658,866	\$2,265,046	123.57%	(\$101,938)
Total All Operating	\$4,962,306	\$4,060,818	\$4,900,740	98.76%	\$397,325
CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$32,000	\$2,250	\$4,175	13.05%	\$27,825
Equipment	\$6,000	\$0	\$48,604	810.07%	(\$42,604)
Miscellaneous (Municipal Reval etc)	\$128,500	\$0	\$0	0.00%	\$128,500
	\$166,500	\$2,250	\$52,779	31.70%	\$113,721
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$5,000	\$11,164	\$1,815	36.30%	\$3,185
Waste Transfer Station	\$12,000	\$6,510	\$3,755	31.29%	\$8,245
	\$17,000	\$17,674	\$5,570	32.76%	(\$674)
WORKS & SERVICES					
Plant Purchases	\$780,000	\$182,209	\$649,665	83.29%	\$130,335
Camping Grounds	\$0	\$0	\$0		\$0
Public Conveniences	\$120,000	\$108,684	\$62,871	52.39%	\$57,129
Bridges	\$0	\$136,892	\$22,642		(\$22,642)
Road Construction & Reseals	\$2,269,000	\$3,312,631	\$1,886,037	83.12%	\$382,964
Drainage	\$50,000	\$634,966	\$38,398	0.00%	\$11,602
Parks & Gardens Capital	\$40,000	\$97,407	\$26,344	65.86%	\$13,656
Infrastructure Capital (Moved to Roads)	\$170,000	\$0	\$0	0.00%	\$170,000
Footpaths, Kerbs & Gutters	\$0	\$48,871	\$0		\$0
Rec Grounds	\$20,000	\$12,000	\$47,768	238.84%	(\$27,768)
Halls	\$25,000	\$19,058	\$73,049	292.20%	(\$48,049)
Buildings	\$777,500	\$13,075	\$98,306	12.64%	\$679,194
	\$4,251,500	\$4,565,793	\$2,905,080	68.33%	\$1,346,420
TOTAL CAPITAL WORKS					
Corporate Services	\$166,500	\$2,250	\$52,779	31.70%	\$113,721
Dev. & Environmental Services	\$17,000	\$17,674	\$5,570	32.76%	\$11,430
Works & Services	\$4,251,500	\$4,565,793	\$2,905,080	68.33%	\$1,346,420
	\$4,435,000	\$4,585,717	\$2,963,429	66.82%	\$1,471,571

BANK ACCOUNT BALANCES AS AT 31 MAY 2022						
					BALANCE	
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2021	2022
11100	Cash at Bank and on Hand					
11105	Bank 01 - Commonwealth - General Trading Account				584,380.33	1,774,131.67
11106	Bank 02 - Westpac - Direct Deposit Account				119,517.60	239,535.98
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				704,447.93	2,014,217.65
11200	Investments					
11206	Bank 04	30 Days			0.00	-
11207	Bank 05	120 Days	1.48%	3/08/2022	3,648,993.88	2,658,964.74
11207	Bank 06	30 Days	0.47%	6/06/2022	-	2,000,000.00
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	0.53%	19/09/2022	78,035.58	78,078.66
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	0.22%	14/06/2022	5,526,143.72	4,007,428.27
11299	TOTAL INVESTMENTS				9,253,173.18	8,744,471.67
	TOTAL BANK ACCOUNTS AND CASH ON HAND				9,957,621.11	10,758,689.32

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	\$ 993.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.67	\$ -	\$ -	\$ -	\$ 818.58	\$ 81.86	-	-			
PM0196	Transmig Welder	\$ 272.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.22	\$ -	\$ -	\$ -	\$ 222.75	\$ 24.75	-	-			
PM0238	Auger	\$ 1,256.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117.15	\$ -	\$ -	\$ -	\$ 1,034.82	\$ 104.53	-	-			
PM0254	Test and Tag Equipment	\$ 249.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23.27	\$ -	\$ -	\$ -	\$ 205.58	\$ 20.77	-	-			
PM0255	Floor Jack 15 Tonne	\$ 331.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.91	\$ -	\$ -	\$ -	\$ 273.02	\$ 27.58	-	-			
PM613	Komatsu Loader Hamilton BO8817	\$ 4,949.33	\$ -	\$ -	\$ -	\$ -	\$ 1,361.08	\$ 276.74	\$ 308.10	\$ -	\$ 192.31	\$ 2,444.44	\$ 366.67	\$ 815.00	20.0	\$ 40.75	\$ 247.47	(\$206.72)
PM620	Herc Superdog - Kelvin (IT2581)	\$ 5,085.49	\$ 115.54	\$ 69.32	\$ -	\$ -	\$ -	\$ 264.56	\$ -	\$ -	\$ 1,711.40	\$ 2,336.90	\$ 587.77	\$ 16,291.25	623.3	\$ 26.14	\$ 8.16	\$17.98
PM621	Pig Trailer Hamilton OT0770	\$ 2,545.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83.02	\$ -	\$ -	\$ 1,618.82	\$ 733.33	\$ 110.00	-	-			
PM622	Fuel Tanker Bothwell PT4204	\$ 76.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76.57	\$ -	\$ -	\$ -	-			
PM627	Small Mowers	\$ 2,504.54	\$ 182.36	\$ 98.46	\$ -	\$ 1,172.73	\$ 41.75	\$ -	\$ 1,009.24	\$ -	\$ -	\$ -	\$ -	\$ 2,280.50	754.5	\$ 3.02	\$ 3.32	(\$0.30)
PM628	Chainsaws	\$ 458.37	\$ -	\$ -	\$ -	\$ 270.67	\$ -	\$ -	\$ 187.70	\$ -	\$ -	\$ -	\$ -	\$ 575.00	115.0	\$ 5.00	\$ 3.99	\$1.01
PM629	Spray Units	\$ 2,796.05	\$ -	\$ -	\$ -	\$ 333.18	\$ -	\$ 226.58	\$ 32.73	\$ -	\$ -	\$ 2,001.40	\$ 202.16	\$ 570.00	114.0	\$ 5.00	\$ 24.53	(\$19.53)
PM630	Compressors	\$ 219.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.44	\$ -	\$ -	\$ -	\$ 180.58	\$ 18.06	-	-			
PM635	Sundry Plant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-			
PM636	Small Trailers	\$ 546.78	\$ -	\$ -	\$ -	\$ 27.27	\$ -	\$ -	\$ -	\$ -	\$ 519.51	\$ -	\$ -	\$ 232.50	46.5	\$ 5.00	\$ 11.76	(\$6.76)
PM652	Road Broom UT7744	\$ 1,173.29	\$ -	\$ -	\$ -	\$ -	\$ 243.62	\$ 21.17	\$ -	\$ 559.09	\$ 125.74	\$ 187.00	\$ 36.67	-	-			
PM654	New Holland Tractor Bothwell B08NO	\$ 4,585.24	\$ -	\$ -	\$ -	\$ -	\$ 685.63	\$ 297.49	\$ 269.62	\$ -	\$ 310.56	\$ 2,627.78	\$ 394.17	\$ 726.25	20.8	\$ 35.00	\$ 220.98	(\$185.98)
PM662	King Tandem Trailer Hamilton YT0630	\$ 164.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164.07	\$ -	\$ -	\$ -	-			
PM664	Pressure Cleaner 2003	\$ 527.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49.15	\$ -	\$ -	\$ -	\$ 434.15	\$ 43.85	\$ -	-			
PM665	Dog Trailer - Neville (YT5100)	\$ 5,157.30	\$ 129.97	\$ 77.98	\$ -	\$ -	\$ 752.04	\$ 193.14	\$ -	\$ -	\$ 1,711.40	\$ 1,706.05	\$ 586.72	\$ 5,217.50	192.3	\$ 27.13	\$ 26.82	\$0.31
PM667	Work Station Hamilton 2003	\$ 406.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.92	\$ -	\$ -	\$ -	\$ 334.96	\$ 33.83	\$ -	-			
PM668	Work Station Bothwell 2003	\$ 406.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.92	\$ -	\$ -	\$ -	\$ 334.96	\$ 33.83	\$ -	-			
PM671	Water Tanker	\$ 3,337.24	\$ 292.59	\$ 175.56	\$ 135.50	\$ 426.49	\$ 963.09	\$ 103.78	\$ 186.07	\$ -	\$ -	\$ 916.67	\$ 137.50	\$ 7,474.50	745.2	\$ 10.03	\$ 4.48	\$5.55
PM676	Kobelco Excavator FA6566	\$ 22,025.16	\$ 1,518.29	\$ 877.57	\$ 306.50	\$ 1,086.31	\$ 4,745.39	\$ 860.42	\$ 2,938.08	\$ -	\$ 192.31	\$ 7,600.23	\$ 1,900.06	\$ 10,420.00	160.0	\$ 65.13	\$ 137.66	(\$72.53)
PM677	Compressor/Post Driver	\$ 530.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49.50	\$ -	\$ -	\$ -	\$ 437.25	\$ 44.17	\$ -	-			
PM682	Float IT0169	\$ 1,711.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,711.40	\$ -	\$ -	\$ 1,687.50	67.5	\$ 25.00	\$ 25.35	(\$0.35)
PM684	Komatsu Grader FC7003	\$ 19,343.80	\$ 157.21	\$ 60.66	\$ 162.50	\$ -	\$ 742.50	\$ 1,356.70	\$ 1,692.05	\$ -	\$ 192.31	\$ 11,983.90	\$ 2,995.98	\$ 7,475.00	115.0	\$ 65.00	\$ 168.21	(\$103.21)
PM687	Western Star - H. Chivers FB5754	\$ 45,515.72	\$ 744.32	\$ 426.78	\$ 434.50	\$ 421.12	\$ 8,560.03	\$ 927.84	\$ 22,104.18	\$ 72.73	\$ 1,579.51	\$ 8,195.77	\$ 2,048.94	\$ 47,319.35	937.2	\$ 50.49	\$ 48.57	\$1.92
PM695	Quick Cut Saw	\$ 145.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.53	\$ -	\$ -	\$ -	\$ 119.54	\$ 12.07	\$ 20.00	2.0	\$ 10.00	\$ 72.58	(\$62.58)
PM705	Mack Truck FP4026 - Andrew Jones	\$ 69,656.42	\$ 976.74	\$ 210.37	\$ 844.00	\$ 295.26	\$ 19,445.61	\$ 2,070.70	\$ 12,746.08	\$ 3,672.73	\$ 9,256.59	\$ 18,290.78	\$ 1,847.55	\$ 46,636.50	932.7	\$ 50.00	\$ 74.68	(\$24.68)
PM709	CAT 950 Wheel Loader Bothwell (FR3357)	\$ 22,278.71	\$ 399.42	\$ 239.65	\$ 129.00	\$ 629.48	\$ -	\$ 1,582.58	\$ 2,331.27	\$ -	\$ 192.31	\$ 13,979.17	\$ 2,795.83	\$ 1,624.00	29.0	\$ 56.00	\$ 768.23	(\$712.23)
PM717	2008 Dog Trailer (Harold) Z54AB	\$ 5,608.87	\$ 183.11	\$ 59.73	\$ 156.25	\$ 113.70	\$ 460.00	\$ 247.63	\$ -	\$ 50.00	\$ 1,711.40	\$ 2,187.37	\$ 439.68	\$ 6,461.25	254.8	\$ 25.36	\$ 22.02	\$3.35
PM720	S/Hand Tri Axle Dog Trailer Z24BO	\$ 6,677.13	\$ 313.08	\$ 112.65	\$ 175.00	\$ -	\$ 400.00	\$ 323.27	\$ -	\$ 50.00	\$ 1,873.65	\$ 2,855.50	\$ 573.98	\$ 9,643.75	385.8	\$ 25.00	\$ 17.31	\$7.69
PM723	CAT 943 Traxcavator	\$ 5,000.03	\$ -	\$ -	\$ -	\$ -	\$ 592.41	\$ 410.95	\$ -	\$ -	\$ -	\$ 3,630.00	\$ 366.67	\$ 1,100.00	34.5	\$ 31.88	\$ 144.93	(\$113.04)
PM724	Toyota Corolla Ascent - Doctor A48YD	\$ 5,430.55	\$ -	\$ -	\$ -	\$ -	\$ 543.96	\$ 420.02	\$ 85.15	\$ -	\$ 485.84	\$ 3,710.08	\$ 185.50	\$ -	-			
PM726	John Deere Tractor & Slasher B47EG	\$ 24,596.67	\$ 473.76	\$ 284.26	\$ 742.50	\$ 1,411.95	\$ 750.00	\$ 1,386.96	\$ 5,747.93	\$ -	\$ 310.56	\$ 12,251.25	\$ 1,237.50	\$ 20,370.00	445.0	\$ 45.78	\$ 55.27	(\$9.50)
PM729	King Box Trailer Hamilton Z92HG	\$ 634.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43.90	\$ -	\$ -	\$ 164.07	\$ 387.75	\$ 39.17	\$ -	-			
PM731	Pig Trailer Bothwell VT9746 HC	\$ 2,720.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102.74	\$ -	\$ -	\$ 1,618.82	\$ 907.50	\$ 91.67	\$ 30.00	1.5	\$ 20.00	\$ 1,813.81	(\$1,793.81)
PM733	2010 Komatsu Grader Hamilton-B73TJ	\$ 43,557.92	\$ 1,214.83	\$ 489.59	\$ 664.50	\$ 3,433.07	\$ 4,288.34	\$ 1,823.86	\$ 11,968.92	\$ 150.00	\$ 192.31	\$ 16,110.42	\$ 3,222.08	\$ 52,872.50	878.5	\$ 60.18	\$ 49.58	\$10.60
PM739	SES Vehicle Ex Huon Valley	\$ 1,011.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94.34	\$ -	\$ -	\$ -	\$ 833.33	\$ 83.33	\$ -	-			
PM740	Hino Tipper C95BL Hamilton 11/11	\$ 21,066.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603.23	\$ 3,531.79	\$ -	\$ 1,055.18	\$ 14,161.53	\$ 715.23	\$ 19,097.50	749.5	\$ 25.48	\$ 28.11	(\$2.63)
PM741	Mack Truck 2010 (C90JY)	\$ 45,469.11	\$ 541.78	\$ 248.82	\$ 350.00	\$ 479.09	\$ 334.50	\$ 1,193.15	\$ 20,420.24	\$ -	\$ 9,254.46	\$ 10,539.23	\$ 2,107.85	\$ 49,837.50	982.6	\$ 50.72	\$ 46.28	\$4.45
PM743	Mulcher Head	\$ 2,864.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267.12	\$ -	\$ -	\$ -	\$ 2,359.50	\$ 238.33	\$ 180	9.0	\$ 20	\$ 318.33	(\$298.33)
PM744	Honda Tiller	\$ 504.08	\$ 64.16	\$ 38.50	\$ 14.00	\$ 190.08	\$ -	\$ 18.40	\$ -	\$ -	\$ -	\$ 162.53	\$ 16.42	\$ 70.00	7.0	\$ 10.00	\$ 72.01	(\$62.01)
PM745	Welder	\$ 184.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.23	\$ -	\$ -	\$ -	\$ 152.19	\$ 15.37	\$ -	-			
PM746	John Deere X304 Ride on Mower (Bothwell)	\$ 838.08	\$ -	\$ -	\$ -	\$ 157.64	\$ -	\$ 59.54	\$ 41.84	\$ -	\$ -	\$ 525.94	\$ 53.12	\$ 2,452.50	54.5	\$ 45.0	\$ 15.38	\$29.62
PM748	Hino Tipper C43LG (Bothwell)	\$ 28,223.23	\$ 252.22	\$ 150.28	\$ 130.00	\$ -	\$ 2,646.14	\$ 1,968.60	\$ 3,753.71	\$ -	\$ 1,055.18	\$ 17,388.88	\$ 878.23	\$ 14,156.25	559.8	\$ 25.29	\$ 50.42	(\$25.13)
PM751	Toro Groundmaster Mower (Bothwell)	\$ 10,544.59	\$ 446.80	\$ 256.60	\$ 17.50	\$ 3,010.14	\$ 210.00	\$ 339.22	\$ 2,726.90	\$ 130.91	\$ 107.50	\$ 2,996.36	\$ 302.66	\$ 7,430.00	371.0	\$ 20.03	\$ 28.42	(\$8.40)
PM753	Bomag Landfill Compactor	\$ 19,882.70	\$ 13.41	\$ 8.05	\$ 25.00	\$ -	\$ 4,984.63	\$ 969.14	\$ 4,264.92	\$ -	\$ 192.31	\$ 8,560.54	\$ 864.70	\$ 1,945.00	64.0	\$ 30.39	\$ 310.67	(\$280.28)
PM756	Kenworth - Bothwell (Whelan)	\$ 30,956.45	\$ 471.24	\$ 282.74	\$ 214.00	\$ 28.26	\$ 2,158.09	\$ 1,054.88	\$ 12,065.82	\$ 1,454.55	\$ 1,579.51	\$ 9,317.89	\$ 2,329.47	\$ 19,287.50	375.8	\$ 51.33	\$ 82.39	(\$31.06)
PM757	JBC Backhoe (Hamilton 2013)	\$ 20,242.91	\$ 370.38	\$ 147.84	\$ 189.00	\$ 490.42	\$ 1,704.84	\$ 1,225.57	\$ 2,865.77	\$ 590.91	\$ 192.31	\$ 10,825.63	\$ 1,640.25	\$ 24,020.00	600.5	\$ 40.00	\$ 33.71	\$6.29
PM762	Toro Out Front Mower Hamilton	\$ 8,352.88	\$ 313.30	\$ 154.15	\$ -	\$ 584.54	\$ 2,082.27	\$ 316.52	\$ 1,455.22	\$ 60.91	\$ 310.56	\$ 2,795.83	\$ 279.58	\$ 4,110.00	205.5	\$ 20.00	\$ 40.65	(\$20.65)
PM763	Toro Mower GM7200 Hamilton	\$ 5,315.53	\$ 477.77	\$ 183.41	\$ -	\$ 105.45	\$ 960.96	\$ 231.42	\$ 301.93	\$ 495.45	\$ 310.56	\$ 2,044.17	\$ 204.42	\$ 6,388	317.5	\$ 20.12	\$ 16.74	\$3.38
PM765	Rover Shredder Vac Hamilton	\$ 393.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34.67	\$ 21.54	\$ -	\$ -	\$ 306.25	\$ 30.63	\$ -	-			
PM768	Trailer - TMD Box 10x6	\$ 451.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42.15	\$ -	\$ -	\$ -	\$ 372.31	\$ 37.23	\$ -	-			
PM770	Nissan Tip Tray Ute	\$ 10,037.22	\$ 117.46	\$ 70.47	\$ 3.50	\$ 160.00	\$ 416.45	\$ 702.08	\$ 638.00	\$ 931.82	\$ 485.84	\$ 6,201.53	\$ 310.08	\$ 4,641.00	625.5	\$ 7.42	\$ 16.05	(\$8.63)
PM771	Polivac Suction Polisher	\$ 483.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47.08	\$ -	\$ -	\$ -	\$ 415.83	\$ 20.79	\$ 105.00	15.0	\$ 7.00	\$ 32.25	(\$25.25)
PM772	Hino Tipper - E96VP	\$ 14,650.46	\$ 86.65	\$ 51.99	\$ -	\$ -	\$ 3,450.91	\$ 409.71	\$ 5,253.18	\$ -	\$ 1,055.18	\$ 3,619.04	\$ 723.81	\$ 19,965.00	779.5	\$ 25.61	\$ 18.79	\$6.82
PM773	Variable Mesaging Board	\$ 2,489.86	\$ -	\$ -	\$ -	\$ 2.82	\$ -	\$ 216.77	\$ -	\$ -	\$ 164.07	\$ 1,914.73	\$ 191.47	\$ -	-			
PM774	140M AWD William Adams CAT Grader Bothwell	\$ 61,868.79	\$ 1,469.07	\$ 880.40	\$ 1,341.50	\$ 3,167.33	\$ 6,553.81	\$ 2,345.34	\$ 10,149.95	\$ 10,909.09	\$ 192.31	\$ 20,716.67	\$ 4,143.33	\$ 60,585.00	1,004.5	\$ 60.31	\$ 61.59	(\$1.28)
PM777	Mitsubishi ASX AWD	\$ 9,166.31	\$ 25.49	\$ 11.07	\$ 10.00	\$ -	\$ 1,590.45	\$ 520.12	\$ 1,653.43	\$ -	\$ 485.84	\$ 4,594.26	\$ 275.66	\$ 56.00	8.0	\$ 7.00	\$ 1,145.79	(\$1,138.79)
PM778	2017 Ranger 2.2l Diesel	\$ 7,219.39	\$ 65.59	\$ 39.35	\$ 15.50	\$ -	\$ 494.11	\$ 1,378.90	\$ -	\$ -	\$ 599.51	\$ 4,364.56	\$ 261.87	\$ 3,045.50	378.5	\$ 8.05	\$ 19.07	(\$11.03)
PM779	Ford Ranger XL 4WD Crew Cab Ute C91LO SES	\$ 2,934.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217.93	\$ -	\$ -	\$ 599.51	\$ 1,925.00	\$ 192.50	\$ -	-			
PM781	Portable Barrow Lights x 2	\$ 2,640.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.49	\$ -	\$ -	\$ -	\$ 2,212.60	\$ 177.01	\$ -	-			
PM783	Ford Ranger Scab 4WD H78CR - Bwell (Spray ute)	\$ 8,419.32	\$ 99.18	\$ 59.51	\$ 7.00	\$ -	\$ -	\$ 629.67	\$ 1,090.32	\$ -	\$ 638.01	\$ 5,561.92</						

