



# Central Highlands Council

## AGENDA – ORDINARY COUNCIL MEETING – 19 September 2023

Dear Councillors,

Notice is hereby given, that an Ordinary Meeting of Central Highlands Council is scheduled to be held in the **Hamilton Council Chambers, Hamilton** on **Tuesday 19 September 2023**, commencing at **9.00am**.

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

Dated at Hamilton this **14<sup>th</sup>** day of **September 2023**.

Kim Hossack  
**General Manager**

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## **1. OPENING**

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## **2. AUDIO RECORDING DISCLAIMER**

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

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

The Mayor also advises, that members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

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## **3. ACKNOWLEDGEMENT OF COUNTRY**

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## **4. PRESENT**

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## **5. IN ATTENDANCE**

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## **6. APOLOGIES**

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## **7. LEAVE OF ABSENCE**

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## **8. PECUNIARY INTEREST DECLARATIONS**

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

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## 9. PERCEIVED INTEREST DECLARATIONS

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

### **PART 2 – Conflict of Interest that are not Pecuniary**

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

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

## 10. CLOSED SESSION OF THE MEETING

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

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

### **RECOMMENDATION 01/09.2023/C**

**Moved:** Cr

**Seconded:** Cr

**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:

<b>Item Number</b>	<b>Matter</b>	<b>Outcome</b>
<b>1</b>	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 15 August 2023.	Regulation 15 (2)(G) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.
<b>2</b>	Deputations	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
<b>3.1</b>	Lease Agreement – Old Wayatinah Old Tip Site	Regulation 15 (4)(A)(B) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – legal action taken by, or involving Council; or possible future legal action that may be taken, or may involve the Council.
<b>3.2</b>	Tenders – Road Stabilisation & Reseal Program 2023-24	Regulation 15 (2)(D) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Contracts, and tenders, for supply of goods and services.
<b>3.3</b>	Tenders – Footpath Construction Program 2023-24	Regulation 15 (2)(D) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Contracts, and tenders, for supply of goods and services.
<b>3.4</b>	2023-2024 Budget Adjustment – Capital Plant Replacement of Ten-Yard Tip Truck and Tray	Regulation 15 (2)(D) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Contracts, and tenders, for supply of goods and services.

<b>3.5</b>	<i>Town Structure Plans Project – Appointment of Consultant</i>	<i>Regulation 15 (2)(C) of the Local Government (Meeting Procedures) Regulations 2015 – Commercial information of a confidential nature.</i>
<b>3.6</b>	<i>Rates Remission Request</i>	<i>Regulation 15 (2)(J) of the Local Government (Meeting Procedures) Regulations 2015 – Personal hardship of any person who is a resident or ratepayer.</i>
<b>4</b>	<i>Supplementary Agenda Items</i>	<i>Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.</i>
<b>5</b>	<i>Other Business</i>	<i>Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.</i>
<b>6</b>	<i>Consideration of Matters for Disclosure to the Public.</i>	<i>Regulation 15 (8) of the Local Government (Meeting Procedures) Regulations 2015 - 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.</i>

**MEETING CLOSED** to the public at \_\_\_\_ am.

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## 11. MOTION OUT OF CLOSED SESSION

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## 12. RE-OPEN MEETING TO THE PUBLIC

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

Members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

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## 13. DEPUTATIONS

*Nil*

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## 14. PUBLIC QUESTION TIME

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

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

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

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

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

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

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

## 15. NOTICE OF MOTIONS

Under Regulation 16 of the *Local Government (Meeting Procedures) Regulations 2015* relating to Motions on Notice. It states the following:

- (5) *A Councillor may give to the general manager, at least 7 days before a meeting, give written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting. general manager of a question in respect of which the councillor seeks an answer at that meeting.*

### 15.1 NOTICE OF MOTION – CR J HALL AND CR D MEACHEAM

A joint Notice of Motion has been received from **Cr J Hall and Cr D Meacheam** on **18 August 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

*While Council's systems identify roads due for renewal, maintenance or resealing, when deciding upon which roads should have priority it would be helpful to have reliable traffic count data at hand. Having such counts would also:*

- 1) Give Council strength when applying for State or Commonwealth funding for upgrading our road network.*
- 2) In the instance of the Marlborough Road, improve the strength of our case that the road should be sealed.*
- 3) Address any scepticism within our communities that roading decisions have been made to reflect the priorities of individual councillors.*

*A comprehensive set of data should be able serve Council for both its 2024 and 2025 budget considerations.*

The following motion has been proposed –

#### **RECOMMENDATION 02/09.2023/C**

**Moved:** Cr J Hall

**Seconded:** Cr D Meacheam

***THAT*** Council undertakes a program of traffic counting to produce in a timely fashion dependable data for consideration in Council's 2024/25 budget deliberations. If feasible, the traffic count should include counting of traffic on the (State Government) Marlborough Road.

### 15.2 NOTICE OF MOTION – CR R CASSIDY

A joint Notice of Motion has been received from **Cr R Cassidy** on **13 September 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

*With sad passing of Councillor Scott Bowden on 12 September 2023, I would like Council to consider installing a very durable park bench with a brass plaque affixed, dedicated to Scott Bowden, in either Queens Park or Croakers Alley. All costs being paid by Central Highlands Council.*

The following motion has been proposed –

## RECOMMENDATION 03/09.2023/C

**Moved:** Cr R Cassidy

**Seconded:** Cr

*THAT Council consider installing a very durable park bench within a crass plaque affixed, dedicated to Scott Bowden, in Queens Park or Croakers Alley.*

## 16. COMMITMENTS

### 16.1 MAYORAL COMMITMENTS

#### 10 August 2023 to 14 September 2023

10 August 2023	Phone call with Elected Member
15 August 2023	Ordinary Council Meeting – Bothwell
17 August 2023	Meeting with Elected Member
04 September 2023	ABC Interview

- Business of Council **x 14**
- Ratepayer and community members - communications **x 15**
- Elected Members - communications **x 20**
- Central Highlands Council Management - communications **x 4**

## FOR INFORMATION

### 16.2 COUNCILLOR COMMITMENTS

#### **Deputy Mayor J Allwright**

26 July 2023	FMAC (Fire Management Area Committee) meeting, Cambridge
15 August 2023	Ordinary Council Meeting, Bothwell
12 September 2023	Audit Panel, Hamilton

#### **Cr A Bailey**

15 August 2023	Ordinary Council Meeting – Bothwell
11 September 2023	Audit Panel Committee Meeting - Hamilton
12 September 2023	Planning Committee Meeting – Bothwell

#### **Cr R Cassidy**

15 August 2023	Ordinary Council Meeting – Bothwell
12 September 2023	Planning Committee Meeting – Bothwell

#### **Cr J Hall**

15 August 2023	Ordinary Council Meeting - Bothwell
12 September 2023	Planning Committee Meeting - Bothwell

#### **Cr J Honner**

15 August 2023	Ordinary Council Meeting – Bothwell
12 September 2023	Planning Committee Meeting – Bothwell

#### **Cr D Meacheam**

15 August 2023	Ordinary Council Meeting – Bothwell
Online review and beta testing of Module 4 – Good Governance – Decision-Making, – Department of the Premier and Cabinet	
11 September 2023	Audit Panel Committee Meeting - Hamilton



**Cr Y Miller**

15 August 2023

Ordinary Council Meeting – Bothwell

**FOR INFORMATION**

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**16.3 GENERAL MANAGER'S COMMITMENTS**

<b>Date</b>	<b>With Whom</b>	<b>Subject / Comment</b>
14 August 2023	Management & Staff Members	Highlands Bushfest Event
14 August 2023	Management Members & Director	Brighton Family Day Care Support
15 August 2023	Council and Management Members	Council Meeting - Bothwell
15 August 2023	Legal Representative & Senior Staff	Legal Discussion - Development Services
17 August 2023	Legal Representative & Senior Staff	Legal Discussion - Osterley Church & Cemetery
21 August 2023	Southern Tasmanian Councils Authority	Quarterly Meeting of Joint Authority
24 August 2023	Hydro Tasmania	Dunrobin Park – Interpretation Signage
24 August 2023	Health Promotion Coordinator & Staff	Health & Wellbeing Activities & updates
29 August 2023	Management & Staff Members	EOI Interviews – Town Structure Plans
5 Sept 2023	Management & Staff Members	Senior Management Team Meeting
6-8 Sept 2023	LG Professionals Association (Tas)	Annual Conference & Professional Development
11 Sept 2023	Audit Panel Committee Meeting	Quarterly Meeting held at Hamilton
12 Sept 2023	Council Members & Management Staff	Planning Committee Meeting

**FOR INFORMATION**

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**16.4 DEPUTY GENERAL MANAGER'S COMMITMENTS**

<b>Date</b>	<b>With Whom</b>	<b>Subject / Comment</b>
21 Aug 2023	Sustainable Timbers Officers and Council Officers	Meeting with Sustainable Timbers 3 Year Plan
24 Aug 2023	Hydro Officer and Council Officers	Dunrobin Park - Interpretation Meeting
24 Aug 2023	DPAC Officers and Council Officers	Social Emergency Recovery Meeting
29 Aug 2023	LGAT Officer and Council Officers	LGAT CCTV - Assessment Meeting
5 Sept 2023	Senior Management Team	Senior Management Team Meeting
11 Sept 2023	Audit Panel and Council Officers	Audit Panel Meeting

**FOR INFORMATION**

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**17. NOTIFICATION OF COUNCIL WORKSHOPS HELD**

Workshops were held on the below dates and the following items were discussed -

- No Workshop was held in September.

**18. FUTURE WORKSHOPS**

The next Council Workshop will be held on the following date/s –

- **10 October 2023** – Planning Authority session with Simmons Wolfhagen.