DONATIONS AND GRANTS 2021-2022											
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	\$2,923									
	Support/Donations	\$2,260									
	Further Education Bursaries	\$1,200									
	Central Highlands School Support	(\$60)									
	Anzac Day	\$2,895									
	Hamilton show	\$5,000									
	Australia Day	\$1,500									
	Church Grants	\$5,000									
	Suicide Prevention Program	\$2,000									
	Anglers Alliance Sponsorship	\$3,000									
	Bothwell Spin-out	\$4,000									
	Royal Flying Doctor Service	\$1,000									
	Shearing Demonstrations	\$2,000									
	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	\$10,000									
	Health & Wellbeing Plan Implementation	\$5,000									
19/07/2021	First aid training donation - HATCH	\$2,500			2,500.00						
19/07/2021	Meal delivery program donation - HATCH	\$2,000			2,000.00						
20/07/2021	Support for Common Ground program	\$750			750.00						
26/08/2021	Bothwell District School	\$1,000					1,000.00				
26/08/2021	Ouse District High School	\$1,000					1,000.00				
26/08/2021	Westervay Primary School	\$1,000					1,000.00				
6/09/2021	Glenora District High School	\$1,000					1,000.00				
29/09/2021	Bothwell CWA	\$250			250.00						
28/10/2021	2021 Festival of Magic	\$240			240.00						
18/11/2021	Reimburse cost re Christmas event Hamilton 4.12.21	\$100						99.80			
18/11/2021	Reimburse cost re Christmas event Hamilton 4.12.21	\$251						250.85			
24/11/2021	Ouse Country Club Kids Christmas Party	\$500			500.00						
25/11/2022	Reimburse cost re Christmas event Hamilton 4.12.21	\$66						66.00			
1/12/2021	Reimburse cost re Christmas event Hamilton 4.12.21	\$1,060						1,060.02			
9/02/2022	Bursary Lucy Triffett	\$300					300.00				
11/03/2022	ANZAC - Bothwell School book donation	\$60					60.00				
4/04/2022	Pollie Pedal challenge 22 - donation	\$250						250.00			
25/04/2022	ANZAC Day catering	\$1,000	1,000.00								
2/05/2022	Catering - ANZAC Service Bothwell 2022	\$455	454.55								
3/05/2022	Campdrafting Event Sponsorship 2022	\$300						300.00			
4/05/2022	Cooper Smythe donation	\$500			500.00						
4/05/2022	Council 2021 Citizenship Award	\$50						50.00			
13/05/2022	Anzac Catering	\$1,650	1,650.00								
26/05/2022	Continuing Education Bursary Kane Lovell 2022	\$300					300.00				
31/05/2022	Donation to Legacy Centenary Celebrations	\$1,000			1,000.00						
YEAR TO DATE EXPENDITURE			3,104.55	0.00	7,740.00	0.00	4,660.00	2,076.67	0.00	0.00	17,581.22
BUDGET		\$82,300	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

14.1 ADOPTION OF 2022/2023 ANNUAL BUDGET ESTIMATES – (INCLUDED AS A SEPARATE ATTACHMENT)

Section 82 of the Local Government Act requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. Following on from Council's budget workshops held on 26 April 2022 and 31 May 2022 the budget estimates for 2022/2023 have been prepared and are submitted to Council for adoption. The estimates are required to be adopted by Council by absolute majority.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council by absolute majority, adopt the 2022/2023 Annual Budget as presented.

14.2 COUNCIL RATES RESOLUTION 2022/2023

The following rates resolution has been prepared for adoption by Council.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council by absolute majority, adopt the following Rates Resolution 2022/2023

CENTRAL HIGHLANDS COUNCIL NOTICE OF 2022/2023 RATES & CHARGES

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

General Rate

1. A General Rate pursuant to Section 90 and Section 91 of the Local Government Act 1993 consisting of:
 - (a) **2.380701** cents in the dollar on the assessed annual value for all separately valued parcels of rateable land within the Central Highlands Council area; and
 - (b) a fixed charge of **\$408.70** which applies to all rateable land.

Waste Management Charge

- 2 A Service Charge pursuant to Section 94 of the Local Government Act 1993 consisting of:
 - (a) for the municipal area, a Waste Management Charge of \$289.00 for all rateable land; and

- (b) for the different parts of the municipal area specified, by declaration of an absolute majority of Council pursuant to sections 94(3) and 107 of the Local Government Act 1993, the Waste Management Charge is varied as follows:

- i. land to which Council provides a garbage and recycling collection service and which is used for commercial purposes is charged **\$544.00** per tenement; and
- ii. all land outside the Council's garbage and recycling collection service area which comprises a separately valued parcel of rateable land within the municipal area is charged the amount specified under the heading "Charge" according to the use or non-use of the land specified under the heading "Type":

Type	Charge	Factor
	\$	
a. Commercial purposes	518.00	Use of land
b. Land used for residential purposes, industrial purposes, public purposes, primary production, sporting or recreational facilities, or quarrying or mining.	176.00	Use of land
c. Non-use of land	92.00	Non-Use of land

Fire Service Contribution:-

- 3 For the Council's contribution to the State Fire Commission pursuant to section 93A of the Local Government Act 1993:

- (a) for land within the Bothwell Volunteer Brigade Rating District an amount of **0.260793** cents in the dollar on the assessed annual value of all separately valued parcels of rateable land subject to a minimum **\$44.00**; and

- (b) for all other land in the municipal area an amount of **0.267424** cents in the dollar on the assessed annual value of all separately valued parcels of the land subject to a minimum **\$44.00**.

Instalments

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

Instalment No. 1	31 August 2022
Instalment No. 2	30 November 2022
Instalment No 3	28 February 2023
Instalment No 4	28 April 2023

Penalty

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

Adjusted Values

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

These rates are for the year commencing 1st July 2022 and ending 30th June 2023 and are payable to the Council at its offices at Alexander Street, Bothwell or Tarleton Street, Hamilton.

14.3 ANNUAL PLAN 2022/ 2023 - (INCLUDED AS A SEPARATE ATTACHMENT)

Under Section 71 of the Local Government Act 1993, Council is required to have an Annual Plan. The 2022/2023 Annual Plan is submitted for Council's adoption.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council adopt the 2022/2023 Annual Plan.

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 DA2022/11: SUBDIVISION 38 LOTS: JOHNSONS ROAD (CT152719/622) AND ROBERTSON ROAD (CT134100/1,CT130056/1) MIENA

Report by

Louisa Brown (Planning Officer)

Applicant

P H Thiessen

Owner

P H Thiessen & others

Discretions

12.5.1 Lot Design - P2 & P3

12.5.2 Roads - P1

Proposal

An application for a 38 lot (plus balance) subdivision at two separate title areas in Miena, was made to council in February 2022 by the applicant P H Thiessen. The subdivision comprises of the following:

- 26 lot subdivision accessed via Robertson Road, Miena (CT:130056/1);
- 12 lot subdivision accessed via Johnsons Road, Miena (CT:152719/622); and
- Associated infrastructure.

The proposal is to be staged, with stage 1 being the subdivision on Johnson Road and stages 2, 3, 4, 5 and 6 proposed to the Robertson Road area.