## 19. MAYORAL ANNOUNCEMENTS

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## 20. MINUTES

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### 20.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 15 AUGUST 2023

#### RECOMMENDATION 04/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT** the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 15 August 2023 be confirmed.*

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### 20.2 RECEIVAL OF DRAFT MINUTES AUDIT PANEL MEETING – 11 SEPTEMBER 2023

#### RECOMMENDATION 05/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT** the Draft Minutes of the Audit Panel Meeting held on Monday 11 September 2023 be received and all Recommendations made be endorsed by Council.*

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### 20.3 RECEIVAL OF DRAFT MINUTES PLANNING COMMITTEE MEETING – 12 SEPTEMBER 2023

#### RECOMMENDATION 06/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT** the Draft Minutes of the Planning Committee Meeting held on Tuesday 12 September 2023 be received.*

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## 21. BUSINESS ARISING – AUGUST 2023 COUNCIL MEETING

### Business Arising - actions undertaken.

15.1	NOTICE OF MOTION – CR D MEACHEAM LAND ON HIGHLANDS LAKES ROAD HADDENS BAY	Correspondence provided & actioned.
15.1	NOTICE OF MOTION – CR D MEACHEAM MIENA TIP ROAD / DAM WALL UPGRADING AND MAINTENANCE	Actioned
23.1	CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE – ASSESSMENT OF	Actioned

	REPRESENTATIONS UNDER SECTION 40K OF THE LAND USE PLANNING & APPROVALS ACT 1993 REGARDING THE PUBLIC EXHIBITION OF SUBSTANTIAL MODIFICATIONS AMENDMENT 2023/01, AMENDMENT 2023/02 & AMENDMENT 2023/03	
23.2	DA 2022/64 - REMISSION OF FEES FOR SIGNING & SEALING	Actioned
23.3	DA 2023/41 - SHED REPLACEMENT: 19 ALEXANDER STREET, BOTHWELL - REMISSION OF FEES	Actioned
27.3	REGIONAL TOWNS SECURITY CAMERA PROJECT	Correspondence provided & actioned.
27.4	REQUEST FOR RATES REMISSION – 137 LITTLE DEN ROAD, MILLERS BLUFF	Actioned
27.5	REQUEST FOR RATES REMISSION – PROPERTY NUMBER 04-0017-03967	Actioned
27.6	LIONS CLUB OF HOBART TOWN INC FUNDING SUPPORT 2023 CIRCUS QUIRKUS	Actioned
27.7	ABORIGINAL LANDS AMENDMENT BILL – EXPOSURE DRAFT FOR CONSULTATION	Councillors to provide their comments on the <i>Aboriginal Lands Amendment Bill 2023</i> to the Deputy General Manager by Friday the 8 September 2023, so that Council can provide comments back to the State Government.

## FOR INFORMATION

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## 22. DERWENT CATCHMENT PROJECT

### Attachment

Derwent Catchment Project Annual Report 2022-2023



### Derwent Catchment Project – Annual Report for Central Highlands Council 2022-2023

The Annual Report for the Derwent Catchment Project has been provided for Council and public to view.

### RECOMMENDATION 07/09.2023/C

**Moved:** Cr

**Seconded:** Cr

**THAT** the Derwent Catchment Project Annual Report for 2022-2023 be received.

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## **23.0 COUNCIL ACTING AS A PLANNING AUTHORITY**

In accordance with Regulation 25(1) of the *Local Government (Meeting Procedures) Regulations 2015*, the Mayor advises that the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, to is to be noted.

In accordance with Regulation 25, the Council will act as a Planning Authority in respect to those matters appearing under Item 23 on this agenda, inclusive of any supplementary items.

### **RECOMMENDATION 08/09.2023/C**

**Moved:** Cr

**Seconded:** Cr

**THAT** Council now act as a Planning Authority.

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## **23.1 DA 2023/42 : 4 LOT SUBDIVISION : 6977 LYELL HIGHWAY, OUSE**

### **Report By**

Louisa Brown, Senior Planning Officer

### **Attachments**

Development Application

### **Applicant**

PDA Surveyors

### **Owner**

P Allwright

### **Discretions**

12.5.1 Lot Design P2

### **Proposal**

An application for planning approval for a 4 lot subdivision at 6977 Lyell Highway, Ouse has been received by Council.

The property comprises of two existing titles CT223796/4 which is vacant and CT 233565/5 which includes an existing dwelling.

The subdivision proposes the following:

- CT 233565/5 subdivided into two lots, Lot 1 & Lot 2.
  - Lot 1 – Contains existing dwelling, lot size 894m<sup>2</sup>, 22m of frontage to Lyell Highway, existing TasWater service and single point of vehicular access;
  - Lot 2 –1693m<sup>2</sup>, 4.4m of frontage to Lyell Highway, proposed single point of vehicular access and connection to TasWater services;

- CT223796/4 subdivided into two lots, Lot 3 & Lot 4.

Lot 3 – 600m<sup>2</sup>, 16.2m of frontage to Lyell Highway, proposed single point of vehicular access and connection to TasWater services;

Lot 4 – 900m<sup>2</sup>, 4.0m of frontage to Lyell Highway, proposed single point of vehicular access (Right of Way) and connection to TasWater services;

Under the Tasmanian Planning Scheme – Central Highlands subdivision is defined as development, Clause 3.1. The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

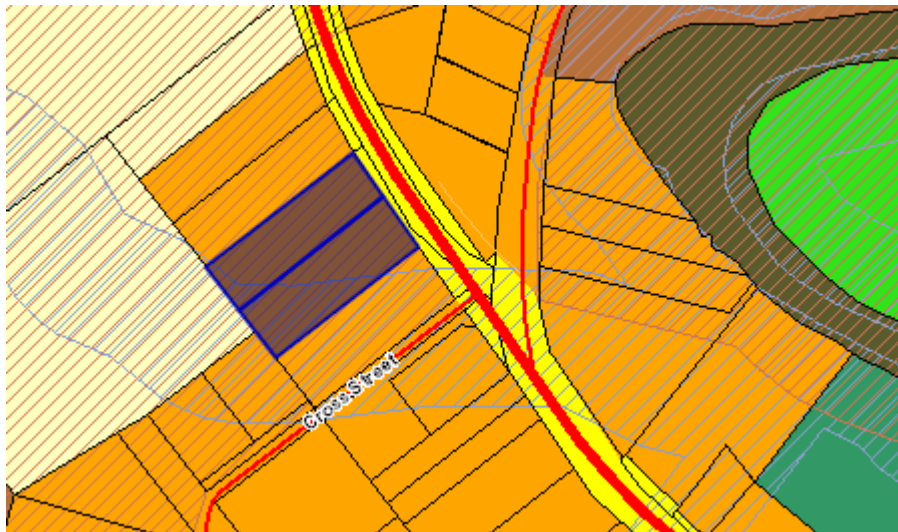
Council gave notice of the application for public comment for 14 days. During the notification period no representations were received.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the subdivision subject to conditions.

### **The Site**

The property contains two existing titles with a combined area of 4065m<sup>2</sup> and includes an existing dwelling with a single point of vehicular access to the northeast boundary. The property fronts onto Lyell Highway, a Department of State Growth Road.

Situated to the northwest of the township of Ouse, Ouse Golf Course is located 600m to the west of the property. The landscape of the surrounding area is characterised by grassland.



*Map 1\_ The land is zoned Village, as shown by the orange colour on the map. The site boundary is highlighted in blue. Blue lines represent areas of Waterway & Coastal Protection, brown lines indicate Bushfire Prone Areas. Source: The List 06/09/2023*



Map 2\_ Ariel Photograph. The site boundary is highlighted in blue. Source: The List 06/09/2023

### **The Application**

The Applicant has submitted the attached Plans and information to accompany the Development Application form. The Application includes:

Bushfire Hazard Report – prepared by Enviro-dynamics  
 Planning Compliance Report – prepared by PDA Surveyors  
 Proposed Plan of Subdivision - prepared by PDA Surveyors

The proposal has been referred to TasWater and conditions have been provided to be attached to the planning permit should approval be granted by Council.

As the Lyell Highway is a State Growth Road, the proposal has been referred to the Department of State Growth and conditions have been provided in the planning permit should approval be granted by Council.

### **Use / Development Definition**

The proposed use and development is defined, under the Planning Scheme, as development for Subdivision, which is Discretionary in accordance with the Tasmanian Planning Scheme – Central Highlands.

### **Use / Development Status under the Planning Scheme**

As a discretionary development, the application was advertised in accordance with Section 57 of the Act.

Council has the discretion to grant a permit for this proposal with or without conditions or refuse to grant a permit.

### **Public Notification and Representations**

The application was advertised on the 18 August 2023 for fourteen (14) days.

During this period Council received no representations.

### **Assessment – The Tasmanian Planning Scheme – Central Highlands**

#### **Village Zone**

The land is in the Village Zone of the Tasmanian planning Scheme – Central Highlands. The proposal is a discretionary land use and development in this zone. The proposal must satisfy the requirements of the following relevant provisions of this zone:

<b>12.5 Development Standards for Subdivision</b> <b>12.5.1 Lot design</b> That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must:  (a) have an area of not less than 600m <sup>2</sup> and:  (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: a. all setbacks required by clause 12.4.3 A1 and A2; and. easements or other title restrictions that limit or restrict development; and  (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2;  (b) be required for public use by the Crown, a council or a State authority;  (c) be required for the provision of Utilities; or  (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:  (a) the relevant requirements for development of existing buildings on the lots;  (b) the intended location of buildings on the lots;  (c) the topography of the site;  (d) the presence of any natural hazards;  (e) adequate provision of private open space; and  (f) the pattern of development existing on established properties in the area.	<i>The proposed subdivision meets the Acceptable Solution in both minimum lot size and 10m x 15m indicative building area, clear of setbacks.</i>
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.	<b>P2</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:  (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;  (b) the topography of the site;  (c) the functionality and useability of the frontage;	<i>Lots 1 &amp; 3 meet the Acceptable Solution of a minimum frontage of 10m.</i>  <i>The remaining lots are assessed against the Performance Criteria P2.</i>  <i>Lots 2 and 4 will be provided with frontage of at least 4.0m wide from the Lyell Highway, which meets the minimum width.</i>  <i>Lot 4 will be provided with a Right of Way from the Lyell Highway.</i>  <i>As a state Growth Road, Sate Growth have been referred to and have provided conditions</i>

	<p>(d) the anticipated nature of vehicles likely to access the site;</p> <p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>	<p><i>for any Permit which could be granted.</i></p> <p><i>Frontage for Lots 2 and 4 meet the Performance Criteria as the frontages are sufficient, safe and functional for vehicular access.</i></p>
<p><b>A3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority</p>	<p><b>P3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic; and</p> <p>(d) the pattern of development existing on established properties in the area.</p>	<p>The proposed plan of subdivision meets the Acceptable Solution A3 as all lots are provided with vehicular access to a State Growth Road and to the conditions set by State Growth in the proposed Planning Permit.</p>

### 12.5.2 Roads

That the arrangement of new roads within a subdivision provides:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b> The subdivision includes no new roads</p>	<p><b>P1</b> 1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) any relevant road network plan adopted by council;</p> <p>(b) the existing and proposed road hierarchy;</p>	<p><i>Acceptable solution A1 is met as no new roads are proposed as a part of this subdivision.</i></p>



	<p>(c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(e) access to public transport;</p> <p>(f) the topography of the site; and</p> <p>(g) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>	
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### 12.5.3 Services

That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	Performance Criteria	Officer Comment
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service</p>	<p><b>P1</b> No Performance Criterion.</p>	<p><i>The proposal meets the acceptable solution A1 as Lot 1 has an existing connection to potable water, the remaining lots will be provided with connections, as requested by TasWater in the SPAN attached.</i></p>
<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system</p>	<p><b>P2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land</p>	<p><i>The proposal meets the acceptable solution A2 as Lot 1 has an existing connection to reticulated sewerage, the remaining lots will be provided with connections, as requested by TasWater in the SPAN attached.</i></p>
<p><b>A3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of</p>	<p><b>P3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of</p>	<p><i>The proposal meets the acceptable solution A3 as Lot 1 has an existing connection to Storm water infrastructure on the Lyell Highway, the</i></p>

connecting to a public stormwater system	<p>accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <p>(a) the size of the lot;</p> <p>(b) topography of the site;</p> <p>(c) soil conditions;</p> <p>(d) any existing buildings on the site;</p> <p>(e) any area of the site covered by impervious surfaces; and</p> <p>(f) any watercourse on the land.</p>	<i>remaining lots will be provided with connections, as requested by TasWater in the SPAN attached.</i>
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## C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards		
C2.5.1 Car parking numbers		
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b></p> <p>The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p>	<p><b>P1.1</b></p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport</p>	<p><i>As the subdivision proposal includes an existing dwelling, this use must be assessed against. The existing dwelling contains sufficient on-site car parking to meet the requirements of the code, the Acceptable Solution A1 is met.</i></p> <p><i>Car parking for Lots 2, 3 and 4 will be assessed once development applications for each lot come forward for development. The standard will be applied based on the use of any proposed development.</i></p>

<p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:  <math display="block">N = A + (C - B)</math> <math display="block">N = \text{Number of on-site car parking spaces required}</math> <math display="block">A = \text{Number of existing on-site car parking spaces}</math> <math display="block">B = \text{Number of on-site car parking spaces required for the existing use or development specified in Table C2.1}</math> <math display="block">C = \text{Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.}</math></p>	<p>within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p><b>P1.2</b>  The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	
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<b>C2.6.3 Number of accesses for vehicles</b> That: <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b>  The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p><b>P1</b>  The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p>	<p><i>The proposal meets the Acceptable solution as no more than 1 vehicular access is proposed for each lot. Lot 1 contains an existing singular vehicular access point.</i></p>

	<p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>	
<p><b>A2</b> Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p><b>P2</b> Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <p>(a) not have an adverse impact on:</p> <p>(i) pedestrian safety and amenity; or</p> <p>(ii) traffic safety; and</p> <p>(b) be compatible with the streetscape.</p>	<i>Not applicable.</i>

### C7.0 Natural Assets Code

The application of this Code applies to development on land within a Waterway & Coastal Protection Area and a Priority Vegetation within the Village Zone.

<b>C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area</b> That:		
<p>(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</p>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Officer Comment</b>
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing),</p>	<p><b>P1</b> Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</p> <p>(b) future development likely to be facilitated by the subdivision.</p>	<p><i>A small section of the proposed access road and the majority of the Bushfire Hazard Area of Lot 1 and one third of the Bushfire Hazard Area for Lot 4 is within the Waterway &amp; Coastal Protection Area (WCPA) and therefore the proposal must be assessed against P1.</i></p> <p><i>A natural low point which may have been/could be a watercourse is situated outside of the property to the southwest and northeast. The watercourse is currently dry, however the area surrounding the route of the watercourse generates the Waterway Code Overlay. Any future development and works of the</i></p>

building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.		<p><i>area in the Code Overlay will be assessed as development comes forward.</i></p> <p><i>The Performance Criteria is met.</i></p>
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### **C13.0 Bushfire Prone Area Code**

This code applies to subdivision of land that is located within a bushfire-prone area, which the property is located within.

A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan for the proposed 4 lot and balance subdivision at 6977 Lyell Highway, has been prepared by Enviro-dynamics and dated July 2023, v1.0.

This report makes several recommendations which form a part of the planning conditions of the permit, and which must be completed prior to Council sealing the final plan of survey.

### **Conclusion**

The 4 Lot subdivision at 6977 Lyell Highway, Ouse has been assessed to comply with the applicable standards of the Village Zone and the relevant codes of the *Tasmanian Planning Scheme – Central Highlands* as outlined in the body of this report.

The proposal was advertised for public comment for 14 days and no representations were received.

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

### **Legislative Context**

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2023/42 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

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

This determination has to be made no later than 22 September 2023.

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 DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse 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 DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse subject to conditions in accordance with the Recommended Conditions.

#### **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 DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse subject to conditions as specified below.

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

Alteration to Conditions:-

### **3. Refuse to grant a permit:-**

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse for the reasons detailed below.

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

Reasons :-

**Recommendation from the Planning Committee held on Tuesday 12 September 2023 to Council acting as the Planning Authority:**

## **RECOMMENDATION 09/09.2023/C**

**Moved:** Cr

**Seconded:** Cr

### **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 DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse subject to conditions in accordance with the Recommended Conditions.

### **Recommended Conditions**

#### ***General***

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

#### ***Staged Development***

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

#### ***Easements***

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

#### ***Endorsements***

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

### **Covenants**

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

### **Bushfire**

7. The development and works must be carried out in accordance with the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by Enviro-dynamics dated July 2023 v1.0.
8. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

### **Agreements**

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

### **Final Plan**

10. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
11. A fee of \$225.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
12. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
13. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

### **Water Quality**

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

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

#### **Property Services**

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

#### **Existing Services**

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

#### **TasWater**

21. The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA2023/01025-CHL dated 09/08/2023, as attached to this permit.

#### **Access to State Growth Road (Lyell Highway)**

22. The proposed new accesses to Lots 2, 3 and 4 are to be sealed from the edge of the state road to the property boundary.
23. The existing access to Lot 1 is to be upgraded to sealed from the edge of the state road to the property boundary.
24. Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the *Roads and Jetties Act 1935*. Application for permits can be found at [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_booking](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_booking)
25. Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

#### **Construction Amenity**

26. 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 |
27. 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 -
- 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.
  - Transport of materials, goods or commodities to or from the land.
  - Appearance of any building, works or materials.
28. 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.
29. 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**

30. 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.
31. 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.
32. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of an approved practising professional civil engineer engaged by the owner and approved by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

### **THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The 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*.
- D. 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.
- E. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following –
  - a) Minimise site disturbance and vegetation removal;
  - b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
  - c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
  - e) Rehabilitation of all disturbed areas as soon as possible.



## Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023/42	Council notice date	2/08/2023
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2023/01025-CHL	Date of response	9/08/2023
TasWater Contact	Shaun Verdouw	Phone No.	0467 901 425
<b>Response issued to</b>			
Council name	CENTRAL HIGHLANDS COUNCIL		
Contact details	kbradburn@centralhighlands.tas.gov.au		
<b>Development details</b>			
Address	6977 LYELL HWY, OUSE	Property ID (PID)	5469422
Description of development	Subdivision - 3 Lots + Balance		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	51017CT-3	A	24/07/2023
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
<b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b>			
4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i>			
<b>DEVELOPER CHARGES</b>			
5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$10,542.00 to TasWater for water and sewerage infrastructure for 3 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.			
6. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the			



number of Equivalent Tenements in each stage, as approved by Council.

#### DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86 and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

8. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### Advice

##### General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

##### Sewer Capacity

The sewer system in the area is over capacity, but TW are willing to accept the risk of this development on our system

##### Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

##### Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website ([www.taswater.com.au](http://www.taswater.com.au)) within our Sub-Metering Policy and Water Metering Guidelines.

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater.

- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
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## 23.2 SCENIC LANDSCAPE VALUES

### Report By

Damian Mackey, Council Planning Consultant (SMC)

### Attachments

1. Circular Head Municipality Scenic Values Assessment and Management.
2. Guidelines for Scenic Values Assessment Methodology and Local Provisions Schedules.

### Purpose

The purpose of this report is to consider undertaking a 'Scenic Landscapes Project', following a resolution from the 15 August 2023 Council Meeting that such an undertaking is to be investigated and a report provided to Council.

### Background

A significant number of representations were received pertaining to the Draft Local Provisions Schedule (LPS) expressing concerns over the lack of protection of rural landscape values. A number of these included detailed submissions for specific landscape protection areas, including landscape values analysis with proposed areas defined on maps.

Council, in considering these representations in **December 2021**, accepted that there is a prima facie case for the creation of Scenic Protection Areas and/or Scenic Road Corridors which should be further explored. Council acknowledged that it would be unable to determine a final position on this matter until further information and professional advice is obtained and a structured landowner and community consultation process has occurred. Council considered that, until and unless such work has been undertaken:

- There is no independent, expert landscape values analysis.
- Council does not know the views of potentially impacted landowners.
- Council does not know the broader views of the general community.
- Drafts of the proposed written provisions and mapped area(s) have not been subject to community and landowner consultation.

At the **February 2022** meeting, Council considered some of the challenges around progressing a project to identify scenic landscapes. In that report, it was noted that there would be several ways to tackle such a project. It was resolved to defer the matter to allow for additional information to be provided.

At that meeting it was also resolved to pursue a project to create 'township structure plans' for the major towns in the municipality. The need for these was also highlighted through the Draft LPS representations. Making the call to pursue this strategic planning project was, in part, a budget-prioritising decision, wherein Council determined that this was the more urgent strategic land use planning priority.