- Stage 1 – 12 lots Johnson road.
- Stage 2 – 6 lots to the south west of Robertson Road, junction to Robertson Road and southern section of new road;
- Stage 3 – 6 lots and new section of road, including emergency access point onto Robertson Road;
- Stage 4 – 4 lots;
- Stage 5 – 6 lots: and
- Stage 6 – 4 lots.

The proposal is discretionary owing to being a subdivision and is assessed against the subdivision standards for the Low Density Residential pursuant to section 12.0 of the Central Highlands Interim Planning Scheme 2015.

Additional documents provided with the Development Application include;

- A Traffic Impact Assessment prepared by Midson Traffic Pty Ltd May 2022;
- Bushfire Hazard Assessment prepared by Gifford Bushfire Risk Assessment 04/12/2021;
- Desktop Natural values Assessments prepared by North Barker Ecosystem Services 23/09/2020: and
- Preliminary Onsite Wastewater Rationale prepared by Rock Solid Geotechnics 110/2/2021.

DA2019/45 Boundary Adjustment was approved in 2019 to enable a through road for emergency access on Robertson Road, for this proposed subdivision.

Subject site and Locality.

The site is located in two locations in Miena. One component is on the southern side of Robertson Road (parts of CT134100/1 and CT130056/1) and includes 26 lots and the second located on both sides of Johnsons Road (CT152719/622), situated behind Fleming Drive for 12 lots.

The area is characterised as low density dwellings, which is predominantly used for 'shack' accommodation long the southern banks of the Great Lake at Swan Bay and Mackersey Head, Miena. The majority of established dwellings are not fully occupied throughout the year.

The topography of the area is hilly, ranging in 1075m to 1115m above sea level. The land falls downslope towards Swan Bay and rises upslope to a marshy plateau to the south.

Vegetation of the area is predominantly Eucalyptus forest/woodland, with some small areas of alpine heathland.

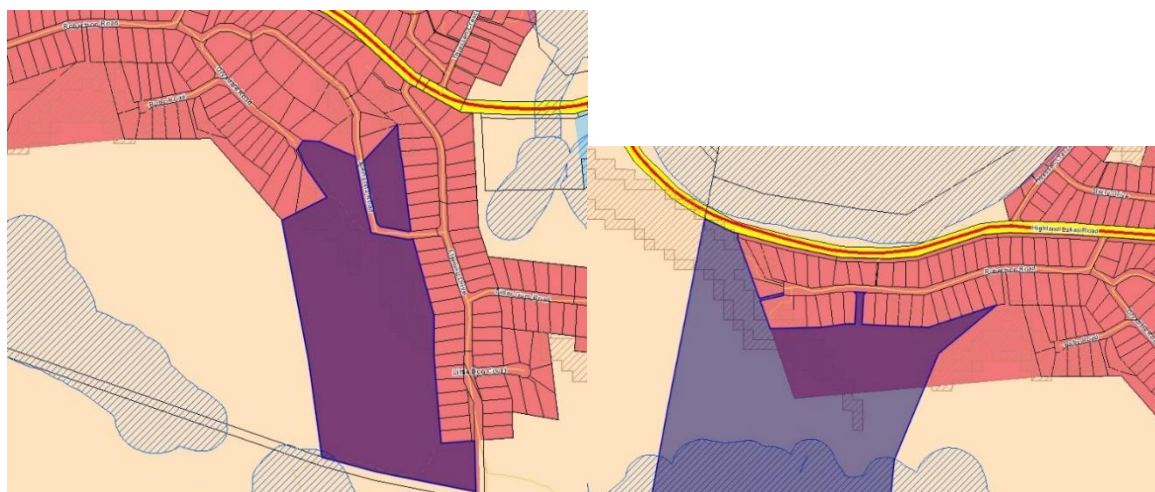


Fig 1. Location and zoning of the existing two titles, indicating the Low density Residential (red) Rural Resource zone (Cream). Waterway and Coastal Protection Code Overlay in blue lines and Landslide Overlay Code in brown lines (Source: LISTmap, accessed 09/06/2022).



Fig 2. Aerial photo of the subject land and surrounding area, (Source: LISTmap, accessed 09/06/2022).

Exemptions

Nil

Special Provisions

Nil

Use standards

The subject land is in the Low Density Residential Zone. The proposal must satisfy the requirements of the following development standards, relevant to development:

12.5 Development Standards for Subdivision

12.5.1 Lot Design To provide for new lots that: <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for desired residential density. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The size of each lot must be in accordance with the following, except if for public open space, a riparian or littoral reserve or utilities: as specified in Table 12.1.	P1 No Performance Criteria.	Each lot shown on the proposed plan of subdivision is a minimum of 1500 m ² , which is the minimum lot size in table 12.1. The acceptable solution is met.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities; <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; 	P2 The design of each lot must to satisfy all of the following: <ul style="list-style-type: none"> (a) is reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land; 	The proposal is assessed against the Performance Criteria. The lot sizes for the subdivision range from the minimum lot size for the zone 1500m ² to 7570m ² . The size of the lots allow for residential development and wastewater requirements within lots. All applicable standards in the scheme are met. The proposed layout of the subdivision allows for the continuation of roads

<p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) is a minimum of 10 m x 15 m in size.</p>	<p>(d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;</p>	<p>and/or follows existing roads, therefore minimising the need for earthworks, where possible.</p> <p>The layout and orientation of the subdivision and the generous size of the blocks, will enable dwellings to achieve solar access through the orientation of dwellings.</p> <p>The Performance Criteria is met.</p>
<p>A3</p> <p>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot: 30m.</p>	<p>P3</p> <p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6 m.</p>	<p>The majority of the lots will meet the acceptable solution, however one lot will have an access of not less than 6m.</p> <p>The performance criteria is met.</p>
<p>A4</p> <p>No lot is an internal lot [R1].</p>	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of living land;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate</p>	<p>The acceptable solution is met, no lot is an internal lot.</p>

	<p>distances along the access strip to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>	
A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.	P5 Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.	There are no existing buildings on the property.

12.5.2 Roads

To ensure that the arrangement of new roads within a subdivision provides for all of the following:

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian and cycling traffic;
- (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The subdivision includes no new road.	P1 The arrangement and construction of roads within a subdivision must satisfy all of the following: <ul style="list-style-type: none"> (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority; (c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries; 	<p>The subdivision will require new roads, therefore the application is assessed against the Performance Criteria.</p> <p>The proposed layout of roads makes efficient use of the available land, whilst not compromising any future subdivision of the balance lots.</p> <p>All new roads will be conditioned to meet Council standards and will be to the satisfaction of the Council's General manager.</p> <p>Existing roads will be connected through the subdivision, to join with connector roads where possible.</p> <p>All new roads will be legible for road users, roads will be direct and will connect to existing roads where possible.</p>

	<p>(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;</p> <p>(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;</p> <p>(f) connectivity with the neighbourhood road network is maximised;</p> <p>(g) the travel distance between key destinations such as shops and services is minimised;</p> <p>(h) walking, cycling and the efficient movement of public transport is facilitated;</p> <p>(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;</p> <p>(j) multiple escape routes are provided if in a bushfire prone area.</p>	<p>A turning area to the Robertson Road site is required for emergency vehicles. No other cul-de-sac arrangements in the road layout is required.</p> <p>Roads and emergency access points will be direct and will connect to the existing road network.</p> <p>Segregated footpaths will not be provided, as the road serves vehicles, pedestrians and cyclists combined. Low vehicle numbers are predicted, based on the findings of the Traffic Impact Report.</p> <p>The Traffic Impact Assessment indicates that the likely additional traffic movements created by the development will not create significant detrimental road safety impacts.</p> <p>An emergency access only is created on Robertson Road.</p>
--	--	---

12.5.3 Ways and Public Open Space To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic; (c) the adequate accommodation of equestrian traffic.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;	<p>The proposal must be assessed against the Performance Criteria.</p> <p>All new roads will connect to existing roads where possible. Roads and emergency access points will be direct and will connect to the existing road network.</p> <p>Segregated footpaths will not be provided, as the road serves vehicles, pedestrians and cyclists combined. Low vehicle numbers are predicted, based on the findings of the Traffic Impact Report.</p> <p>Ways will be created on common boundaries if applicable.</p> <p>All lots will front onto the public, creating opportunities for passive surveillance.</p>

	<p>(d) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</p> <p>(e) topographical and other physical conditions of the site are appropriately accommodated in the design;</p> <p>(f) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</p> <p>(g) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <p>(i) the width of the way;</p> <p>(ii) the length of the way;</p> <p>(iii) landscaping within the way;</p> <p>(iv) lighting;</p> <p>(v) provision of opportunities for 'loitering';</p> <p>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</p> <p>(h) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.</p>	The Performance Criteria is met.
A2 No Acceptable Solution.	P2 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.	The Performance criteria is met.

12.5.4 Services To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot must be connected to a reticulated potable water supply where such a supply is available. R1	P1 No Performance Criteria.	Reticulated water by a water corporation is not available to the area. Static water supply will be necessary.
A2 Each lot must be connected to a reticulated sewerage system	P2 Where a reticulated sewerage system is not available, each lot must be capable of accommodating an on-site wastewater treatment	Reticulated sewerage systems are not available in the area, therefore each lot will accommodate an on-site wastewater treatment system.

where available. R1	system adequate for the future use and development of the land.	A Preliminary onsite wastewater report has been prepared and confirms that lots can sustain an onsite wastewater system for a 3 bedroom dwelling. The Performance Criteria is met.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity. R2	P3 Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.	The Performance Criteria is met. Stormwater will be managed on-site.
A4 The subdivision includes no new road.	P4 The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.	The Performance Criteria is met.

Codes

E1 Bushfire-Prone Areas Code

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

E1.6 Development Standards, E1.6.1 Subdivision: Provision of Hazard Management Areas requires that a Bushfire Risk and Hazard Management Plan be prepared by TFS or an accredited person.

A Bushfire Hazard Report has been submitted as a part of the application, prepared by Gifford Bushfire Risk Assessment 04/12/2021. This report includes a Certificate confirming that both lots Provides BAL-19 or BAL-12.5, access complies with requirements and static water supply complies requirements. The report has been certified by an accredited Bushfire Assessor.

E3.0 Landslide Code

Some parts of the subject land are identified as Low Landslide Risk Areas. As the areas are small and no works will be required for the subdivision further assessment is not required.

E5.0 Road and Railway Assets Code

The purpose of this provision is to:

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

The applicable standards of the Code are addressed in the following tables:

Development Standards		
E5.6.2 Road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	P1 For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road;	Proposed lots on Johnsons road will be accessed via an existing formed gravel public road and connects to Fleming Drive. This will provide access to lots in stage 1. Stages 2-6 will be accessed via Robertson Road which is a formed gravel public road that connects to Highland Lakes Road and terminates in a cul-de-sac. A partially formed

	<p>(d) any alternative access; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.</p>	<p>track leads from Robertson Road to the site.</p> <p>Access to stages 2-6 of the proposed subdivision will require a new public access road.</p> <p>A Traffic Impact Assessment has been prepared for the subdivision. The TIA has been reviewed by the Department of State Growth, whom have no concerns with the proposal.</p> <p>The Performance Criteria is met.</p>
<p>A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p>P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.</p>	<p>Proposed lots on Johnsons road will be accessed via an existing formed gravel public road and connects to Fleming Drive. This will provide access to lots in stage 1.</p> <p>Stages 2-6 will be accessed via Robertson Road which is a formed gravel public road that connects to Highland Lakes Road and terminates in a cul-de-sac. A partially formed track leads from Robertson Road to the site.</p> <p>Access to stages 2-6 of the proposed subdivision will require a new public access road.</p> <p>A Traffic Impact Assessment has been prepared for the subdivision. The TIA has been reviewed by the Department of State Growth, whom have no concerns with the proposal.</p> <p>The Performance Criteria is met.</p>

Representations

The proposal was advertised for the statutory 14 days period, plus additional days to take into consideration the Public Holidays during Christmas, from 15 February until 1 March 2022. A total of 8 representations have been received. A summary of the main objections from each representation is below, with Council's Planning Officer response. Please see attached document Representations received for a full copy of the representations.

Representation Received	Officer Comment
<p>Representation 1</p> <p>Our main concern about the development is the access road , 'Set apart for emergency access'. What is the intention under the current development application for this easement?</p> <p>In a previous subdivision part of the original proposal, but was knocked back on the basis that there was insufficient Land Application Area to allow construction on this lot and/or that there would be unacceptable drainage of waste water into our property. The boundaries of the lot may have changed some since the Ruby Lane subdivision was constructed, but the properties of proposed lot 915 have not; there is almost no suitable ground for drainage purposes – all of lot 915 is soil class 6 bedrock.</p> <p>In the schedule of easements that is attached to our property (SP111877) we note that we are not permitted to erect any building closer than 40 m to the Roberston Road boundary and it is our understanding that this was to allow space for the absorption trenches and septic system to infiltrate properly so as to ensure that there is no flow of effluent onto Robertson Road or our neighbours property. If a similar setback is required for lot 915 then there is clearly no suitable ground for infiltration – it is all bedrock.</p> <p>We note that the Natural Values Assessment to date has been a desk-top appraisal only. Given the likely occurrence of a number of threatened plant and animal species in the area, we assume that prior to approval of the subdivision or part thereof, that there will be a thorough ground-based Natural Values Assessment?</p> <p>We are interested to understand what is the planning process from here? Can affected neighbours such as ourselves expect to be kept updated? We note that the part of the development adjacent to our property is listed as Stage 1. Is there any obligation on the developer to make public the expected timeframe for implementation should it be approved? Presumably the stages will proceed in order, 1 through 6 so that stage 6 may be some time away?</p>	<p>DA2019/45 Boundary Adjustment was approved in 2019 to enable a through road for emergency access on Robertson Road, for this proposed subdivision. This infrastructure is critical to providing additional access for emergency services. It will be for emergency vehicle access only. The proposed carriage width is 4m, which is sufficient for the purpose and in line with the standards of the Bushfire Prone Area Code.</p> <p>A Preliminary onsite wastewater report has been prepared for the proposed subdivision with a soil category estimated to be 5 or 6. The report confirms that lots can sustain an onsite wastewater system for a 3 bedroom dwelling. In addition, once dwellings come forward for development, all dwellings will require a permit for an on-site waste disposal system in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.</p> <p>A desk top Natural Values has been carried out. A further Ground based assessment will be required and conditioned as a part of any planning permit granted.</p> <p>The planning process from here on, if the subdivision is approved by Council, then the applicant has 2 years in which to 'substantially commence' the development.</p> <p>The submission of Final Plans for Sealing by Council will be the next step in the development process, this may take several months and will require any infrastructure to be approved by Council.</p>

	After which, the development will progress in stages, as approved in the Planning Application documents. Of which there are no timescales.
<p>Representation 2 increase dust that is already a nuisance. This problem could be overcome by sealing the roadway or resurfacing with a less dusty gravel or an alternative surface coating.</p> <p>The entry point of the new road on to Robertson's road is located in a position such that if an accident occurs person's residing at Numbers 37 and 39 would be in danger of having a vehicle (s) crash into their shacks.</p> <p>The current junction of Robertson's "road "on to the Highland Lakes road is also of a dubious standard and I am aware of several near misses including cars sliding down the road and onto the main road in icy conditions. Increased traffic will obviously increase the risk factor.</p> <p>You are no doubt aware that the "connector" part of Robertson's road is in fact built on what is actually a 1.8 metre walkway to the lake.</p>	<p>The area is characterised by rural, low density 'shack' development. Sealing the roads are not practical for Council. All roads existing or proposed will meet the Council's standards for Rural Roads and will be to the satisfaction of Council's manager of Works and Infrastructure.</p> <p>A Traffic impact Assessment prepared for the Development Application does not raise any road safety concerns and concludes that the proposed development will not create significant detrimental road safety impacts.</p>
<p>Representation 3 Covenants which states that blocks cannot be subdivided. Now we expect the council and the applicant to honour that and uphold that covenant in this case.</p>	<p>Covenants on certificates of titles can not prevent planning permits from being granted. However, Any covenant on a title will remain as an agreement between the owner and all parties, until the Certificate of Title is amended. The owner is bound by the covenant. To conclude, a Planning Permit maybe issued for the development, however the owner is bound by the covenant until it is removed, at the agreement of Council.</p>
<p>Representation 4 We are concerned about the stormwater runoff from the proposed blocks down to our block.</p>	<p>It is proposed that storm water run off will be collected in storage facilities. Lot sizes are generous and provide for adequate space for septic systems and storm water run off.</p>
<p>Representation 5 We wish to object to the proposed development on the grounds that it doesn't adequately address the problems of drainage, sewerage, electricity distribution, road width, gutters, footpaths and it does not allow for the adequate protection of native trees and shrubs.</p>	<p>The area is characterised by rural, low density 'shack' development. Reticulated water and sewage systems are not possible in the area.</p>

<p>Miena is the largest town in the Central Highlands yet its infrastructure is poor, no town sewerage system, water, waste collection, no underground electricity supply, footpaths or proper gutters. It has no areas marked for public open spaces and parks. Surely all of this needs to be addressed before approving this development.</p> <p>The drainage for the proposed access road above our property must be sufficient to divert all runoff from entering our properties.</p> <p>We are very concerned that the development is not allowing for the protection of the native trees and shrubs that are just recovering from the 2019 fires.</p>	<p>All roads existing or proposed will meet the Council's standards for Rural Roads and will be to the satisfaction of Council's manager of Works and Infrastructure.</p> <p>Public open space requirements do not necessitate parks, contribution towards open space is also acceptable. This contribution allows council to allocate funds to maintain existing facilities and open spaces in the area.</p> <p>Lot sizes are generous and provide for adequate space for septic systems and storm water runoff.</p> <p>A desk top Natural Values has been carried out. A further Ground based assessment will be required and conditioned as a part of any planning permit granted.</p>
<p>Representation 6 Concerned regarding the access to proposed properties, steepness of driveways and dangerous conditions in winter.</p> <p>Better solution would be to switch main access on Rorbertson Road with emergency access.</p>	<p>A Traffic impact Assessment prepared for the Development Application does not raise any road safety concerns and concludes that the proposed development will not create significant detrimental road safety impacts.</p>
<p>Representation 7 I am writing in support of this development application</p> <p>I support the development application for the following reasons:</p> <ol style="list-style-type: none"> 1) I have a concern for the social development of the Central Highlands community. 2) By the end of this decade the climate in Hobart will mirror that of inland southern Victoria, and major parts of the mainland will become only marginally habitable. Climate change refugees will find living in the Highlands increasingly attractive. 3) When the Epuron wind farm and Great Lake Adventure Trail become developed, there will be increased demand for housing for the staff in both ventures. The income from those enterprises will help balance the high reliance on Commonwealth benefits evident in the present permanent population. <p>I do have a concern that I'm not sure Council can address. I suspect many residential blocks here are purchased by speculators, This development will put downward pressure on prices. I presume the land, when sold, will have a caveat that residential building will start in x years. In addition to</p>	<p>Comments are noted.</p> <p>Planning Permits will remain for 2 years, within which the development must be substantially commenced. There are no other timeframes relating to the timings of development.</p>

those caveats, I urge Council to consider whatever measures are possible to stem demand by speculators.	
<p>Representation 8 Easement 'Set apart for emergency access'. We assume that this access will be upgraded as part of the subdivision.</p> <p>Will this emergency access have a gate at one or both ends? If the track is upgraded to a navigable standard*, what is to stop residents of the new subdivision using it as a convenient route/shortcut between the new road for the subdivision and Robertson Road?</p> <p>We have significant concerns that development of Lot 915 in this proposed subdivision, would create unacceptable (and illegal) drainage of wastewater and stormwater onto our property.</p>	<p>The emergency access will be upgraded in line with the requirements of the Bushfire hazard Management Plan and the Bushfire Prone Area Code.</p> <p>Lot sizes are generous and provide for adequate space for septic systems and storm water runoff.</p>
<p>Representation 9 Department of State Growth recommends a traffic Impact Assessment be provided.</p>	<p>A traffic Impact Assessment has since been prepared and sent to DSG for comment. DSG have no concerns with the findings of the report or the proposed subdivision.</p>

Conclusion

The proposal DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) Miena has been assessed to comply with the applicable standards of the Low Density Residential 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, 8 representations have been received.

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

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) Miena 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 24 June 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 DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) 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 DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) 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 DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) 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 DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) 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 Recommendation

This item was discussed at the June Planning Committee meeting It was recommended that the Planning Officer and Manager Development & Environmental Services liaise with the Works Manager with regards to the future management of the Emergency Access Road. Following those discussion it is being proposed to add the following condition:

Emergency Access

1. The developer will install two signs and two gates at both ends of the proposed emergency access road on Robertson Road, to the satisfaction of the Council's Manager of Works.

The above condition has been included in the recommendation below.

The Planning Committee makes the following recommendation to Council.

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 DA2022/11: Subdivision 38 Lots: Johnsons Road (CT152719/622) and Robertson Road (CT134100/1,CT130056/1) Miena, subject to conditions in accordance with the Recommendation.

Recommended Conditions

CONDITIONS

General

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

Bushfire Hazard Management

3. The development and works must be carried out in accordance with:
Bushfire Hazard Assessment, Proposed Subdivision dated 04/12/2021, prepared by Gifford Bushfire Risk.
4. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

5. Prior to the sealing of the Final Plan of Survey an agreement pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

Staged development

6. The subdivision must be carried out in the approved stages or in accordance with a staged development plan submitted to and approved by Council's General Manager.

Natural Values

7. Prior to any work being carried out the ground survey for natural values as recommended by the submitted Desktop Natural values Assessments prepared by North Barker Ecosystem Services 23/09/2020 must be completed. The results are to be submitted to and approved by the Council's Planning Officer prior to commencement of works and any recommendations must be complied with.

Public open space

8. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided in the plan of subdivision at the date of lodgement of the Final Plan of Survey. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.
9. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Transfer of reserves

10. Land shown as public open space on the final plan of survey must be transferred to the Central Highlands Council by Memorandum of Transfer submitted with the final plan of survey.
11. All roads or footways must be shown as "Road" or "Footway" on the final plan of survey and transferred to the Central Highlands Council by Memorandum of Transfer submitted with the final plan.

Easements

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

Endorsements

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

Covenants

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

Final plan

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

Water quality

20. Where a development exceeds a total of 250 square metres of ground disturbance a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
21. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
22. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.
23. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Weed management

24. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to control any weeds on the site and limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Municipal Engineer and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

Property Services

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

Existing services

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

Sizing of services

27. All services must be sized and located to service the ultimate potential development of the site to the satisfaction of Council's Municipal Engineer or the responsible authority.

Telecommunications, electrical and gas reticulation

28. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's Municipal Engineer.
29. Prior to the work being carried out a drawing of the electrical reticulation and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's Municipal Engineer.
30. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the final plan of survey.

Emergency Access

31. The developer will install two signs and two gates at both ends of the proposed emergency access road on Robertson Road, to the satisfaction of the Council's Manager of Works.

Roadwork's

32. The corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6.00 metres in accordance with Sections 85(d)(viii) and 108 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* and the requirements of the Council's Municipal Engineer.
33. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's Municipal Engineer.

Rural Access

34. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be sealed with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 *Rural Roads - Typical Standard Access* and SD-1012 *Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Municipal Engineer.
35. Road construction standards may be varied by Council's Municipal Engineer.

Engineering drawings

36. Engineering design drawings to the satisfaction of the Council's Municipal Engineer must be submitted to and approved by the Central Highlands Council before development of the land commences.
37. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, in accordance with Standards Australia (1992): *Australian Standard AS1100.101 Technical Drawing – General principles*, Homebush, and Standards Australia (1984): *Australian Standard AS1100.401 Technical Drawing – Engineering survey and engineering survey design drawing*, Homebush, and must show -
 - (a) All existing and proposed services required by this permit;
 - (b) All existing and proposed roadwork required by this permit;
 - (c) Measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - (d) Measures to be taken to limit or control erosion and sedimentation;
 - (e) Any other work required by this permit.

38. Two sets of preliminary engineering design drawings are to be initially submitted to Council for inspection and comment. Following this, four (4) sets of final engineering plans are to be submitted for final approval by Council. The approved engineering design drawings shall form part of this permit when approved.

Council will keep two (2) sets of approved drawings and two (2) sets will be returned to the subdivider's engineer. One (1) set of the approved engineering design drawings must be kept on site at all times during construction.

39. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
40. All new public infrastructure and subdivision work must be designed and constructed to the satisfaction of Council's Municipal Engineer and in accordance with the following -
- *Local Government (Building & Miscellaneous Provisions) Act 1993;*
 - *Local Government (Highways) Act;*
 - *Drains Act 1954;*
 - *Waterworks Clauses Act;*
 - Australian Standards;
 - Building and Plumbing Regulations;
 - Relevant By-laws and Council Policy;
 - Current IPWEA (Tasmanian Division) and central Highlands Council Municipal Standard Drawings;
 - Current IPWEA and central Highlands Council Municipal Standard Specification.

Construction amenity

41. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:
- Monday to Friday 7:00 AM to 6:00 PM
 - Saturday 8:00 AM to 6:00 PM
 - Sunday and State-wide public holidays 10:00 AM to 6:00 PM
42. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.
43. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
44. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

Construction

45. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.
46. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Engineering Services.
47. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of

an approved practising professional civil engineer engaged by the owner and approved by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

Survey pegs

48. Survey pegs to be stamped with lot numbers and marked for ease of identification.
49. Prior to the works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

'As constructed' drawings

50. Prior to the works being placed on the maintenance period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's Municipal Engineer. These drawings must be prepared by a qualified and experienced civil engineer or other person approved by the Municipal Engineer and provided in both digital and "hard copy" format.

Defects Liability Period

51. The subdivision must be placed onto a 6 month statutory defects liability period in accordance with section 86 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993*, Councils Specification and Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- D. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- E. The SWMP must show the following:
- Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;
 - Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
 - Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - Temporary erosion and sedimentation controls to be used on the site.
 - Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.
- Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);

- Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
- Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
- Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
- Rehabilitation of all disturbed areas as soon as possible.

F. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$220.00, must be paid to Council in accordance with Council's fee schedule.

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

15.2 DA2022/05 : VISITOR ACCOMMODATION & OUTBUILDING: LOT 3 & 4 MEADOWBANK ROAD, MEADOWBANK

Report by

Louisa Brown (Planning Officer)

Applicant

M Overeem

Owner

M Wilson

Discretions

26.2 Use

26.3.2 Visitor Accommodation – P1

26.3.3 Discretionary Use – P1

F1.4 Use

F1.7.1 Tourism Operations and Visitor Accommodation – P1, P3

Proposal

An application for three (3) Visitor Accommodation Units and an Outbuilding at Lot 3 Meadowbank Road, Meadowbank was submitted to Council by the applicant M Overeem in February 2022. The proposal includes;

- Three (3) one bedroom transportable cabins for visitor accommodation;
- Each cabin has two separate car parking spaces;
- Outbuilding, with an area of 120m²;
- Construction of private access road within the property: and
- Proposed septic tank and trenches, with associated pump station.

It is noted that the supporting application documents, make reference to the construction of a Boat Ramp and Jetty. However, this is not included in the description of use or development in the application form and is not considered as a part of this Development Application.

Additional documents provided with the Development Application include;

- Aboriginal Heritage Assessment Report prepared by Cultural Heritage Australia 24.9.2021:
- Wastewater Assessment report prepared by GES Solutions October 2021: and
- Bushfire Hazard report prepared by GES Solutions December 2021.

The Visitor accommodation will have a maximum occupancy of six (6) guests at any time. The three cabins, are small, transportable units which will be constructed off site. The cabins will overlook Lake Meadowbank and are proposed to be situated 23m, 45m, and 40m from the rear property boundary. The location of which is within

the 100m setback from the lake full supply area. Each cabin is approximate 49m² and includes an additional 28m² covered deck to the northern elevation overlooking Lake Meadowbank. The total height of the cabins are 4.09m. The northern elevations of the cabins will be clad in natural weather rough sawn timber, which will reduce the visual impact of the development when viewed from the lake. The natural timber finish will age and blend with the surroundings over time. The southern, eastern and western elevations will be clad in non reflective sheet cladding. A single bathroom window is proposed to the southern elevation of each cabin, with the majority of windows to the northern elevation, taking advantage of views. Limited window openings to the southern elevation, allows for privacy to adjacent properties.

An outbuilding of 12m by 11m is proposed for storage of equipment and is approximately 4.05m high. The outbuilding will be clad in non reflective sheet cladding and is located outside of the 100m setback from lake full supply level. A septic tank and trenches are proposed next to the outbuilding.

The proposed wastewater system has been designed by a suitably qualified agent. The system includes a dual purpose septic tank and absorption trench, which are proposed to be located outside of the 100m Lake Full Supply Line. A pump station with effluent grinder pump will be required on each cabin to deliver effluent to the septic via a rising main.