In **May 2022**, Council further considered the scenic landscapes issue. By this date, the State Government's ReCFIT program had begun in earnest. This is the Renewables, Climate and Future Industries Tasmania program which is developing the *Renewable Energy Coordination Framework*. This focusses on Tasmanian's three proposed 'Renewable Energy Zones'.

The overarching aim of the *Renewable Energy Coordination Framework* project is to determine how to manage Tasmania's renewable energy growth. The four 'key pillars' are:

- |                              |  |
|------------------------------|--|
| 1. Integrated Infrastructure | to deliver the least cost and optimally located generation and transmission to meet load where it is needed. |
| 2. Environment               | to protect and enhance our State's environmental values – biodiversity, cultural and aboriginal heritage.    |
| 3. Economic                  | to stimulate job creation and business growth through renewable energy                                       |

investment to build a skilled workforce for generations.

#### 4. Community

to engage communities to ensure benefits are tangible and valued and make positive contributions to shaping their future.

Central Highlands has been identified by the Government as one of the proposed Renewable Energy Zones. This is due to the good wind resource overlapping with existing high voltage transmission lines and associated Hydro infrastructure, making the region ideally suitable for the establishment of cost-effective renewable energy generation.

At the **May 2022** meeting, Council resolved to engage with the Government's ReCFIT program, with a view to supporting its community engagement program and expediting its assessment of community values, including scenic values, within Central Highlands. ReCFIT representatives were invited to attend a Council meeting to provide a briefing on the project, which occurred later in 2022.

Since then, the Government announced the Renewable Energy Zone in the North West Coast region to be the first to be formally declared. In practice, this means that this is the area to which the State's resources will be focussed. ReCFIT have therefore been applying their attention to this region, including their process to identify and map important community values.

In **August 2023** ReCFIT advised that it is their intent to roll out the same program in the Central Zone (the Central Highlands area) next year. This would include the process to identify and map community values, including landscape values. However, there is no definitive timeframe for this work to commence.

As a guide to the ReCFIT process that would happen in Central Highlands, please go to the following link to the ReCFIT interactive website where community feedback on values is being gathered for the North West Coast region:

<https://www.renewableenergyzones.tas.gov.au/mapping-important-places#:~:text=By%20participating%2C%20you%20can%20contribute,planning%20of%20renewabl e%20energy%20zones>

At the **August 2023** meeting, Council resolved to consider undertaking a scenic landscapes project, and that a report be provided back to Council, (this report).

#### KEY ISSUES

Some key questions that need to be considered are.

- Does the project start with examining the entire municipality and then define the areas recommended to be recognised, variously, as having no, low, medium or high scenic landscape value?

**OR**

- Does the project just focus on the two scenic areas proposed in several of the representations to the LPS?
  - The first approach is more methodical, but it runs the risk of using up much of any project budget without fully addressing the two scenic landscape areas proposed by the LPS representors.
  - The second approach runs the risk of missing important scenic areas that might be of equal or higher scenic value than the two areas proposed by the LPS representors.
  - Significantly, the second approach, in not comparing and contrasting various scenic landscapes across the municipality, would not be able to affirm that the two scenic landscape areas proposed in the LPS representations are **the** two most significant in the municipality, and therefore worthy of protection through planning scheme amendments. Without this, any draft planning scheme amendments might ultimately be considered fundamentally flawed by the Tasmanian Planning Commission.
  - It is therefore recommended that any scenic landscapes project adopt the second approach in

which the entire municipal area is assessed for scenic landscape values so that the relative value of areas considered to have 'high value' can be contrasted and prioritised.

- At what stage in the process is community & landowner consultation called for?
  - Any scenic landscapes assessment would need to include community and landowner consultation.
  - Circular Head Council recently undertook a scenic landscapes project in which 'part one' involved an independent expert landscape analysis of the entire municipality – without community consultation. That Council then progressed the areas assessed as 'high value' through a non-statutory public consultation process, with a view to determining the level of support from the general public and impacted landowners for these areas to progress to draft planning scheme amendments.
  - It is recommended that this approach be adopted, as it quickly focusses the project's resources on areas that independent expert analysis has concluded are genuinely significant to some reasonable degree. This approach also removes 'local political lobbying' from the first part of the process, and provides a detached, unemotional view as to what is genuinely significant.
- One of the scenic landscape areas proposed by the LPS representors involves the mooted St Patricks Plains wind farm area and would possibly stop that proposal going ahead if it were implemented into the planning scheme in the form proposed by the LPS representors.
  - To what degree would Council's scenic landscapes project directly address this project?
  - How should Council, as the representatives of the local community, weigh any identified and agreed scenic landscape values with the broader national/international goal of carbon neutrality?
  - It is recommended that Council's entire approach to any scenic landscapes project be completely divorced from any particular development proposal. It must be undertaken in a systematically and rational manner without undue influences to produce a particular result.
- What would such a report look like?
  - Enclosed with this report is the *Circular Head Municipality Scenic Values Assessment and Management*.
- What methodology might be used to assess scenic landscapes?
  - Enclosed are the *Guidelines for Scenic Values Assessment Methodology and Local Provisions Schedules*. These are not mandatory guidelines, and a particular consultant may recommend tweaks to the approach. However, they provide a good example of the kind of assessment process that would be undertaken to methodically assess landscape values.
- What will happen with the outcomes and recommendations of a scenic landscapes project?
  - Once a municipality-wide assessment of scenic values has been undertaken, and community and landowner views on areas assessed as 'high value' have been obtained, and considered, Council (acting as the democratically elected representatives of the people under the Local Government Act) would have to make a policy decision on whether the areas of highest scenic value should be statutorily protected by having them included in the planning scheme as Scenic Protection Areas or Scenic Road Corridors. At its core, this would involve making a judgment as to whether the scenic values are sufficiently high to warrant statutory protection by limiting the rights of some individuals in order to achieve a public good.
  - Then Council (acting as the Planning Authority under the Land Use Planning & Approvals Act) would formally initiate a planning scheme amendment process for each area proposed to be included as a Scenic Protection Area or Scenic Road Corridor. After formal public notification, the process would then move to the Tasmanian Planning Commission for the hearings,

assessment and final decision.

### Potential Financial Commitment

The cost of a similar project at Circular Head Council was \$70,000. This included \$60,000 for the initial independent expert analysis of the landscape values of the whole Municipal area, a subsequent community consultation process and the production of a final report, plus a further \$10,000 for a follow-up public consultation process wherein the Council communicated the final recommendations to the community and gained feedback on the proposed Scenic Protection Areas.

Circular Head is now in the early stages of the Planning Scheme Amendment process. Further costs for that Council will be in officer time progressing the amendment process and in additional consultant's time in attending the Planning Commission hearings to provide expert evidence. This might total a further \$10,000-\$30,000, depending on how involved and drawn-out the whole amendment process turns out to be.

The State Planning Office has advised that it has no funds to assist Council to undertake scenic landscape values projects. If a scenic landscapes project were to be initiated, it would have to be funded entirely by Council.

Therefore, a reasonable total budget to see the project all the way through to the end of the Planning Scheme Amendment processes would be in the order of **\$80,000 to \$100,000**. This would be spread over several financial years.

Council has already allocated \$80,000 over the current and next financial years for the townships structure planning project, (boosted with matching funding from the State Planning Office). Council does not allocate a set budget for Strategic Land Use Planning each year, but any allocation of funds for a scenic landscapes project would have to be in addition to the townships structure planning project funds.

Enclose is the Circular Head report for Councillors reference.

### Potential Timeline

In terms of a timeline, it is worth considering Circular Head Council's project as a guide:

- December 2020: Project consultant services brief finalised.
- Early-2021: Expressions of Interest called from suitable consultants.
- Mid-2021: Consultant appointed as the project's consultant.
- Late-2021: Draft report completed, (the independent expert analysis).
- March-April 2022: Community comment sought on the draft report.
- July 2022: The final "Scenic Values Assessment and Management Report" adopted at the Council Meeting.
- Late-2022: Planning Scheme Amendments drafted.
- Early-2023: Community information sessions undertaken to ensure the landowners within the proposed Scenic Protection Areas were aware of the potential impacts that the Scenic Protection Overlay might have upon their land.
- Mid-2023: Draft planning scheme amendments & the supporting planning report finalised and provided to Council (acting as the Planning Authority) to initiate the statutory planning scheme amendment process.
- Mid 2024: Finalisation. It is reasonably safe to assume the process will be completed and the Scenic Protection Areas installed within the planning scheme around mid-2024. The timeframe for draft planning scheme amendments, from initiation by the Planning Authority to a final decision by the Tasmanian Planning Commission can typically take 9 to 12 months, depending on the levels of contention and complexity.

If Central Highlands were to initiate a Scenic Landscapes Project, a potential timeline might be as follows:

December 2023: Project Brief finalised.

January 2024:	Expressions of Interest called from suitable consultants.
March 2024:	Close of Expressions of Interest.
May 2024:	Appointment of consultant and project inception meeting
June 2024:	<b><u>Stage One:</u></b> Commencement of project work: assessment of scenic landscapes across the whole municipal area.
September 2024:	Draft report submitted to Council for consideration. Workshopped with consultants.
October 2024:	Draft report endorsed by Council as suitable for community and landowner consultation.
Nov / Dec 2024:	<b><u>Stage Two:</u></b> Community consultation. (Note: if the above timeframes slip, community consultation should be delayed until late January 2025. This would push out all the timeframes below).
January 2025:	Council and the consultant undertake a workshop on the community & landowner consultation feedback.
February 2025:	Council finalises its position on the community & landowner consultation feedback. The consultant then finalises the scenic landscapes report. This will categorise landscapes within the municipality to be, variously, of no, low, medium or high value. The report will include recommendations to manage high scenic landscape values, which may involve both statutory and non-statutory actions. This may include recommendations that particular high-value scenic landscapes should have statutory protection by being included in the planning scheme as Scenic Protection Areas or Scenic Road Corridors.
April 2025:	<b><u>Stage Three:</u></b> Draft planning scheme amendments and the accompanying supporting reports are prepared and Council, acting as the Planning Authority, initiates the planning scheme amendment process.
June 2025:	The Tasmanian Planning Commission advises that the draft amendments are suitable for public notification.
July 2025:	Public notification of draft planning scheme amendments commences.
October 2025:	Council, acting as the Planning Authority, finalises its views on the representations received, and hands over the process to the Tasmanian Planning Commission.
First half of 2026:	<b><u>Final decision</u></b> on the Draft Planning Scheme amendments which are made by the Tasmanian Planning Commission.

## CONCLUSION

Council needs to consider whether it has the financial resources to fund its own scenic landscape values analysis, and whether such work is the best overall use of those financial resources.

The timeframe is also a consideration, given that at some stage (likely in 2024) the Government's ReCFIT Program will commence its community values assessment and mapping project in the Central Highlands, which will include landscape values. An alternative approach would be to allow the ReCFIT project to essentially replace the first stage and second stage of a possible Council project, and for Council to then consider initiating planning scheme amendments based on the outcomes.

## RECOMMENDATION 10/09.2023/C

**To be determined by Council.**

**Moved:** Cr

**Seconded:** Cr

***THAT...***



## 24.0 ORDINARY COUNCIL MEETING RESUMED

### RECOMMENDATION 12/09.2023/C

**Moved:** Cr

**Seconded:** Cr

**THAT** Council no longer act as a Planning Authority and resume the Ordinary Council Meeting.

## 25.0 DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) MONTHLY REPORT

### Reports By

Graham Rogers, Development & Environmental Services Manager

### PLANNING PERMITS ISSUED UNDER DELEGATION

The following planning permits have been issued under delegation during August 2023.

#### NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00039	G Van Den Bosch	28 Pauciflora Drive, London Lakes	Dwelling

#### DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00038	M A F & C L Paton	131 Wayatinah Road, Wayatinah	Food Services (Cafe)
2023 / 00037	Allure Building Design (James Faulkner)	7 Patrick Street, Bothwell	Part Demolition & Addition to Dwelling
2023 / 00036	R J & J L Williams	30 Fleming Drive, Miena	Outbuilding
2023 / 00011	J L Cosgrove	2230 Ellendale Road, Ouse	Visitor Accommodation
2023 / 00040	J G Stanick	5 Brandum Bay Drive, Brandum	Outbuilding

### ANIMAL CONTROL

Total Number of Dogs Registered in 2022/2023 Financial Year – 968

Total Number of Kennel Licences Issued for 2022/2023 Financial Year – 29

2023/2024 Dog Registration & Kennel Licence Renewals have been issued and were due by 31 July 2023.

2023/2024 Statistics as of 13 September 2023	
Number of Dogs Impounded during last month	0
Number of Dogs Currently Registered	934
Number of Dogs Pending Re-Registration	43
Number of Kennel Licences Issued	30
Number of Kennel Licences Pending	3

**Reports By:**

Beverley Armstrong, Environmental Health Officer

**1. RECYCLING COST UPDATE**

Cleanaway has recently raised the cost of accepting recycling at their Derwent Park Facility. A copy of the letter received has been included in the attachments for your information.

The cost for accepting the recycling has risen to \$186.26.

Currently our Waste Contractors, that pick up the recycling, incur this cost themselves, however Council may need to shoulder some of this cost if required.

At the present moment we have not received a request to do so but Council need to be aware that this may occur in the future.

**2. SOUTHERN WASTE OFFICER NETWORK**

The meeting was held at the Brighton Council Chambers and commenced at 10.39pm

The meeting closed at 12.52pm.

The CEO of the Southern Tasmanian Regional Waste Authority (STRWA), Mr Paul Jackson, welcomed everyone to the inaugural meeting of the Southern Waste Officer Network (SWON).

All attendees introduced themselves including an overview of their broad range of responsibilities.

**Role and Function of Group**

A discussion was held in relation to the role and function of SWON. It was agreed that:

- Meetings will be quarterly and rotated around councils in the region.
- A brief agenda will be prepared prior to each meeting. Officers are invited to provide topics for the agenda.
- Officers may invite other members of their respective Councils to the meeting (they do not have to be waste officers) where specific agenda items are of interest.
- Cleanaway will be a standing agenda item to allow councils to directly engage with their contractor.
- Acknowledge the distinction between SWON and the LG Forum under the STRWA's Rules.
- SWON will operate to both deliver outcomes through taking action and also be a forum for the passing of information across the region.
- Terms of Reference (ToR) will be prepared to reflect the above.

Discussion was held on the desired future state of Rethink Waste from member councils in the region.

**Container Refund Scheme Material Recovery Facility Protocol**

STRWA made submission into the Draft Material Recovery Facility (MRF) Protocol and a copy will be included in the September newsletter.

Submission included that a Local Government sharing protocol was necessary to ensure consistency and equality across the State.

**LGAT Policy Update**

Advised that Bec Stevenson, LGAT Senior Policy Officer has been advised that she is welcome to attend the SWON meetings to provide conduit between councils and LGAT at regional level on policy issues.

LGAT are looking to holding regular meetings with the three regional authorities to share knowledge, information and collaborate where needed.

LGATs focus is on statewide policy at the national and state level and is continuing to engage with the State and Federal Government to implement policy.

Next meeting is scheduled for December 7th, 2023.

### 3. ANNUAL REPORTS

The following Annual Reports for Environmental Health have been submitted to DHHS as required:

- Private Water Report for 2022-2023
- Recreational Water Report 2022-2023
- Food Safety Annual Report 2022-2023
- EHO Annual Register submitted 2023
- Regulated Systems - Central Highlands Council have no Regulated Systems.

All reports have been acknowledged and no issues have been raised at this time. The only report outstanding is the Waste report being finalised for the end September.

The Annual Survey for the Hamilton Landfill for 2023, as required by the Landfill Legislation, has also been completed and sent to NRE. No issues have been raised with this report as yet. A copy of the report has been included in the attachments for your information.

### RECOMMENDATION 13/09.2023/C

**Moved:** Cr

**Seconded:** Cr

*THAT the Development & Environmental Services monthly report for August 2023 be received.*

## 26. WORKS & SERVICES

### 26.1 WORKS & SERVICES MONTHLY REPORT – AUGUST 2023

#### Report By

Jason Branch, Works & Services Manager

#### Background

The following activities were performed during **August 2023** by Works & Services –

<b>Grading &amp; Sheeting</b>	Waddamana Road, Glovers Road, Hunterston Road, Weasel Plains Road, Rotherwood Road, 14-mile Road, Gowan Brea Road, Tor Hill Road
<b>Maintenance Grading</b>	Alisons Road, Victoria Valley Road, Lanes Teir Road
<b>Potholing / shouldering</b>	14 Mile Road, Wetheron Road, Humbie Road, Wilburville Road, Rotherwood Road, Green Valley Road, Meadsfield Road, Dennistoun Road
<b>Spraying:</b>	<ul style="list-style-type: none"> <li>• Bothwell road reserves after storm water works.</li> <li>• Hamilton township</li> <li>• Ouse township</li> </ul>

<b>Culverts / Drainage:</b>	<p><b>Clean culverts</b></p> <ul style="list-style-type: none"> <li>• Rockmount Road</li> <li>• Dry Poles Road</li> <li>• Gully Road McCaululums Road</li> <li>• Homes Road</li> <li>• Old Mans Head</li> <li>• Interlaken Road</li> </ul> <p>Repair culvert Wetheron Road</p>
<b>Occupational Health and safety</b>	<ul style="list-style-type: none"> <li>• Monthly Toolbox Meetings</li> <li>• Day to day JSA and daily prestart check lists completed</li> <li>• Monthly workplace inspections completed.</li> <li>• Playground inspection</li> </ul>
<b>Bridges:</b>	
<b>Refuse / recycling sites:</b>	Cover Hamilton Tip twice weekly
<b>Other:</b>	<ul style="list-style-type: none"> <li>• Clean and empty sheds behind Bothwell Council Office</li> <li>• Clean Bothwell works depot.</li> <li>• Repair edge breaks Ellendale Road</li> <li>• Install new play equipment Queens Park</li> <li>• Tender process for road stabilization and footpaths</li> <li>• Repair defects Hollow tree road</li> <li>• Repair defects Ellendale Road</li> <li>• Unblock Bothwell toilets.</li> <li>• Replace directional signs Tor Hill Road and Bothwell</li> <li>• Clean up Bothwell waste transfer station</li> <li>• Weeding of town gardens</li> <li>• Guideposts Hollow Tree Road</li> <li>• Litter removal of roadside rubbish Ellendale Road</li> <li>• Install and make new gates Hamilton land fill site.</li> <li>• Level road reserves Bothwell</li> <li>• Clean drains Ouse and Hamilton</li> <li>• Remove tree Strickland Road</li> <li>• Remove vegetation improve line of site Interlaken Road</li> </ul>
<b>Slashing:</b>	
<b>Municipal Town Maintenance:</b>	<ul style="list-style-type: none"> <li>• Collection of town rubbish twice weekly</li> <li>• Maintenance of parks, cemetery, recreation ground and Caravan Park.</li> <li>• Cleaning of public toilets, gutters, drains and footpaths.</li> <li>• Collection of rubbish twice weekly</li> <li>• Cleaning of toilets and public facilities</li> <li>• General maintenance</li> <li>• Mowing of towns and parks</li> <li>• Town Drainage</li> </ul>

<b>Buildings:</b>	<ul style="list-style-type: none"> <li>• Repair down pipes and install new toilet at Ash Cottage</li> <li>• Repair toilet doors</li> <li>• Replace street blades Hamilton and Ouse</li> </ul>
<b>Plant:</b>	<ul style="list-style-type: none"> <li>• PM816 Toyota Hilux serviced and new disk brakes.</li> <li>• PM687 Western Star truck new centre bolt</li> <li>• PM717 Dog trailer welding repair to frame</li> <li>• PM794 JCB backhoe serviced.</li> <li>• PM817 Toyota Hilux new windscreen</li> <li>• PM788 Toyota Hilux new tyre and service</li> </ul>
<b>Private Works:</b>	<ul style="list-style-type: none"> <li>• David Eccles water delivery</li> <li>• David Madden water delivery</li> <li>• Mechelle Speed water delivery</li> <li>• DC and LJ Cawthorn water delivery</li> <li>• Kingloch Trading gravel delivery</li> <li>• Andrew Graham gravel delivery</li> <li>• Sutcliffe Contracting gravel</li> <li>• Bennetto Contracting gravel</li> <li>• Meadow Bank ski Club gravel delivery</li> </ul>
<b>Casuals</b>	<ul style="list-style-type: none"> <li>• Toilets, rubbish and Hobart</li> <li>• Hamilton general duties</li> </ul>
<b>Program for next 4 weeks</b>	<ul style="list-style-type: none"> <li>• Grading and sheeting Municipal roads</li> <li>• Culvert cleaning and drainage various roads</li> <li>• Repairs to Westerway walk way</li> <li>• Culvert installs Cramps Bay Road</li> <li>• Hot mix holes in sealed roads various locations</li> <li>• Repair defects Arthurs Lake Road</li> </ul>

## RECOMMENDATION 14/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT*** the Works & Services monthly report for August 2023 be received.