A new access road will be constructed on the property to serve the development. The road and passing areas will be required to be constructed to the standards within the Bushfire Hazard Report and the recommendations of which are included in the proposed planning permit conditions below.

Covenants exist on the property between the owner of the lot and Central Highlands Council within the certificate of title document SP163527. There are two relevant covenants to this DA which state the following;

1. Not to construct any building on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
2. Not to construct or maintain any wastewater infrastructure on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan

Council has sort legal advice in relation to Covenants and this advice states that the determination of the Development Application is separate to the Covenants. Advice regarding the Covenants will be listed in any Planning Permit granted by Council.

The proposal is discretionary owing to being visitor accommodation and is assessed against the relevant standards for the Rural Resource Zone pursuant to section 26.0 and the Lake Meadowbank Specific Area Plan (SAP) of the Central Highlands Interim Planning Scheme 2015.

Subject site and Locality

The site is currently vacant and located 4.2km south of Hamilton, adjacent to the southern banks of Lake Meadowbank. It is rectangular in shape, with the shorter side adjoining the Lake. The site has moderate slopes with a northerly aspect, vegetation on the property is predominately grassland.

The property is accessed via a private Right Of Way (ROW) from Meadowbank Road, as described on the certificate of title documents. The ROW passes through Meadowbank Water Ski Club. In addition a 20m wide section of reserve road runs parallel to the lake, ranging some 90-150m from the property boundary. Crown consent for the lodging the application has been sought and forms a part of the application documents.

Adjacent land is classified as rural, with agriculture land use predominant in the surrounding area. Lake Meadowbank is used by various clubs and individuals for water sport recreation. Meadow Bank Water Ski Club is located 500m to the east of the site.

Adjacent lots 4 and 2 are currently vacant.

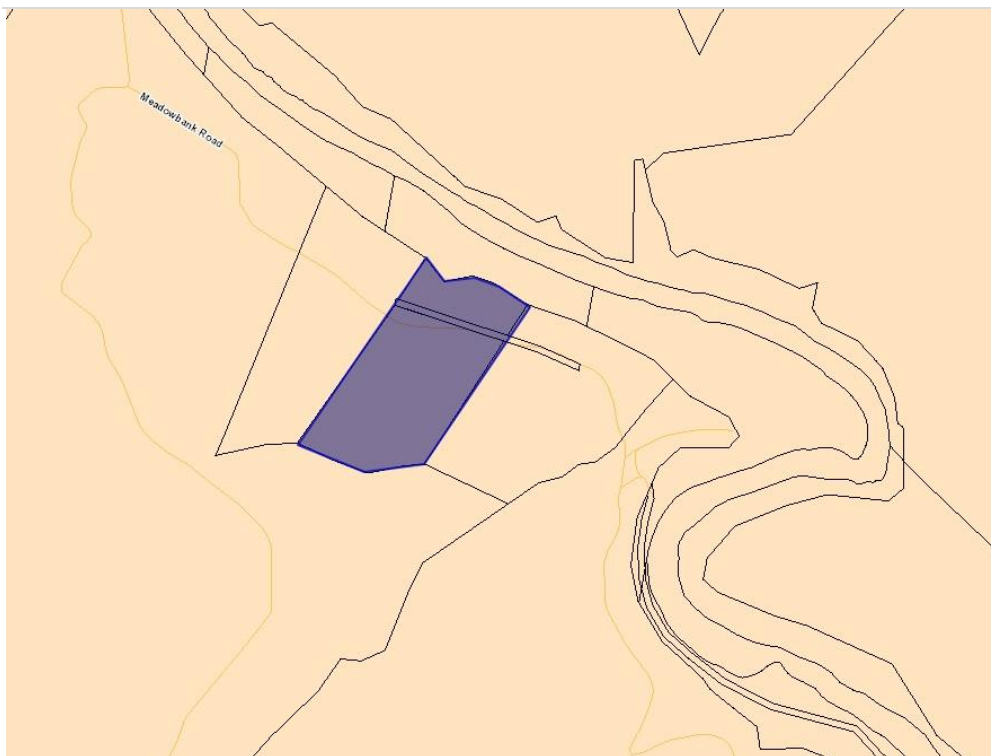


Fig 1. Location and zoning of Lot 3 Meadowbank Road indicating the Rural Resource zone (Cream). (Source: LISTmap, accessed 08/06/2022).

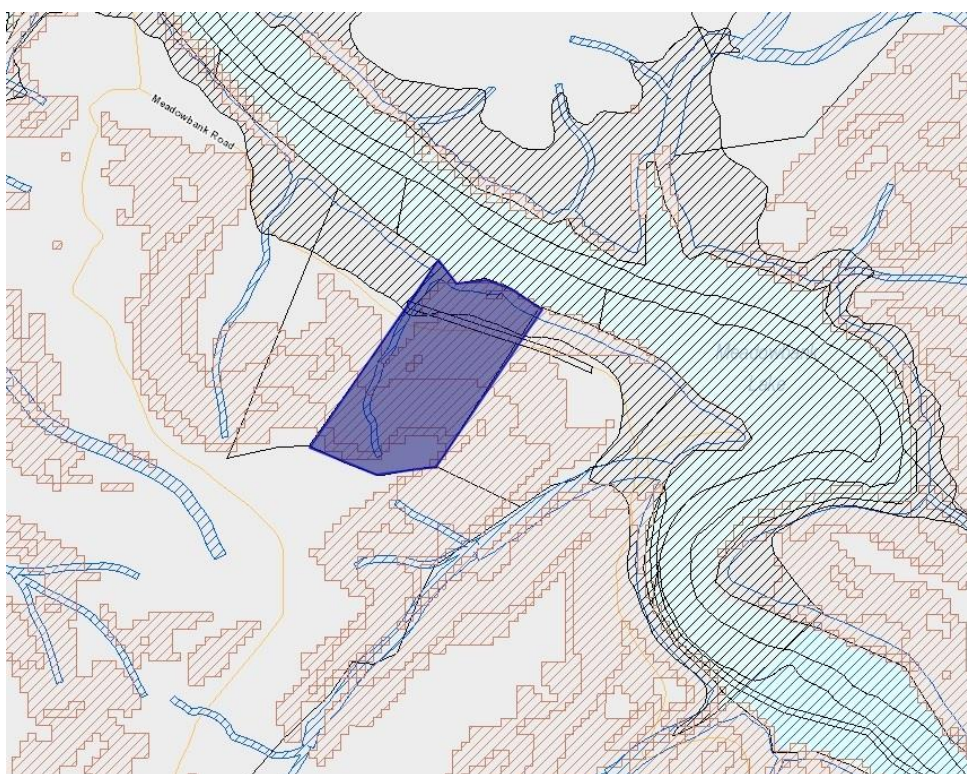


Fig 2. Meadow Bank SAP in black lines, Waterway and Coastal Protection Code Overlay in blue lines and Landslide Overlay Code in brown lines (Source: LISTmap, accessed 08/06/2022).).



Fig 3 Aerial photo of the subject land and surrounding area. Lake Meadowbank Water Ski Club is located to the east of the site (Source: LISTmap, accessed 08/06/2022).

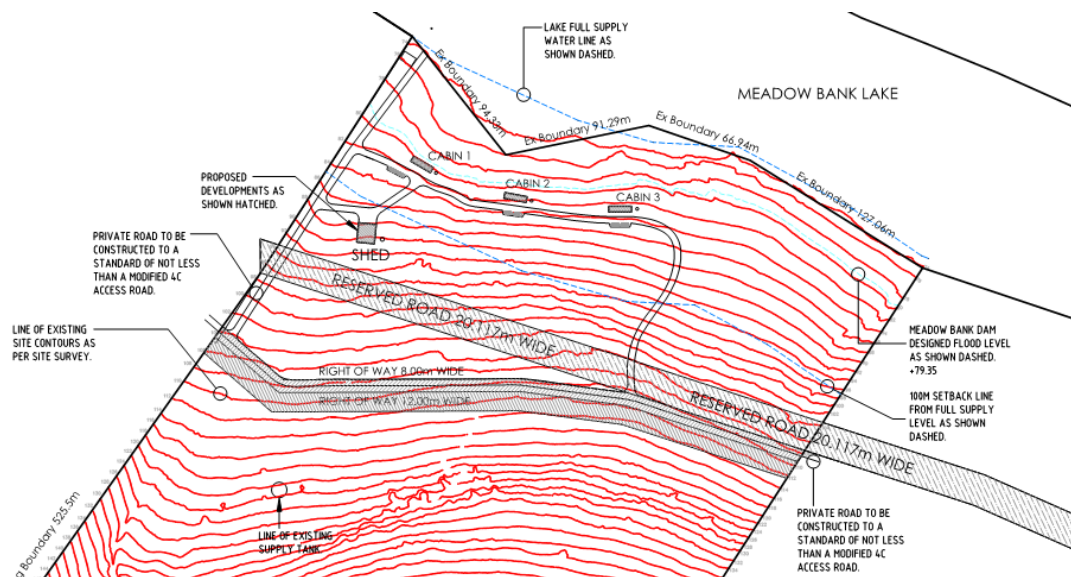


Fig 3. Plan of proposed development (Source: DA2022/05 StudioKo architecture design & drafting)

Exemptions

Nil

Special Provisions

Nil

Use standards

The subject land is located in the Rural Resource Zone of the Central Highland Interim Planning Scheme 2015. The proposal must satisfy the requirements of the following use and development standards, relevant to visitor accommodation:

26.3.2 Visitor Accommodation To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Visitor accommodation must comply with all of the following:</p> <p>(a) is accommodated in existing buildings;</p> <p>(b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) has a floor area of no more than 160m².</p>	<p>P1 Visitor accommodation must satisfy all of the following:</p> <p>(a) not adversely impact residential amenity and privacy of adjoining properties;</p> <p>(b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;</p> <p>(c) be of an intensity that respects the character of use of the area;</p> <p>(d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;</p> <p>(e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;</p> <p>(f) not fetter the rural resource use of the property or adjoining land.</p>	<p>The proposal does not comply with the Acceptable Solution and must be assessed against the Performance Criteria.</p> <p>(a) The closest residential dwelling is 1.5km to the western boundary. The proposal will not adversely impact the privacy or amenity of the dwelling.</p> <p>(b) The property is 23ha and contains adequate space for car parking to meet the requirements of the Parking and Access Code. A new access road within the property will assist manoeuvring to and from the visitor accommodation units and the outbuilding.</p> <p>(c) Given the size of the property, the proposed 3 cabins and an outbuilding are modest. The cabins themselves are single bedroomed and have an overall area of 49m² each. The cabins are spaced out along the rear boundary overlooking the lake and setback a minimum of 23m from the boundary. The small scale development will respect the rural character of the area.</p> <p>(d) Lake Meadowbank Road is partly maintained by Council, however the majority of the access into the property is via a private Right of Way (ROW), which serves Lots 4, 3 and 2. An additional six vehicles into the property will not disadvantage other users of the ROW.</p> <p>(e) The property is currently vacant and not used for agricultural purposes. The proposed visitor accommodation is a small section of the property, a further 17ha of the property may be used for agriculture.</p> <p>(f) As mentioned above, 17ha of the property may be used for agricultural purposes. The proposed 3 visitor accommodation units are located adjacent to Lake Meadowbank, creating a large separation distance between the accommodation and surrounding properties. It is not considered given the</p>

		size of the property that the fettering of adjoining rural land will occur.
--	--	---

26.3.3 Discretionary Use To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land .		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No acceptable solution.	P1 A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following: (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.	The proposal must be assessed against the Performance Criteria. (a) Conflicts with adjacent agricultural use is not considered a concern, as the property is 23ha in total, of which the proposed visitor accommodation will be located on a small area, providing a remaining 17ha to be used for agricultural purposes. The proposed development is adjacent to Lake Meadowbank, not on a part of the property which directly adjoins agricultural use or potential agricultural use. (b) It is likely that any potential agricultural use would be grazing as this is the predominant agricultural use of the area. A conflict between this and the proposed visitor accommodation is not anticipated. (c) The development is setback 41m from the western property boundary, 150m from the eastern boundary and 500m to the adjoining agricultural property to the southern site boundary. (d) The property contains a large area of 17ha, providing adequate separation distances, whilst acting as a buffer. Lake Meadowbank also acts a physical buffer to agricultural uses on the other side of the Lake.

F1.0 Lake Meadowbank Specific Area Plan

The development of the three cabins, associated road, car parking and outbuilding are within the Lake Meadowbank Specific Area Plan of the scheme and therefore must satisfy the requirements of the following use and development standards, relevant to the discretionary use visitor accommodation.

Application Requirements

An Aboriginal Heritage Assessment or statement from Aboriginal Heritage Tasmania is required for all discretionary applications. Aboriginal Heritage Assessment Report prepared by Cultural Heritage Australia 24.9.2021 has been prepared and is included in the application documents. The recommendations of the Aboriginal Heritage Assessment are within the proposed conditions of the Planning Permit below.

F1.7 Development Standards for Tourism Operations and Visitor Accommodation F1.7.1 Tourism Operations and Visitor Accommodation To provide the opportunity for small-scale tourism operations and visitor accommodation, whilst maintaining the characteristics and amenity of the rural landscape.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Development associated with tourist operation and visitor accommodation use classes must be in accordance with a development plan approved by Council that provides an overall site layout of buildings and infrastructure, and a total building footprint, and other relevant matters that are consistent with the provisions of this Specific Area Plan.	P1 No performance criteria.	The application for Visitor Accommodation identifies the location of buildings and development, the proposed location of a wastewater system and report, the amount of cut required, confirmation that no native vegetation will be removed, provides adequate car parking spaces and includes an Aboriginal Heritage Assessment. These are consistent with the SAP, if approved, the acceptable solution will be met.
A2 Building height must be no more than 5m.	P2 No performance criteria.	The acceptable solution is met, no structures are more than 5m in height.
A3 Buildings must be setback a minimum of 100m from all of the following: (a) fully supply level; (b) maximum flood level.	P3 Buildings setback must be sufficient to satisfy all of the following: (a) have a waste treatment system suitable for the site conditions; (b) not compromise the visual amenity of the rural setting when viewed from adjoining lots, or from the lake.	The proposed visitor accommodation units, associated car parking and access road, are within 100m of the full supply level of Lake Meadowbank. The proposal must be assessed against the Performance Criteria. (a) The proposed wastewater system has been designed by a suitably qualified agent and will form part of a Pumping Permit, as conditioned with a Planning permit. (b) The cabins are modest in size, the materials chosen for the lake side elevation are natural, and will blend into the surrounding landscape visually over time. The buildings are spread out parallel to the rear boundary and set back at least 23m from the boundary. When viewed from the surrounding agricultural properties, the cabins will look similar to agricultural outbuildings, as the materials used to the elevations will be non reflective sheet cladding. A single bathroom window is proposed to the elevations adjacent to agricultural zoned land. The performance criteria is met.
A4 Buildings must not be developed on land with a	P4 No performance criteria.	An assessment provided with the application documents confirms that the acceptable solution is met.

slope greater than 1:5 or 20%.		
A5 Buildings and outbuildings must have external finishes that are non-reflective (excluding photovoltaic panels, solar panels, solar water heaters, windows and door glazing).	P5 No performance criteria.	The proposed materials of natural sawn timber and non reflective sheet cladding meet the acceptable solution.

F1.7.2 Roads and Tracks To ensure that safe and practicable vehicular access is provided to visitor accommodation or tourism operations. The design, construction and arrangement of roads must: (a) provide safe connections from existing road infrastructure to visitor accommodation or tourism operations for visitors, fire fighters and other emergency personal; (b) minimise the total number of new roads and tracks within the Lake Meadowbank Precinct; and (c) be appropriate to the setting, and not substantially detract from the rural character of the area.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Visitor accommodation is to be accessed from existing road infrastructure by one main road, from which individual driveways will originate, all of which must comply with E1.0 Bushfire-Prone Areas Code.	P1 No performance criteria.	Lake Meadowbank road is partly maintained by Council. The remaining section of the road is a private right of way through Meadowbank Water Ski Club and onto lots 4, 3 and 2. This infrastructure is existing. A bushfire hazard assessment has been conducted and provided with the application. This document confirms that E1.0 of the Bushfire-Prone Areas Code can be met. The Acceptable Solution is met.

F1.7.4 Outbuildings To ensure that outbuildings do not detract from the rural character of Lake Meadowbank and surrounds, do not visually dominate the tourist operation or visitor accommodation on the site , or impact on the amenity of adjoining lots.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Outbuildings must not exceed a maximum gross floor area of 50m ² .	P1 No performance criteria.	There is no Performance Criteria, therefore the Acceptable Solution must be met. It is proposed that the Outbuilding be conditioned in the Planning Permit if granted, to not exceed the maximum gross floor area of 50m ² .

Codes

E3.0 Landslide Code

Some parts of the subject land are identified as Low Landslide Risk Areas. Visitor accommodation is considered a vulnerable use within the Code. The vulnerable use satisfies the Performance Criteria as no part of the development is in a High Landslide Hazard Area and the risk is considered acceptable.

E11.0 Waterway and Coastal Protection Code:

Parts of the site include minor creeks/drainage lines are covered by Waterway Protection Areas under the Waterway and Coastal Protection Code. The Code applies to all development, in this case the access road is within the WCPA. However this proposal meets the exemptions of the code owing to the works required for fire hazard management in accordance with the Bushfire Hazard report prepared by GES Solutions December 2021.

Representations

The proposal was advertised for the statutory 14 days period, 7 March 2022 until 22 March 2022 during which, two (2) representations were received. These are discussed below.

Representation Received	Officer Comment
<p>Representation 1</p> <p>Our main concern about the development is the access road, which consists of a single lane right away which is shared by six property owners including the applicant.</p> <p>The road itself is approximately 6 kilometres long and it is of gravel construction, for many years nowhave spent a considerable amount of money to bring the road up to a suitable standard so its members are able to transgress over the road in a safe manner. Other land owners have made monetary contributions to its up keep as well.</p> <p>The recent sale of land to the applicant and his two neighbours have seen considerable more traffic on the road ,particularly heavy vehicles which has seen the condition of the road deteriorate much faster than it normally has .</p> <p>We have had discussions with these new landowners about the road maintenance, but they are a bit reluctant to commit a reasonably amount of funds to its up keep Our concerns are that during the construction stage and the on going traffic this development is likely to attract ,the road will deteriorate and it will make it unsafe for all ,particularly emergency service vehicle's that may need to use the road in the case of an emergency ,such as fire and ambulance ,and as this is the only vehicular access to all the properties ,it does raise considerable concern</p> <p>It appears that this development is a commercial enterprise, therefore we ask that the Central Highlands take on board our concerns and maybe have the applicant commit to a continuing road maintenance plan ,to the satisfaction of all parties involved.</p>	<p>The access road into the property is a private right of way and not a Council maintained road. Therefore Council has no involvement between land owners and road users regarding the maintenance of the access road.</p> <p>Further information received from the applicant states that the applicant will continue to negotiate contributions towards the maintenance of the road, to find a fair way of splitting costs according to usage.</p> <p>With respect to the access requirements for Fire Fighting vehicles, a Bushfire Hazard Report has been prepared and the recommendations of which are included in the proposed planning permit conditions below.</p>
<p>Representation 2</p> <p>I object to this because – It goes against the covenant on the land. Buildings within 100m of the water.</p> <p>If you look at the photos on the application, there has already been a lot of work done without council approval ie (toilet, water tank on hill, large amounts of land excavated)</p>	<p>The covenant cannot affect the determination of the Development Application. Any covenant on a title will remain as an agreement between the owner and Central Highlands Council, until the Certificate of Title is amended. The owner is</p>

<p>working farm close by, I am concerned about guests at the accommodation (pets etc chasing sheep)</p>	<p>bound by the covenant. To conclude, a Planning Permit maybe issued for the development, however the owner is bound by the covenant until it is removed, at the agreement of Council.</p> <p>Comments regarding work undertaken on site have been noted by Council. Some works on rural properties maybe exempt from requiring a Planning Permit.</p> <p>The property is fully fenced, therefore adjacent properties cannot be accessed by people at the visitor accommodation.</p>
---	---

Conclusion

The proposal for three (3) Visitor Accommodation Units and an Outbuilding at Lot 3 Meadowbank Road, Meadowbank submitted by the applicant M Overeem has been assessed to comply with the applicable standards of the Rural Resource Zone, the Lake Meadowbank Specific Area Plan 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, two representations were received.

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

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2022/5 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 24 June 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 DA2022/05 VISITOR ACCOMODATION & OUTBUILDING at Lot 3 Meadowbank Road, Meadowbank 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 DA2022/05 VISITOR ACCOMODATION &

OUTBUILDING at Lot 3 Meadowbank Road, Meadowbank, 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 DA2022/05 VISITOR ACCOMODATION & OUTBUILDING at Lot 3 Meadowbank Road, Meadowbank, 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 Development Application DA2022/05 VISITOR ACCOMODATION & OUTBUILDING at Lot 3 Meadowbank Road, Meadowbank, 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 Recommendation

This item was discussed at the June Planning Committee meeting with the Committee making the following recommendation to Council.

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 DA2022/05 VISITOR ACCOMODATION & OUTBUILDING at Lot 3 Meadowbank Road, Meadowbank, subject to conditions in accordance with the Recommendation.

Recommended Conditions

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 development is approved for use as *Visitor Accommodation* only and must not be used for any other purpose unless in accordance with a permit issued by Council or as otherwise permitted by Council's planning scheme.

Outbuilding

- 4) The outbuilding must not exceed a maximum [gross floor area](#) of 50m² and must be used for the purposes detailed within the approved plan only, that is; a storage shed. It must not be used for habitable, industrial, commercial or other purposes without the prior written consent of Council.
- 5) The outbuilding is approved as *ancillary to the Visitor Accommodation* use only and must not be used for any other purpose unless in accordance with a permit issued by Council or as otherwise permitted by Council's planning scheme.

Bushfire

- 6) The development must be in accordance with the endorsed Bushfire Hazard Report prepared by GES Solutions December 2021 or as otherwise required by this permit, whichever standard is greater.

Aboriginal Heritage

- 7) The recommendations made within the Aboriginal Heritage Assessment Report must be implemented in accordance with the report prepared by Cultural Heritage Australia 24.9.2021.

Amenity

- 8) The proposed colours and materials for the walls and roof as shown on the approved drawings are accepted. Any variation in the colours and materials must be submitted to and approved by Council's General Manager.
- 9) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's General Manager.
- 10) External lighting must be designed and baffled to ensure no light spill to surrounding properties to the satisfaction of the Council's General Manager.

Parking & Access

- 11) At least three (3) 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) 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 Tasmanian Municipal Standard Specifications and Drawings to the satisfaction of Council's General Manager, and must include all of the following;
 - a. Constructed with a durable all weather gravel pavement;
 - b. Appropriately drained, avoiding concentrated flows to the road; and
 - c. Be in accordance with an approved bushfire management plan.
- 13) All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

Services

- 14) 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

- 15) Drainage from the proposed development must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with any requirements of the Building Act 2016.

Wastewater

- 16) 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.

Weed management

- 17) Prior to or in conjunction with lodgment of a building application, a weed management plan prepared by a suitably qualified person (or as otherwise approved) must be submitted to the satisfaction of Council's General Manager.
- 18) The approved weed management plan will form part of this permit and is to be implemented during and after construction to the satisfaction of Council's General Manager.

Soil and Water Management

- 19) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.
- 20) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction Amenity

- 21) 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.
- 22) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- 23) The transportation of materials, goods and commodities to and from the land.
 - a. Obstruction of any public roadway or highway.
 - b. Appearance of any building, works or materials.
 - c. 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) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the Customer Building and Occupational Services (CBOS) website.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

- D. A covenant on the title restricts development, stating not to construct any building or construct or maintain any wastewater infrastructure on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan. The development approved by this permit may not be able to proceed without further written approval of the covenanters and Central Highlands Council.
- E. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Commonwealth Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Primary Industry, Parks, Water & Environment or the Commonwealth Minister for a permit.
- F. The prevention of spread of any declared weeds from your site is legal requirement under the Weed Management Act 1999. Follow the guidelines of the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* to ensure you are meeting this requirement. This can be found at www.dpipwe.tas.gov.au.
- G. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.

15.3 SCOPING THE STATE PLANNING PROVISIONS REVIEW

Council is in receipt of a letter from Michael Ferguson MP Deputy Premier Minister for Planning advising as follows:

The Tasmanian Government is currently seeking your input to help scope the 5-yearly review of the State Planning Provisions (SPPs).

The SPPs are the statewide set of consistent planning rules in the Tasmanian Planning Scheme, which are used for the assessment of applications for planning permits. The SPPs contain the planning rules for the 23 zones and 16 codes in the Tasmanian Planning Scheme, along with the administrative, general, and exemption provisions.

Regular review of the SPPs is best practice ensuring we implement constant improvement and keep pace with emerging planning issues and pressures.

While the SPPs are not yet in effect across all areas of the State, a suitable period has now passed since the SPPs were drafted to initiate a review. The full suite of SPPs have been in effect in some local government areas for nearly 2 years, and some parts of the SPPs are also already in effect in the remaining interim planning schemes. This provides enough information and experience for conducting the review. The SPPs will also require review for consistency with the Tasmanian Planning Policies (TPPs) once they are made.

The SPPs Review Scoping Paper has been prepared to assist you with providing feedback. The Scoping Paper and a range of other information can be viewed through the Have Your Say on the Planning in Tasmania website : www.planningreform.tas.gov.au.

The feedback you provide will assist in identifying the key themes or parts of the SPPs that require detailed review. This will be conducted through separate projects and will conclude in amendments to the SPPs.

The SPPs review will occur in two stages. Some matters may be addressed in the short-term through amendments to the SPPs, while others may require the finalisation of the TPPs before progressing.

Written submissions in response to the SPPs Review Scoping Paper can be made until close of business on Friday 29 July 2022.

Planning Officer to provide a further update to the meeting.

15.4 TASMANIAN HERITAGE COUNCIL NOTIFICATIONS

Council has received notifications of "Removal of an Entry or Entries from the Tasmanian Heritage Register" for the following properties:

- THR 12003, Cawood
- THR 12004, Hunters Hill barn and cottages
- THR12006 Strathborough
- THR12032 Church of St Mary the Virgin and Cemetery

The Tasmanian Heritage Council have advised the reason for the removal is that there are duplicate entries in the Heritage Register. It should be noted that the places will remain in the Heritage Register and only the duplicated listing will be removed.

Copies of the notifications received have been included in the attachments for your information.

FOR INFORMATION

15.5 DRAFT CAT MANAGEMENT REGULATIONS 2022 - CONSULTATION

The Government is releasing for targeted consultation the draft Cat Management Regulations 2022.

A copy of the draft Cat Management Regulations 2022, and the 'Draft Cat Management Regulations 2022 - Information sheet', which will assist in understanding the scope of what is being proposed has been included in the attachment.

The Government is seeking feedback on the proposed amendments by close of business on Monday 4 July 2022 via email to CatManagement@nre.tas.gov.au.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT comments on the draft Cat Management Regulations 2022 be forwarded to the Manager Development & Environmental Services by Friday 1 July 2022.

15.6 DAGO POINT

A member of the community has raised the issue, with Place Names Tasmania, of an offensive name, being Dago Point.

The community member has made the following comments:

The Tasmanian Government has a place named "Dago Point". The Merriam-Webster dictionary defines Dago as:

"offensive" —used as an insulting and contemptuous term for a person of Italian or Spanish birth or descent"

According to Place Names Tasmania, Dago Point is derived from parties of Italians who used to fish there in the early days of the HEC.

The Place Names Advisory Panel considered the request at a recent meeting and were in agreement that there was a compelling reason to undertake a process to replace offensive names such as this.

Place Names Advisory Panel advised the proponent as follows:

The Panel requires a proponent for the identification and determination of what is offensive to the community due to the subjective nature of offensive names. There is a process and procedures in place to enable the replacement of such names and this information has been previously supplied to you.

The Panel noted that in this case there are other place names that will be directly effected by a name change process including **Dago Point Road (47290Y) and Dago Point Campground (48469H), with any renaming requiring action such as resident property address changes, replacement signage, etc.**

The Panel has undertaken to write to Central Highlands Council to determine Council's opinions on this matter.

The Place Names Office is able to assist any proponent in the process, whether that be an individual, organisation, government, including local Council, agency or authority.

Therefore, Council will need to form an opinion on this matter and advise the Place Names Advisory Panel accordingly.

It should be noted that the Place Names Advisory Panel are the approving authority to change this name and Council is the authority to amend the road name and subsequent address changes that would be required approval is given for the name change.