## 27. ADMINISTRATION SERVICES

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### 27.1 HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT FOR AUGUST 2023

**Report by**

Katrina Brazendale, Senior Administration/Community Relations Officer

**Background**

- Bothwell Playgroup

Playgroup Tasmania will commence a Small Talk Program on 19 September 2023 over a 10-week period that will conclude on 12 December 2023. Bothwell Playgroup has been well supported by families regularly attending which helps being able to bring programs like this to the Central Highlands Region.

- Supporting School with Breakfast Club

Breakfast Club at the Bothwell District High School is continuing with the support of the school parents who are coming in to assist on a weekly basis. Council will now also support Westerway Primary School with deliveries happening every fortnight.

- Youth and Adults Mental Health Community Sports

The Bothwell District High School along with the assistance from the Bothwell Golf Club will commence the weekly golf sessions facilitated by the Golf Club members in Term 3. This will commence on Thursdays with 10-12 students participating in this program. Council in conjunction with the Goldwind Grant has purchased new adult golfing equipment to better support the older students.

- Reclink Australia

Council has now joined a membership with Reclink Australia, they will support the region with opportunities in the sport and recreation space. We have one project currently being discussed and also working with the Derwent Valley Council on a Term 4 program offering of Brazilian Ju-Jitsu to the students of Westerway Primary School.

### RECOMMENDATION 15/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT** the Health & Wellbeing Plan 2020-2025 monthly progress report for August 2023 be received.*

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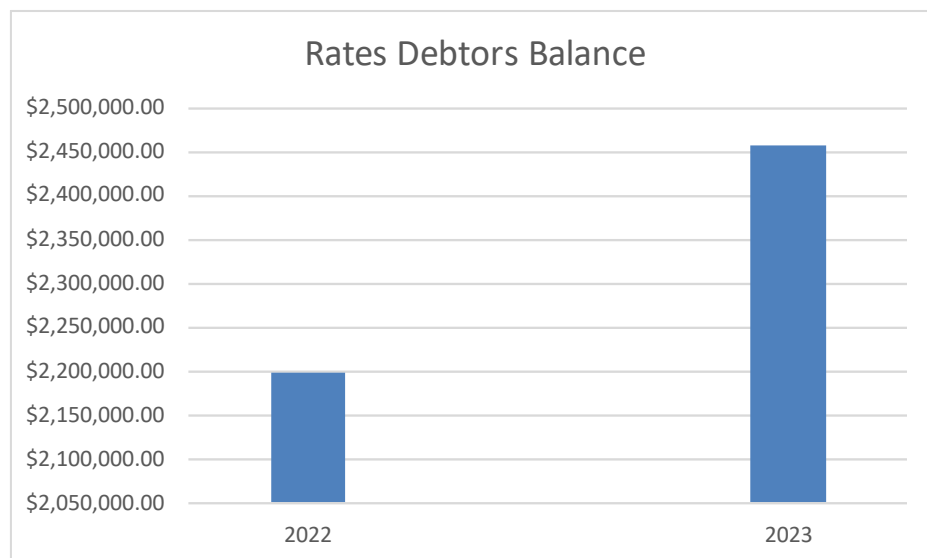
### 27.2 MONTHLY FINANCE REPORT TO 31 AUGUST 2023

**Report by**

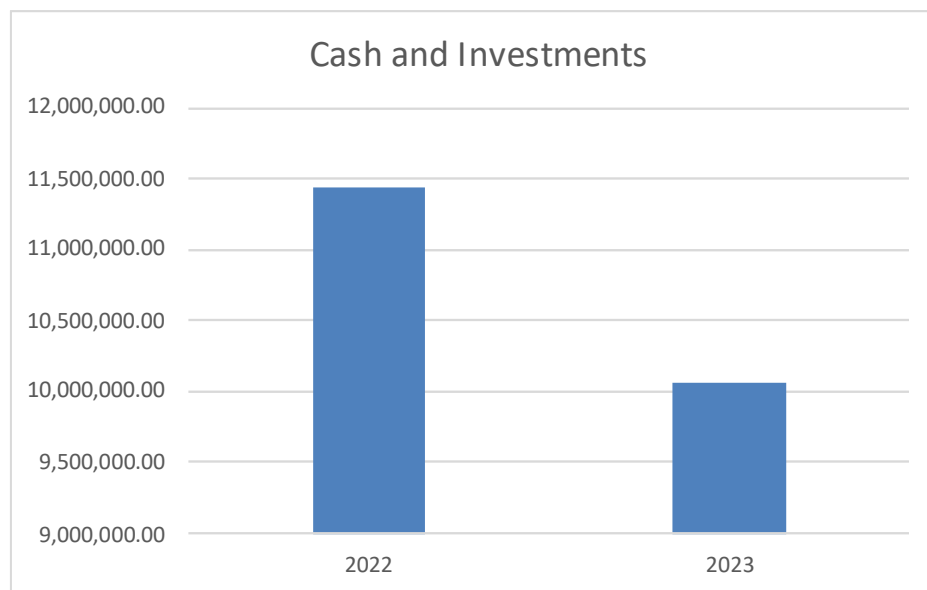
David Doyle, Contract Accountant

**Background**

<b>Rates Reconciliation as at 31 August 2023</b>				
		<b><u>2022</u></b>		<b><u>2023</u></b>
<b>Rates in Debit 30th June</b>		\$100,036.35		\$135,606.82
<b>Rates in Credit 30th June</b>		<b>-\$139,127.10</b>		<b>-\$171,244.88</b>
<b>Balance 30th June</b>		<b>-\$39,090.75</b>		<b>-\$35,638.06</b>
Rates Raised		\$4,088,619.14		\$4,469,589.38
Penalties Raised		\$0.00		\$0.00
Supplementaries/Debit Adjustments		\$4,055.20		\$5,045.81
<b>Total Raised</b>		<b>\$4,053,583.59</b>		<b>\$4,474,635.19</b>
<b>Less:</b>				
Receipts to Date		\$1,741,856.49		\$1,862,844.67
Pensioner Rate Remissions		\$108,734.09		\$116,719.22
Remissions/Supplementary Credits		\$4,636.61		\$2,609.71
<b>Balance</b>		<b>\$2,198,356.40</b>		<b>\$2,456,823.53</b>



BANK ACCOUNT BALANCES AS AT 31 AUGUST 2023						
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	BALANCE	
					2022	2023
<b>11100</b>	<b>Cash at Bank and on Hand</b>					
11105	Bank 01 - Commonwealth - General Trading Account				2,115,144.81	2,953,394.98
11106	Bank 02 - Westpac - Direct Deposit Account				569,675.46	748,359.03
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
<b>11199</b>	<b>TOTAL CASH AT BANK AND ON HAND</b>				<b>2,685,370.27</b>	<b>3,702,304.01</b>
<b>11200</b>	<b>Investments</b>					
11206	Bank 04	30 Days			0.00	-
11207	Bank 05	90 Days	4.85%	26/09/2023	2,668,668.14	3,031,386.00
11207	Bank 06	30 Days	4.13%	4/09/2023	2,002,156.17	1,065,538.58
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	4.75%	21/12/2023	78,078.66	80,346.47
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	4.45%	13/10/2023	4,009,603.26	2,178,439.88
<b>11299</b>	<b>TOTAL INVESTMENTS</b>				<b>8,758,506.23</b>	<b>6,355,710.93</b>
	<b>TOTAL BANK ACCOUNTS AND CASH ON HAND</b>				<b>11,443,876.50</b>	<b>10,058,014.94</b>





<b>Bank Reconciliation as at 31 August 2023</b>			
	<b>2022</b>		<b>2023</b>
Balance Brought Forward	\$10,760,985.68		\$9,512,558.74
Receipts for month	\$1,346,198.18		\$1,433,086.47
Expenditure for month	\$663,307.36		\$887,630.27
<b>Balance</b>	<b>\$11,443,876.50</b>		<b>\$10,058,014.94</b>
<b>Represented By:</b>			
Balance Commonwealth Bank	\$2,215,166.54		\$2,953,394.98
Balance Westpac Bank	\$593,316.42		\$748,359.03
Investments	\$8,758,506.23		\$6,355,710.93
Petty Cash & Floats	\$550.00		\$550.00
	<b>\$11,567,539.19</b>		<b>\$10,058,014.94</b>
Plus Unbanked Money	\$14,619.15		\$0.00
	<b>\$11,582,158.34</b>		<b>\$10,058,014.94</b>
Less Unpresented Cheques	\$250.31		\$0.00
Unreceipted amounts on bank statements	\$138,031.53		\$0.00
	<b>\$11,443,876.50</b>		<b>\$10,058,014.94</b>

	BUDGET 2022/2023	ACTUAL TO 31-Aug-21	ACTUAL TO 31-Aug-22	% OF BUDGET SPENT	BALANCE OF BUDGET
<b>CORPORATE AND FINANCIAL SERVICES</b>					
ADMIN HAMILTON	\$582,026	\$106,684	\$159,546	27.41%	\$422,480
ADMIN HAMILTON	\$40,790	\$14,181	\$18,052	44.26%	\$22,738
ADMIN HAMILTON	\$125,000	\$38,007	\$15,344	12.28%	\$109,656
ELECTED MEMBERS EXPENDITURE(AMEH)	\$203,648	\$23,661	\$31,918	15.67%	\$171,730
ADMIN HAMILTON	\$406,500	\$66,563	\$144,259	35.49%	\$262,241
MEDICAL CENTRES(MED)	\$147,200	\$5,509	\$6,198	4.21%	\$141,002
STREET LIGHTING(STLIGHT)	\$39,600	\$6,067	\$3,007	7.59%	\$36,593
ONCOSTS	\$663,149	\$253,942	\$198,435	29.92%	\$464,714
ONCOSTS	-\$495,000	-\$84,042	-\$105,229	21.26%	-\$389,771
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$340,850	\$24,248	\$25,098	7.36%	\$315,752
ADMIN HAMILTON	\$267,275	\$0	\$0	0.00%	\$267,275
ADMIN HAMILTON		\$525	\$660		
<b>TOTAL CORPORATE &amp; FINANCIAL SERVICES</b>	<b>\$2,321,038</b>	<b>\$455,345</b>	<b>\$497,289</b>	<b>21.43%</b>	<b>\$1,824,409</b>
<b>DEVELOPMENT AND ENVIRONMENTAL SERVICES</b>					
ADMIN BOTHWELL	\$173,164	\$26,607	\$26,408	15.25%	\$146,757
ADMIN BOTHWELL	\$24,140	\$7,706	\$9,497	39.34%	\$14,643
ADMIN BOTHWELL	\$43,500	\$12,005	\$10,247	23.56%	\$33,253
ENVIRON HEALTH SERVICES (EHS)	\$31,250	\$4,961	\$3,362	10.76%	\$27,888
ANIMAL CONTROL(AC)	\$10,500	\$1,636	\$849	8.09%	\$9,651
PLUMBING/BUILDING CONTROL (BPC)	\$141,119	\$18,898	\$25,201	17.86%	\$115,918
SWIMMING POOLS (POOL)	\$39,475	\$1,251	\$3,725	9.44%	\$35,750
DEVELOPMENT CONTROL (DEV)	\$191,000	\$17,872	\$16,071	8.41%	\$174,929
WASTE SERVICES	\$160,124	\$22,476	\$25,928	16.19%	\$134,197
WASTE SERVICES	\$143,100	\$14,587	\$12,983	9.07%	\$130,117
WASTE SERVICES	\$287,935	\$25,694	\$39,520	13.73%	\$248,415
WASTE SERVICES	\$73,175	\$5,843	\$8,160	11.15%	\$65,015
ENVIRONMENT PROTECTION (EP)	\$4,500	\$144	\$100	2.22%	\$4,400
WASTE SERVICES	\$48,960	\$8,435	\$10,604	21.66%	\$38,356
<b>TOTAL DEVELOPMENT &amp; ENVIRONMENTAL SERVICES</b>	<b>\$1,371,943</b>	<b>\$168,115</b>	<b>\$192,655</b>	<b>14.04%</b>	<b>\$1,179,288</b>
<b>WORKS AND SERVICES</b>					
PUBLIC CONVENIENCES (PC)	\$136,000	\$28,647	\$28,144	20.69%	\$107,856
CEMETERY (CEM)	\$18,200	\$3,292	\$2,088	11.47%	\$16,112
HALLS (HALL)	\$60,000	\$19,616	\$17,114	28.52%	\$42,886
PARKS AND GARDENS(PG)	\$64,000	\$13,703	\$20,068	31.36%	\$43,932
REC. & RESERVES(Rec+tennis)	\$84,316	\$14,810	\$17,021	20.19%	\$67,295
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$120,000	\$7,385	\$14,923	12.44%	\$105,077
HOUSING (HOU)	\$71,458	\$30,272	\$47,343	66.25%	\$24,114
CAMPING GROUNDS (CPARK)	\$13,500	\$3,185	\$3,920	29.03%	\$9,580
LIBRARY (LIB)	\$1,400	\$793	\$1,020	72.86%	\$380
ROAD MAINTENANCE (ROAD)	\$885,000	\$247,741	\$349,156	39.45%	\$535,844
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,000	\$139	\$4,905	98.10%	\$95
BRIDGE MAINTENANCE (BRI)	\$23,289	\$3,635	\$0	0.00%	\$23,289
PRIVATE WORKS (PW)	\$85,000	\$23,293	\$24,525	28.85%	\$60,475
SUPER. & I/D OVERHEADS (SUPER)	\$316,800	\$84,854	\$86,594	27.33%	\$230,206
QUARRY/GRAVEL (QUARRY)	-\$25,000	-\$40,014	-\$8,022	32.09%	-\$16,978
NATURAL RESOURCE MANAGEMENT(NRM)	\$121,000	\$12,108	\$21,020	17.37%	\$99,980
SES (SES)	\$2,000	\$350	\$203	10.15%	\$1,797
PLANT M'TCE & OPERATING COSTS (PLANT)	\$500,000	\$109,678	\$130,110	26.02%	\$369,890
PLANT INCOME	-\$710,000	-\$144,412	-\$196,419	27.66%	-\$513,581
DRAINAGE (DRAIN)	\$264,360	\$6,879	\$17,013	6.44%	\$247,347
OTHER COMMUNITY AMENITIES (OCA)	\$27,731	\$9,923	\$8,503	30.66%	\$19,229
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$6,272	\$8,037	21.72%	\$28,963
FLOOD REPAIRS			\$0		
<b>TOTAL WORKS &amp; SERVICES</b>	<b>\$2,101,054</b>	<b>\$442,150</b>	<b>\$597,264</b>	<b>28.43%</b>	<b>\$1,503,790</b>

<b>DEPARTMENT TOTALS OPERATING EXPENSES</b>					
Corporate Services	\$2,321,038	\$455,345	\$497,289	21.43%	\$1,824,409
Dev. & Environmental Services	\$1,371,943	\$168,115	\$192,655	14.04%	\$1,179,288
Works & Services	\$2,101,054	\$442,150	\$597,264	28.43%	\$1,503,790
<b>Total All Operating</b>	<b>\$5,794,034</b>	<b>\$1,065,610</b>	<b>\$1,287,208</b>	<b>22.22%</b>	<b>\$4,507,486</b>
<b>CAPITAL EXPENDITURE</b>					
<b>CORPORATE AND FINANCIAL SERVICES</b>					
Computer Purchases	\$64,500	\$0	\$21,084	32.69%	\$43,416
Equipment	\$131,000	\$16,333	\$5,578	4.26%	\$125,422
Miscellaneous (Municipal Reval etc)	\$120,000	\$0	\$0	0.00%	\$120,000
	<b>\$315,500</b>	<b>\$16,333</b>	<b>\$26,662</b>	<b>8.45%</b>	<b>\$288,838</b>
<b>DEVELOPMENT &amp; ENVIRONMENTAL SERVICES</b>					
Swimming Pool	\$25,000	\$0	\$0	0.00%	\$25,000
	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$25,000</b>
<b>WORKS &amp; SERVICES</b>					
Plant Purchases	\$667,266	\$187,907	\$198,282	29.72%	\$468,984
Camping Grounds	\$0	\$11,772	\$0		\$0
Public Conveniences	\$210,000	\$22,292	\$5,705	2.72%	\$204,295
Bridges	\$0	\$95	\$0		\$0
Road Construction & Reseals	\$2,092,256	\$117,481	\$73,173	3.50%	\$2,019,083
Drainage	\$600,000	\$5,153	\$0	0.00%	\$600,000
Parks & Gardens Capital	\$0	\$11,722	\$9,006	#DIV/0!	-\$9,006
Infrastructure Capital (Moved to Roads)	\$196,000	\$0	\$0	0.00%	\$196,000
Footpaths, Kerbs & Gutters	\$510,000	\$0	\$6,833		\$503,167
Rec Grounds	\$0	\$0	\$0	#DIV/0!	\$0
Halls	\$284,000	\$22,031	\$0	0.00%	\$284,000
Buildings	\$661,500	\$0	\$6,622	1.00%	\$654,878
	<b>\$5,221,022</b>	<b>\$378,453</b>	<b>\$299,621</b>	<b>5.74%</b>	<b>\$4,921,401</b>
<b>TOTAL CAPITAL WORKS</b>					
Corporate Services	\$315,500	\$16,333	\$26,662	8.45%	\$288,838
Dev. & Environmental Services	\$25,000	\$0	\$0	0.00%	\$25,000
Works & Services	\$5,221,022	\$378,453	\$299,621	5.74%	\$4,921,401
	<b>\$5,561,522</b>	<b>\$394,786</b>	<b>\$326,283</b>	<b>5.87%</b>	<b>\$5,235,239</b>

Comprehensive Income Statement						
31/08/2022						
	Budget 2021-2022	Actual to date prior year	Actual to Date	Budget 2022-2023	Variation from YTD Budget %	Comments
Recurrent Income						
Rates Charges	\$3,874,507	\$3,890,827	\$4,088,619	\$4,088,847	(0)%	
User Fees	\$337,250	\$288,726	\$56,502	\$370,250	(1)%	
Grants - Operating	\$2,510,640	\$3,405,771	\$206,729	\$2,973,329	(10)%	
Other Revenue	\$354,200	\$499,492	\$19,528	\$354,200	(11)%	
Total Revenues	\$7,076,596	\$8,084,816	\$4,371,378	\$7,786,626	39%	
Expenditure						
Employee Benefits	\$1,993,657	\$2,054,936	\$383,256	\$2,005,037	2%	
Materials and Services	\$1,379,666	\$2,318,389	\$385,657	\$2,089,353	2%	
Other Expenses	\$1,588,983	\$1,421,004	\$537,048	\$1,699,645	15%	
Depreciation and Amortisation	\$2,134,000	\$2,189,609	\$362,085	\$2,130,000	0%	
Total Expenditure	\$7,096,306	7,983,939	1,668,046	\$7,924,035	4%	
Operating Surplus(Deficit)	- 19,710	100,877	2,703,331	- 137,409		
Capital Grants & Other	\$861,250	\$1,805,826	\$100,000	\$2,379,150		
Surplus(Deficit)	841,540	1,906,703	2,803,331	2,241,741		
Capital Expenditure	\$4,428,000	\$394,786	\$326,283	\$5,561,522		