FOR DISCUSSION & RECOMMENDATION

15.7 LANDFILL LEVY READINESS GRANT PROGRAM – GRANT DEED (INCLUDED AS A SEPARATE ATTACHMENT)

Report By:

Beverley Armstrong (Environmental Health Officer)

Information:

Council applied for a Landfill Levy grant to help with costs in setting up the reporting, training and compliance requirements for the new Legislation.

Councils Grant Application of \$9000 has been successful.

An authorisation from Council is now required to enable the General Manager to sign the Grant Deed.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT the General Manager be authorised to sign the Landfill Levy Readiness Grant Program Grant Deed.

15.8 SES SHED MIENA

At the last Budget Workshop Council decided to remove the \$40,000 allocated for the construction of a SES shed at Miena and asked that it be placed on the Agenda for discussion.

FOR DISCUSSION

15.9 TIP SHOP PROPOSAL

Report By:

Beverley Armstrong (Environmental Health Officer)

Information:

A proposal for a Tip Shop to be housed in the home industries building at the Hamilton Showgrounds. A copy of the letter received has been included in the attachments.

Issues to be resolved:

- Does Council cover this in its insurance?
- Does Council want to charge rent.?
- Is the building suitable and safe – Graham to do a building report.
- Issues around use for Hamilton show v stock stored.
- Would security on the building be required?
- Are there any access issues, does Hamilton Showground have a locked gate?

FOR DISCUSSION

15.10 FOOTPATH AT BOTHWELL MEDICAL CENTRE

In the 2021/2022 Capital Budget money was allocated to install the infrastructure for the proposed independent living units at Bothwell. A contractor is currently undertaking this work with the footpath being replaced within the next week.

Concern has been raised with Council on a number of occasions about the footpath into the Bothwell Medical Centre being a trip hazard. As the contractor is currently working on footpaths in the area it was decided to have this footpath replaced at the same time. A quotation for the work was obtained being \$7,492.50 (ex GST). Therefore an extra allocation of \$ 7,492.50 (excl GST) will be required.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council allocate \$7492.50 (excl GST) to replace the footpath outside the Bothwell Medical Centre.

15.11 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 / 00043	N Young	67 Jones Road, Miena	Dwelling & Outbuilding
2022 / 00046	S A Eaves	39 Fleming Drive, Miena	Shed - (Storage)
2022 / 00047	W P Stoward	18 Trout Crescent, MIENA	Carport
2022 / 00050	Urban Design Solutions	5 Ruby Road, Miena	Dwelling

2022 / 00054	K N Studley	346 Tods Corner Road, Tods Corner	New Dwelling & Shed
--------------	-------------	-----------------------------------	---------------------

PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00042	R Fowler	2 Logan Street, Bothwell	Outbuilding

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00035	Vietnam Veterans Association Of Australia - Tasmania Inc	2 Galaxia Avenue, Interlaken	Training Facility
2022 / 00036	P Davies	8 High Street, Bothwell	Demolition and Additions
2022 / 00034	Darryn White Building Design & Consulting	Meadow Bank Road, Meadowbank	Outbuildings (2)

ANIMAL CONTROL**IMPOUNDED DOGS**

No dogs have been impounded during the past month.

STATISTICS AS OF 15 JUNE 2022**Registrations**

Total Number of Dogs Registered in 2020/2021 Financial Year – 978

2021/2022 Registrations

- Number of Dogs Currently Registered - 930
- Number of Dogs Pending Re-Registration – 29

Kennel Licences

Total Number of Kennel Licences Issued for 2020/2021 Financial Year – 29

2021/2022 Licences

- Number of Licences Issued –30
- Number of Licences Pending – 0

15.12 DEFIBRILLATOR INSTALLATION

Defibrillator boxes have now been installed at the entrances to both the Bothwell and Hamilton Offices so they can be accessed 24/7. Security cameras have also been installed in both locations.



16.0 WORKS & SERVICES

Moved: Clr

Seconded: Clr

THAT the Works & Services Report be received.

WORKS & SERVICES REPORT **14 June 2022**

Grading & Sheetting

- Fourteen Mile Road
- Dennistoun Road
- Interlaken Road
- Dago Point Road
- Tunbridge Tier Road
- Old Mans Head Road
- Victoria Valley Road
- Strickland Road
- Browns Marsh Road
- Bronte Estate Road
- Bronte Lagoon Road
- Bradys Lake Road
- Bronte Heights
- Bradys Lake Road
- Woodward's Road
- Laycock Drive
- Dennistoun Road
- Interlaken Road
- Tunbridge Tier Road
- Old Mans Head
- Strickland Road
- Victoria Valley Road
- Wihareja Road
- Nant Lane
- Todds Corner

Maintenance Grading

Potholing / shouldering

Spraying:**Culverts / Drainage:**

- Clean culverts Pelham Road
- Clean culverts Dennistoun Road
- Install culvert Mark Tree Road

Occupational Health and safety

- Monthly Toolbox Meetings
- Day to day JSA and daily prestart check lists completed
- Monthly workplace inspections completed
- Playground inspections
- 42.5hrs Annual Leave taken
- 42.5hrs Sick Leave taken
- 152hrs Long Service Leave
- 0 days pandemic leave

Bridges:**Refuse / recycling sites:**

Cover Hamilton Tip twice weekly
Remove all tyres from Hamilton landfill site to Barwick's

Other:

- Sewer extension Bothwell
- Dig out and gravel driveways
- Clean up at Bothwell waste transfer station
- Replace sign Dennistoun Road
- Remove 10 X falling trees from Council roads
- Clean Hamilton landfill site
- Remove trees Rockmount Road
- Guideposts Ellendale Road
- Install Ad Blue pump
- 1 X drum muster
- Cold mix holes Pelham and Ellendale

Slashing:**Municipal Town Maintenance:**

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

Buildings:**Plant:**

- PM816 Toyota Hilux new CV boot
- PM687 Western Star new compressor
- PM620 Dog trailer new A frame bushes and brakes
- PM774 Cat grader serviced and window
- PM740 Hino truck serviced and repairs

Private Works:

- CDC Development gravel
- Versatile Civil Contracting gravel
- Andre Morrell gravel
- Glenelg grader hire
- Ramsey Ag gravel

- Brett Speed water delivery
- West Hobart Angling Club gravel
- Tony Sutcliffe gravel
- John Pilcher gravel
- Green Valley Pastoral
- John Cornelius gravel

Casuals

- Toilets, rubbish and Hobart
- Hamilton general duties

Program for next 4 weeks

- Install tables Hamilton Park and Platypus walk
- Slashing of Municipal Roads
- Sewage extension Bothwell
- Grading and sheeting Municipal Roads

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.

Name of project	River Clyde Flood Mapping and Study
Maximum grant funding amount	\$247,360
Capped amounts per financial year	2021/22, \$202,500 Australian Dollar 2022/23, \$44,860 Australian Dollar
Total eligible project expenditure	\$247,360

At the May Council Meeting, Council agreed to the following:

Moved: Cllr A Archer

Seconded: Cllr R Cassidy

1. *THAT Council authorise the Deputy General Manager to sign the Preparing Australian Communities - Local Stream - River Clyde Flood Mapping and Study grant agreement on the portal; and*
2. *THAT Council authorise the Deputy General Manager and Councillor A Archer to meet with GHD Consultancy to ensure that the scope of the River Clyde Flood Mapping and Study Project will produce outcomes to enable Council to be 'shovel ready' and in a position to apply for suitable grants to carry out the identified works.*

CARRIED

FOR the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr A Campbell, Cllr R Cassidy, Cllr J Honner, Cllr J Poore

The Deputy General Manager signed the Preparing Australian Communities - Local Stream - River Clyde Flood Mapping and Study grant agreement on the portal, and Council received the first payment of \$202,500 on the 4th June 2021.

The activity within the Preparing Australian Communities - Local Stream - River Clyde Flood Mapping and Study started on 01 June 2022 and end on 30 March 2023, which is the Activity Completion Date.

The Agreement ends on 06 September 2023 which is the Agreement End Date.

Activity Schedule

In undertaking the Activity, the Grantee will meet the following milestones by the due dates.

Milestone number	Milestone name and description	Due date
001	Data Review Report Collation of all available data and report on the data available and quality of this data.	30/07/2022
002	Community Consultation Feedback Report Consultation feedback report reviewing messages, methods and activities of consultation period. Report to include results of feedback and recommendations of next steps to be presented to Council.	30/09/2022
003	Draft Hydrologic and Hydraulic Report Report containing hydrologic analysis, model calibration, sensitivity analysis, options analysis - land use planning analysis and natural values assessment presented to Council representative.	01/02/2023
004	Final Report Final report detailing all information collected presented to Council.	30/03/2023

The grant covers the following:

The Central Highlands Council flood map for the township of Bothwell was developed over 50 years ago. The town and surrounding district has experienced several large flood events since that time, resulting in, major infrastructure damage, property loss, destruction of crops, loss of livestock, health conditions owing to waterborne diseases and ramifications for the social fabric of the community.

We understand that the Central Highlands Council is seeking to gain a better understanding of flood behaviour, establish the flooding extent, likely water levels, velocities and depths within the study area.

This will inform a revised floodplain management strategy to improve the community's understanding of flood risk and hazard of the River Clyde floodplain and inform emergency response planning and mitigation measures.

It is proposed that Council will work with GDH to achieve the grant outcomes, as GHD prepare the grant application on behalf of Council with input from Councillor Archer and the Deputy General Manager.

GHD have provide Council with a consultancy agreement for the River Clyde Flood Mapping and Study Project. The consultancy agreement fees, services and proposal objective are in line with the Preparing Australian Communities - Local Stream - River Clyde Flood Mapping and Study funding application that was developed by GHD on behalf of Council.

Councillor Archer, the General Manager and Works Manager meet with the GHD Team to discuss the consultancy agreement for the River Clyde Flood Mapping and Study Project on Monday the 20 June in Bothwell.

Councillor Archer will provide Councillors with an update at the meeting.

FOR DECISION

17.0 ADMINISTRATION

17.1 REMISSIONS UNDER DELEGATION

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

03-0237-01708	20.70	Penalty
01-0822-04050	16.30	Penalty
03-0228-01107	18.30	Penalty
01-0859-02576	123.40	Penalty

RECOMMENDATION:

Moved: Clr

Seconded: Clr

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

17.2 CATERING COUNCIL MEETINGS BOTHWELL

The General Manager advertised for expressions of interest for catering for Council Meetings at Bothwell.

The following expression of interest was received:

- (a) CWA Bothwell – morning tea \$8.50 p/p– lunch and dessert \$21.00 p/p

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council accept the expression of interest from Bothwell CWA for catering for Bothwell Council meetings.

17.3 AUDIT PANEL CHAIR

Mr Ian McMichael, Independent Chair of the Central Highlands Council Audit Panel has tendered his resignation to the Mayor effective 30 June 2022. He advises that he is happy to stay in the role until Council find a suitable replacement.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT:

- (a) Council advertise for an Independent Chair for the Central Highlands Council Audit Panel; and
 - (b) Council thank Mr McMichael for his dedication and commitment as Chair of the Audit Panel
-

17.4 COMMUNITY DONATION - 'COMMON GROUND' CHARITY FUNDRAISER

The Mayor has requested that Council consider donating to the 'Common Ground' charity fundraiser.

On Friday 20th May 2022, the cricket legend Mr David Boone and the organising committee invited me to the 'Common Ground' charity fundraiser (for Homelessness in Tasmania) at Ratho Farm.

As guest speaker, I also reiterated the ongoing support by an annual donation from Central Highlands Council.

I request that Council support the 'Common Ground' charity fundraiser by making a donation.

Council donated \$750.00 to the 'Common Ground' Charity fundraiser in 2021.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council donate \$ to the 'Common Ground' Charity fundraiser

17.5 ANGLICAN PARISH OF HAMILTON – COMMUNITY GRANT APPLICATIONS

Council has received three community grant applications from the Anglican Parish of Hamilton for the St Peters Church in Hamilton, St John the Baptist Church in Ouse and the St Andrew's Church in Ellendale.

The Anglican Parish of Hamilton have requested \$500 to help fund a sign inside the front gate at the St Peters Church in Hamilton, estimated cost \$500.00.

The Anglican Parish of Hamilton have requested \$500 to help fund repairs surrounding stained glass windows at the St John the Baptist Church in Ouse, estimated cost \$500.00.

The Anglican Parish of Hamilton have requested \$500 to help fund plumbing repairs at the St Andrew's Church in Ellendale, estimated cost \$500.00.

A copy of the Anglican Parish of Hamilton community grant applications are included in the attachments.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council donate \$1500 to the Anglican Parish of Hamilton for works on the St Peters Church in Hamilton, St John the Baptist Church in Ouse and the St Andrew's Church in Ellendale.

17.6 NOTICE OF COUNCIL & COMMITTEE MEETINGS JULY 2022– DECEMBER 2023

Proposed Council & Committee Meeting dates between July 2022 and December 2023.

Members of the public are welcome to attend Council and Council Committee meetings.

Ordinary Meetings of Council are held at the Council Chambers as indicated commencing at 9.00am. The meetings are open to the public, but Council is likely to close the meeting to the public between 9.10 – 10.00 am, and therefore the public may wish to consider attending from 10.00 am.

Ordinary Meeting of Council:

Tuesday 19th July 2022 - Hamilton

Tuesday 16th August 2022 – Bothwell

Tuesday 20th September 2022 – Hamilton

Tuesday 18th October 2022 – Bothwell
 Tuesday 15th November 2022 – Hamilton
 Tuesday 6th December 2022 – Bothwell

Annual General Meeting – Tuesday 6th December 2022 – Bothwell at 8.45 am.

Planning Committee Meeting of Council:

Planning Committee Meetings are at the Bothwell Council Chambers at 9.00 am.

Tuesday 12th July 2022
 Tuesday 9th August 2022
 Tuesday 13th September 2022
 Tuesday 11th October 2022
 Tuesday 8th November 2022

It should be noted that should there be any variation to the schedule, such variation will be advertised. Other Committee Meetings will be advertised at least four days before the meeting.

Copies of agendas will be available from Council Offices or on Council's website www.centralhighlands.tas.gov.au four days prior to the date of each meeting.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council approve the Council & Committee Meeting dates between July 2022 and December 2023.

17.7 HATCH COMMUNITY GRANT APPLICATION – MEAL DELIVERY PROGRAM

Council has received a community grant application from the Health Action Team Central Highlands (HATCH) for the for the 'Meal Delivery Program' within the Central Highlands.

A copy of the community grant application is included in the attachments.

Mrs Turale the Project Co-Ordinator states that the purpose of Health Action Team Central Highlands is to support community participation in the development, delivery and review of health services provided for the current and future health and wellbeing of the Central Highlands community.

Mrs Turale states that the 'Meal Delivery Program' within the Central Highlands has been conducted for the past 3 ½ years and it provides low cost healthy frozen meals to vulnerable people in the Central Highlands. It also provides reimbursement for out of pocket expenses to volunteers that deliver the meals and provides adequate personal protective equipment (PPE) for volunteers and clients during this COVID period (e.g. hand sanitizer, gloves, cleaning products, money bags etc.).

The meal delivery project has been very successful over the past few years and especially beneficial during the COVID-19 pandemic when people were not confident to travel to more populated areas for groceries and other supplies.

The program has about 50 registered clients and provides between 70-100 meals to clients every week. Over 90% of these clients are single older people living alone. Feedback from clients indicates they are very satisfied with the program and it assists them to eat healthy meals.

The clients also appreciate the home delivery and enjoy the additional company of the volunteers that deliver the meals and make time for a chat. It also allows the program to 'keep an eye' on vulnerable people and address other needs that might arise.

The grant request is for \$3000.00 to provide 'Meal Delivery Program' within the Central Highlands.

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

THAT Council donate \$3000.00 to the Health Action Team Central Highlands (HATCH) to provide the 'Meal Delivery Program' within the Central Highlands.

17.8 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA - LOCAL GOVERNMENT SERVICE AWARDS

The Local Government Association of Tasmania has written to Council regarding the Local Government Service Awards.

The Executive Assistant for the Local Government Association of Tasmania states that with the local government elections in October and as some Elected Members may not be recontesting, the Local Government Association of Tasmania have brought forward the call for nominations for the Local Government Service Awards to provide the opportunity to nominate members prior to finishing.

A copy of the eligibility guidelines and award criteria are included in the attachments and nominations with supporting information can be forwarded to admin@lgat.tas.gov.au by close of business on Wednesday 13 July 2022 for consideration by the General Management Committee.

Councils will be advised of successful award recipients to allow time for presentations to take place.

FOR DECISION

17.9 ABORIGINAL LANDS ACT - CONSULTATION PAPER

The Hon Roger Jaensch MP, Minister for Aboriginal Affairs has written to Council regarding the Aboriginal Lands Act. The Hon Roger Jaensch MP states the following:

"Returning more land to Tasmanian Aboriginal people is a priority for the Tasmanian Government and is a key part of our Reset the Relationship policy agenda. The Review into the model for returning land (the Review), which aims to identify the barriers to returning land and explore options to improve the land return process, is a crucial step in this process.

I invite you to participate in the next phase of consultation, as part of the Review. A Consultation Paper has been prepared, based on feedback from previous consultation rounds, which sets out how the Government proposes to amend the Aboriginal Lands Act 1995.

Once we gather your feedback, the Government will draft a Bill to amend the Act, which will also be released for further public comment.

The Consultation Paper, along with further information about this phase of consultation, is available for viewing and download on the Department's website: <https://nre.tas.gov.au/about-the-department/aboriginal-legislative-reform/aboriginal-lands-act>.

Please email aboriginallandsact@nre.tas.gov.au if you cannot access these documents or if you have any further questions. Submissions close on Sunday, 24 July 2022."

The Department of Natural Resources and Environment Tasmania state review of the Act has highlighted areas where the Act could be improved. The Consultation Paper outlines how the Government proposes to address these issues under the following headings:

- Extending the scope and intent of the Act to meet community expectations;

- Enabling broader and more inclusive representation on the ALCT electoral roll;
- Simplifying the process for land return by creating a new instrument of transfer for significant parcels of Crown land;
- Expanding provisions for local or regional Aboriginal community organisations to play a role in land management;
- Creating transparent processes and clear criteria for proposing and assessing land for return; and
- Clarifying the role of the Aboriginal Land Council of Tasmania and require reporting of administrative and land management activity.

Consultation is open now on proposed amendments to the Aboriginal Lands Act 1995 until 24 July 2022.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Councillors provide their comments on the consultation paper on the proposed amendments to the Aboriginal Lands Act 1995 to the Deputy General Manager by Friday the 15 July 2022 so that Council can provide comments to the Department of Natural Resources and Environment.

17.10 ICON TO REPRESENT BOTHWELL

Councillor Cassidy has requested that Council consider what icons do we want to represent Bothwell, as the gateway to the Central Highlands.

Councillor Cassidy would like to list the following questions to discuss and for a decision.

Questions:

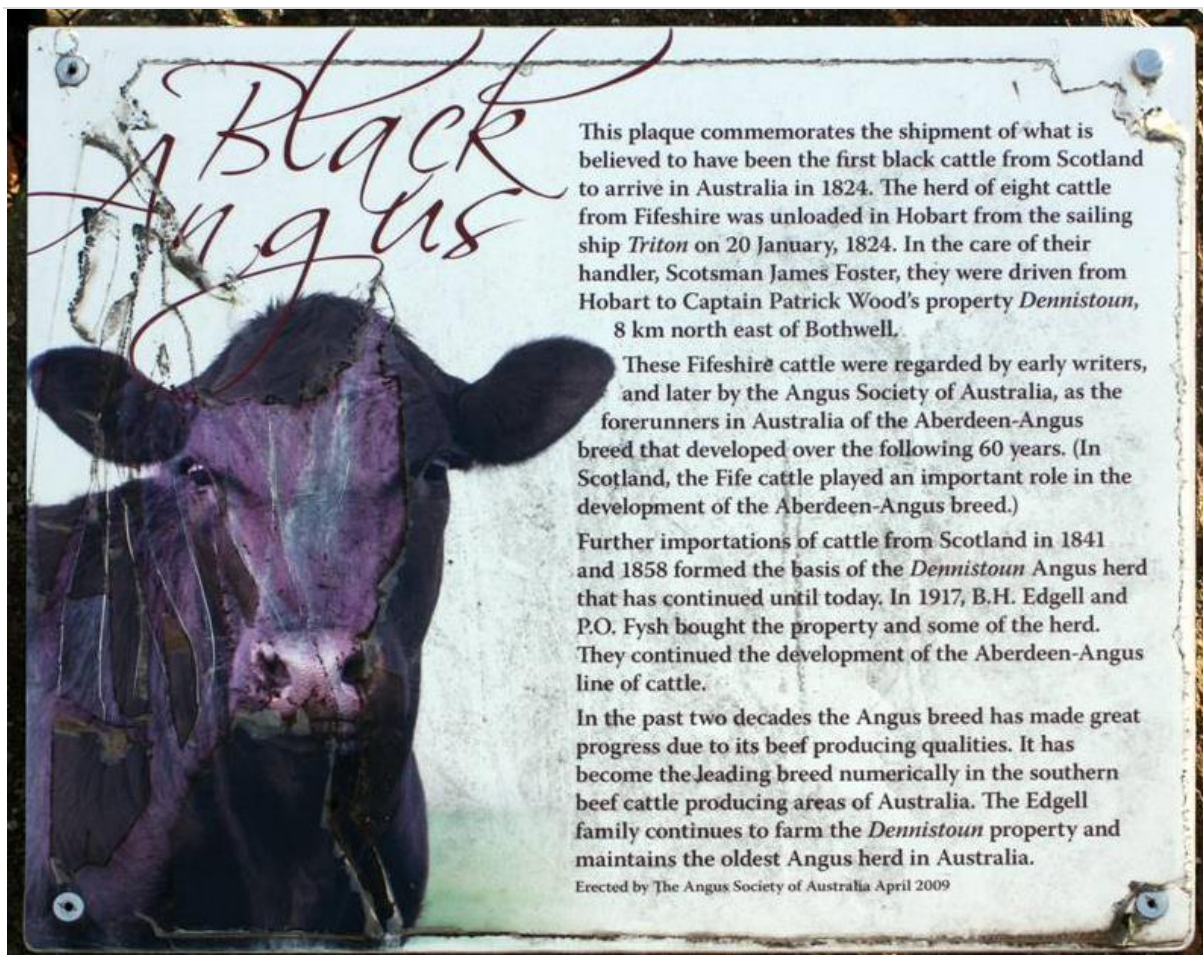
What icons do we want to represent Bothwell, a gateway to the Central Highlands?

What icons and signage and other visual statements do we as a Council and municipality want to be at the gateway?

Do we want to invite and welcome visitors to explore further and stay longer, maybe take up residence and add to our Rate Payer base or do we want to be uninviting and unwelcoming and parochial?

The "Blue farmer" needs to come down, as it is uninviting, as lost its visual impact and become meaningless.

The following sign conveying how important cattle farming was to Bothwell, and to the Central Highlands municipality, has become severely perished and needs to be replaced, upgraded or somehow repaired, before the Bothwell Bi-centennial celebration.



Councillor Cassidy hopes Councillors will consider these two displays, today and come to the right decision, Councillor Cassidy believes they need to be repaired or replaced.

FOR DECISION

17.11 FAMILY DAY CARE CENTRAL HIGHLANDS

The General Manager has request that Council consider if they would like Brighton Family Day Care to run child care support in the Central Highlands in 2022/23?

The annual child care support grant with Brighton Family Day Care is due for payment in July 2022, copy included in the attachments.

Mrs Paula Stone, Manager of the Brighton Family Day Care advised Council on the 9 June 2022 that they have signed up a registered educator in Ouse and are in negotiations with one in Bothwell in the new financial year. Mrs Stone also stated the possibility of a second educator starting up in Ouse early in 2023. Brighton Family Day Care have also signed up a new educator in Kempton which is also available for families in Bothwell and surrounding areas.

FOR DECISION

17.12 MOTION ALGA NATIONAL GENERAL ASSEMBLY 2022

The General Manager has request that Council consider if they would like to support the motion from Mayor Anne Baker, Isaac Regional Council in Queensland at the ALGA National General Assembly 2022. Mayor Baker's letter states the following:



13 June 2022

Dear Council

RE ISAAC REGIONAL COUNCIL ALGA NATIONAL GENERAL ASSEMBLY FOR LOCAL GOVERNMENT 2022 – CONFERENCE MOTION 39

Council, at its Ordinary Council Meeting held on 13 March 2022 by resolution No. 7775, unanimously endorsed Motion 39 which is **attached** for your information.

We seek your support for the motion as we continue to advocate on matters relevant for Isaac communities, which are no doubt relevant to other regional, resource, rural and remote local governments across Australia.

The proposed Motion advocates for an issue which predominantly impacts regional local government communities, resource communities and rural and remote communities as follows:

Motion 39 – Stronger Mental Health Services for Regional, Rural and Remote Areas of Australia

That this National General Assembly of the Local Government Association of Australia calls on the Australian Government to ensure federal funding and federal programs for mental health and related services are fit for purpose, place-based models in small and medium sized regional, rural and remote areas of Australia.

Objective

The objective is for the Federal Government to work in partnership with local government to support fit for purpose place-based models in mental health services across regional Australia, specifically where there are critical shortages of mental health services experienced.

Why is this an important issue for local government? Because

It should not matter where you live in Australia, you should be able to receive health services when you need them.

Given the extensive list of parliamentary inquiries and major research conducted into regional Australia over the past 20 years, now is the time to take stock of the findings. What is required is a health system that provides place-based models of health care in small and medium sized regional, rural and remote areas of Australia, that builds on what has been learned through the many inquiries and the expertise of those who live in the regions.

The global pandemic has been one of the most significant events of the past 50 years. It has required a new way of thinking about economic, social and political issues. It has seen regional Australia become more attractive to live with lower house prices, relaxed life style and a safer environment regarding health and illness.

ISAAC.QLD.GOV.AU

☎ 1300 472 227 📠 07 4941 8666 📍 PO Box 97 Moranbah QLD 4744

🌐 isaacregionalcouncil

📺 isaacregionalcouncil

🐦 isaaccouncil

ISAAC REGIONAL COUNCIL ABRN 39 254 142 600

Previous Federal Government inquiries have repeatedly heard that for the regions to prosper and reduce inequality they need sustained investment in infrastructure, education and training and amenities and healthcare.

Now is the time to make necessary investments in the regions to develop, stimulate and rebuild the Australian economy. The next decade presents a critical opportunity to make those investments and allow regional Australia to fulfil its potential.

If you would like any further information on the above motion, please do not hesitate to contact me.

Thank you for your consideration.

Yours faithfully



CR ANNE BAKER
Mayor

Encl:

FOR DECISION

17.13 ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

The General Manager has request that Council consider if they would like to support and donate to the Royal Society for the Prevention of Cruelty to Animals regarding the 'Safe Beds Program'.

The Royal Society for the Prevention of Cruelty to Animals (RSPCA) state the following:

"more and more victim/survivors of family/domestic violence are calling on us at the RSPCA for assistance.

No-one brings a dog into the family knowing that housing is going to become less than secure but with the rise in homelessness due to family/domestic violence in Tasmania, pets are feeling it too.

That's why we are investing in our Safe Beds Program and hope you will too.

Along with funding from the Petbarn Foundation, to get the program up and running and an announcement from the state government, through Minister Jacqui Petrusma, to partially fund the ongoing operation of the program, we know that Safe Beds is acknowledged as a vital component in the animal welfare system.

Since its inception in August last year, we have taken care of 55 companion animals of victim/survivors escaping family/domestic violence and people who are homeless, either temporarily, or for a protracted period, due to housing affordability issues.

We have also been called on to take care of the companion animals of people needing in-patient mental health support, sadly another growing crisis in Tasmania.

We currently have 24 animals in the program, with more calls coming in every day.

We are the last port of call for people who don't feel they have any other options and with your help, we will always be here to help Tasmania's most vulnerable companion animals.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council donate \$ to the Royal Society for the Prevention of Cruelty to Animals regarding the 'Safe Beds Program'.

17.14 COMMUNITY GRANT APPLICATION – RURAL ALIVE & WELL

Council has received a community grant application from the Rural Alive & Well's (RAW) for their mental health program 'taking time for myself'.

A copy of the community grant application is included in the attachments.

The grant request is for \$2000.00 to provide their mental health program 'taking time for myself'. within the Central Highlands.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT Council donate \$2,000.00 to Rural Alive & Well's for their mental health program 'taking time for myself'. within the Central Highlands.

18.0 SUPPLEMENTARY AGENDA ITEMS

Moved: Clr

Seconded: Clr

THAT Council consider the matters on the Supplementary Agenda

19.0 CLOSURE