DONATIONS AND GRANTS 2022-23												
			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		
Date	Details	Budget									TOTAL	
	Community & Economic Development Support	\$5,000										
	Support\Donations	\$10,000										
	Further Education Bursaries	\$1,800										
	Central Highlands School Support	\$3,000										
	Anzac Day	\$6,000										
	Hamilton Show	\$5,000										
	Australia Day	\$2,500										
	Church Grants	\$5,000										
	Suicide Prevention Program	\$2,000										
	Anglers Alliance Sponsorship	\$3,000										
	Royal Flying Doctor Service	\$1,000										
	Youth Activities	\$5,000										
	Australasian Golf Museum contribution to pow er	\$5,000										
	South Central Region Projects	\$5,000										
	Local Govt Shared Services Project	\$2,000										
	200 Years of Hamilton Celebration	\$40,000										
	Health & Wellbeing Plan Implementation	\$5,000										
	Visitors Centre	\$5,000										
	Grant assistance	\$15,000										
	Design/concept contractors - Grants	\$25,000										
	Healthy Connect Project	\$10,000										
	Highlands Digest Support	\$10,800										
	Contribution Children's Services Bothwell	\$500										
31/07/2023	Brighton Family Day Care	\$5,000						5,000.00			5,000.00	
YEAR TO DATE EXPENDITURE								5,000.00	0.00	0.00	5,000.00	
BUDGET			\$177,600	13,500.00	5,000.00	10,000.00	41,000.00	4,800.00	90,300.00	5,000.00	8,000.00	177,600.00

## RECOMMENDATION 16/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT** the Monthly Finance Report to 31 August 2023 be received.*

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### 27.4 REQUEST FOR SUPPORT – GREAT LAKE VOLUNTEER FIRE BRIGADE

**Report by**

Adam Wilson, Deputy General Manager

**Attachment**

Letter from Great Lake Volunteer Fire Brigade

**Background**

Council has received a letter from the Brigade Captain, Mr Colin Triffitt of the Great Lake Volunteer Fire Bridge asking for Council to consider a community grant of \$867.00 for the Great Lake Volunteer Fire Bridge to purchase of a Milwaukee Electric Chainsaw.

The direct benefit of this community grant would be improvement to fire incident operations, through operational efficiency gains by the Great Lake Volunteer Fire Bridge's light tanker crews.

## RECOMMENDATION 17/09.2023/C

**Moved:** Cr

**Seconded:** Cr

***THAT** Council provide the Great Lake Volunteer Fire Bridge with a \$867.00 donation to purchase a Milwaukee Electric Chainsaw.*

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### 27.5 REQUEST FOR RATES REMISSION – WELLINGTON SKI AND OUTDOOR CLUB

**Report by**

Adam Wilson, Deputy General Manager

**Attachment** - Letter from the Welling Ski and Outdoor Club

**Background**

An email request has been received for consideration by Council of a remission for the property which contains 2 huts, Joe Slatter Hut and Gingerbread Hut, and are on leased land (Property ID 5475494).

The Wellington Ski and Outdoor Club Inc. is a family based, not for profit club, the club asks Council to revoke the rates notices for the following reasons:

1. The two huts are used by the general public as shelter huts during all seasons;
2. There are no roads or other services provided by the Council to the area;
3. The Club is a family based club and not a commercially run organisation; and
4. Their members volunteer their time and funds to assist with the maintenance of these facilities used by the general public.

The two huts are in effect a community asset and provide basic and emergency shelter for visitors to Mt Rufus.

## RECOMMENDATION 18/09.2023/C

**Moved:** Cr

**Seconded:** Cr

*THAT Council remit the general rate plus the solid waste and fire levy charges on Property ID 5475494.*

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### 27.6 REQUEST FOR RATES REMISSION – 130 MEADOWBANK ROAD, MEADOWBANK

**Report by**

Adam Wilson, Deputy General Manager

**Background**

Email letter request received from the ratepayer's niece on behalf of property owner at 130 Meadowbank Road, Meadowbank (Property ID 7571017).

His niece states in the email that her uncle currently pays a fee in his rates which allows him access to waste transfer stations within the Central Highlands Municipality.

Derwent Valley Council has allocated the owner with two wheelie bins, which are collected, and they invoice him directly for these; this arrangement will continue for the 2023/2024 financial year. The ratepayer is in his 80's and is unable to attend the provided Waste Transfer Stations. Council does not provide a door-to-door service to this property.

Council has remitted the solid waste garbage fee on this property since 2015.

The niece is asking if Council will remove the waste fee for the 2023/24 financial year once again, as her uncle will continue to use the bins supplied by the Derwent Valley Council which are being picked-up.

## RECOMMENDATION 19/09.2023/C

**Moved:** Cr

**Seconded:** Cr

*THAT Council remit the Solid Waste Garbage Fee for 2023-2024 on Property ID 7571017.*

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### 27.7 DUNROBIN PARK – INTERPRETATION SIGNAGE

**Report By**

Adam Wilson, Deputy General Manager

**Attachments**

Interpretation signage designs & details

**Background**

Hydro Tasmania would like approval to install interpretation signage at the newly improved facilities completed at Lake Meadowbank picnic area at Dunrobin Park which was undertaken by grant funding.

Ms Jane Alpine, Hydro's Community Engagement Advisor has now provided draft designs and concepts regarding vinyl table wraps and metal signs for Council's consideration. She has provided two indicative design options for the metal interpretation sign which have been discussed with Senior Staff and all believe Option 1 is preferable.

A copy of the draft interpretation designs are included in the attachments for Councillors decision.

## **RECOMMENDATION 20/09.2023/C**

**Moved:** Cr

**Seconded:** Cr

***THAT** Council endorse the following options for the vinyl table wraps and metal signage option number.....*

## **27.8 AUSTRALIAN FINANCIAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT FOR 2023-24**

### **Report by**

Kim Hossack, General Manager

### **Attachments**

Letter from State Grants Commission re change in Grant Allocation

2023-24 Grant Summary Report – Central Highlands Council

2023-24 Grant Details Report – Central Highlands Council

### **Background**

In the 2023-2024 financial year, Tasmanian Councils will receive a total of \$97,878,457 in Financial Assistance Grants to help support service levels and maintain their road infrastructure assets according to local priorities.

Each year, the methodology for the distribution of this funding, is reviewed and the State Grants Commission makes recommendations to the Tasmanian Government for changes which have now been approved. This reflects changes in Council Road Asset preservation costs, road length variations and any new bridge or major culvert assets being installed.

In summary, Central Highlands Council's payment has increased by \$260,200. The full breakdown and analysis of this payment is provided within the attachments provided.

## **FOR INFORMATION**

## **27.9 LEGACY CENTENARY TORCH RELAY 2023 - OUSE**

### **Report by**

Kim Hossack, General Manager

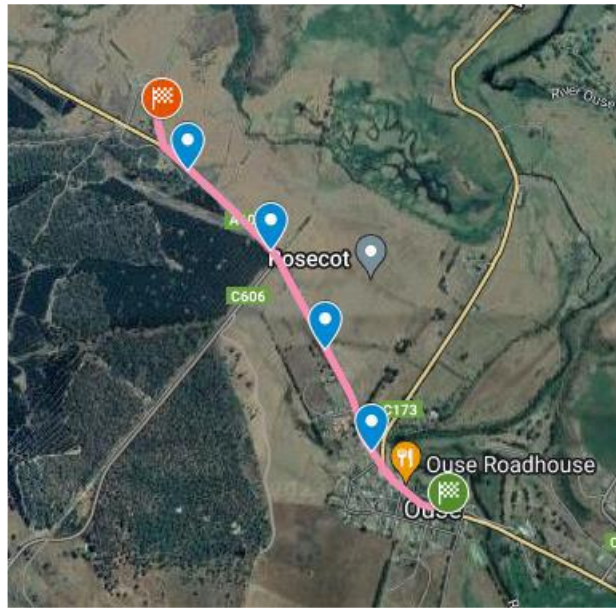
### **Background**

Legacy Australia was founded in 1923 to help veterans' families carry on with their lives after the loss or injury of their loved ones. It was at this time that the first Remembrance Club was founded in Hobart by General Sir John Gellibrand who was born on the property Leintwardine at Ouse.

Since that time, 44 Legacy Clubs were formed throughout Australia and 1 Legacy Club in London. Today thousands of volunteers and Legatees continue to support partners, children and families of our veterans.

The Legacy Centenary Torch Relay has been a six-month campaign to honour and acknowledge veterans' families, saluting their sacrifice. It began on ANZAC Day in Pozieres, France and travelled to London before arriving in Western Australia at the start of May, where it has continued its tour throughout Australia until it arrives at Ouse on 4<sup>th</sup> October.

The relay will commence from St John the Baptist Church, Ouse at 11.30am, then travel along the Lyell Highway for approximately 2.5kms and concluding at the birthplace property of Leintwardine.



*Legacy Torch Replay route at Ouse*

Council Staff have been liaising with the event organisers since December last year, to ensure all appropriate permits, safety assessments, traffic and risk management plans are in place for all road closures and footpath usage.

In conclusion, Council would like to encourage as many community members as possible to line the streets of Ouse to support the Torch Bearer convoy and celebrate this milestone event.

## FOR INFORMATION

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### 27.10 RELATED PARTY DECLARATIONS – QUARTERLY UPDATE

#### Report by

Kim Hossack, General Manager

#### Background

As part of Council's legislative requirements under the AASB 124 Related Party Disclosures, local governments must disclose related party relationships, transactions and outstanding balances, including commitments, in the annual financial statements.

All Councillors and Senior Managers must declare any close family member or any entities that they control or jointly control, which have any transactions between them and Council; whether it is monetary or not, needs to be identified and disclosed.

These declarations are completed an annual basis but from time to time, circumstances may change throughout any one year and therefore, a new updated declaration must be completed.

## FOR ACTIONING (if required)

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## 28. SUPPLEMENTARY AGENDA ITEMS

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

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

## RECOMMENDATION 21/09.2023/C

**Moved:** Cr

**Seconded:** Cr

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

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## 29. OTHER BUSINESS

### 29.1 WOLRD WIND ENERGY CONFERENCE 2023 (HOBART)

**For Discussion**

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## 30. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at \_\_\_\_\_ am/pm.