

AGENDA ATTACHMENTS

12 DECEMBER 2023

ORDINARY COUNCIL MEETING

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Central Highlands Council

MINUTES – ORDINARY COUNCIL MEETING – 21 November 2023

Minutes of the Ordinary Meeting of Central Highlands Council held in the **Council Chamber, Hamilton** on **Tuesday 21 November 2023**, commencing at **9.00am**.

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1. OPENING

2. AUDIO RECORDING DISCLAIMER

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

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

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

3. ACKNOWLEDGEMENT OF COUNTRY

4. PRESENT

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam and Cr Y Miller.

5. IN ATTENDANCE

Mr Adam Wilson (Acting General Manager); and Mrs Janet Monks (Minute Secretary).

6. APOLOGIES

Cr A Archer

7. LEAVE OF ABSENCE

Nil

8. PECUNIARY INTEREST DECLARATIONS

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

9. 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.

RESOLUTION: 01/11.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

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

Item Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 17 October 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.
2	Deputations	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
3.1	Legal Advice	Regulation 15 (4) (A) (B) Legal Action taken by or involving Council; or possible future legal action that be taken or may involve the Council.
3.2	Tender – Green Valley Road Bridge replacement	Regulation 15 (2) (D) contracts and tenders for the supply of goods and services and their terms, conditions, approval, and renewal.
4	Supplementary Agenda Items	Part 2 Regulation 8 (6) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> .
5	Other Business	Part 2 Regulation 8 (6) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> .
6	Consideration of Matters for Disclosure to the Public.	Regulation 15 (8) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> - While in a closed meeting, the Council, or Council Committee, is to

		<i>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>
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CARRIED**For the Motion**

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

MEETING CLOSED to the public at **9.06am**.

11. MOTION OUT OF CLOSED SESSION**RESOLUTION 02/11.2023/CC****Moved:** Cr J Honner**Seconded:** Cr R Cassidy***THAT*** the Council:

- (1) *Having met and dealt with its business formally move out of the Closed Session; and*
- (2) *Resolved to report that it has determined the following:*

Item Number	Matter	Outcome
1	<i>Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 17 October 2023.</i>	<i>THAT</i> the Minutes of the Closed Session of the Ordinary Meeting of Council held on 17 October 2023 be confirmed.
2	<i>Deputations</i>	<i>Nil</i>
3.1	<i>Legal Advice</i>	<i>Matter was discussed</i>
3.2	<i>Tender – Green Valley Road Bridge Replacement</i>	<i>THAT</i> Council accepts the conforming tender received from Tas Span Civil contracting for \$395,039 Plus GST.
4	<i>Supplementary Agenda Item/s</i>	<i>Nil</i>
5	<i>Other Business</i>	

CARRIED**For the Motion**

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

12. RE-OPEN MEETING TO THE PUBLIC

The meeting re-opened to the public at **10.23am**. 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.

Graham Rogers, Development and Environmental Services Manager attended the meeting at 10.23am

Jason Branch, Works and Services Manager attended the meeting at 10.23am

Barry Harback, Works Supervisor attended the meeting at 10.23am

13. DEPUTATIONS

Nil

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 Chair 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 Chair is requested to:
 - Stand,
 - State their name and address,
 - Read out their question.
5. The Chair 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 Chair 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 Chair 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 Chair 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.

Nil

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.*
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15.1 NOTICE OF MOTION – DEPUTY MAYOR J ALLWRIGHT

A Notice of Motion has been received from **Deputy Mayor J Allwright** on **13 November 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

A recent spate of hooning has resulted in damage to the Gretna Fire Service training surface and damage to recently planted trees.

The following motion has been proposed –

RESOLUTION: 03/11.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr R Cassidy

THAT Council donate \$2,700 plus GST to the Tas Fire Service subject to their approval, to purchase security cameras for recording activities on Council property in the vicinity of the Gretna Fire Shed, BBQ, Public Toilets and Cricket oval.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

16. COMMITMENTS**16.1 MAYORAL COMMITMENTS****11 October 2023 to 15 November 2023**

12 October 2023	Minister Felix Ellis (Minister for Police, Fire and Emergency Management
17 October 2023	Ordinary Council Meeting, Bothwell
26 October 2023	Aus Rally -Official welcome at Bothwell Recreational Grounds
28 October 2023	Gretna community fund raiser
02 November 2023	LGAT Conference - Devonport
04 November 2023	LGAT Conference - Devonport
09 November 2023	Road inspections Meadsfield and Tor Hill Roads

- Business of Council **x 18**
- Ratepayer and community members - communications **x 10**
- Elected Members - communications **x 35**
- Central Highlands Council Management - communications **x 4**

FOR INFORMATION**16.2 COUNCILLOR COMMITMENTS*****Deputy Mayor J Allwright***

17 October 2023	Ordinary Council Meeting, Bothwell
23 October 2023	Town Structure Plan - Inception Meeting - Bothwell

Cr A Archer

17 October 2023	Ordinary Council Meeting, Bothwell
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Cr A Bailey

17 October 2023	Ordinary Council Meeting, Bothwell
23 October 2023	Town Structure Plan - Inception Meeting - Bothwell
09 November 2023	Road inspections Meadsfield and Tor Hill Roads

Cr R Cassidy

17 October 2023	Ordinary Council Meeting, Bothwell
23 October 2023	Town Structure Plan - Inception Meeting - Bothwell

Cr J Hall

17 October 2023	Ordinary Council Meeting, Bothwell
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Cr J Honner

17 October 2023	Ordinary Council Meeting, Bothwell
23 October 2023	Town Structure Plan - Inception Meeting - Bothwell

Cr D Meacheam

17 October 2023
7-9 November 2023

Ordinary Council Meeting, Bothwell
World Wind Energy – Conference - Hobart

Cr Y Miller

23 October 2023

Town Structure Plan - Inception Meeting - Bothwell

FOR INFORMATION**16.3 GENERAL MANAGER'S COMMITMENTS**

Date	With Whom	Subject / Comment
17 October 2023	Council and Management Members	Council Meeting
9 – 27 November	Annual Leave	

FOR INFORMATION**16.4 ACTING GENERAL MANAGER & DEPUTY GENERAL MANAGER COMMITMENTS**

Date	With Whom	Subject / Comment
17 Oct 2023	Council and Management Members	Council Meeting
19 Oct 2023	MAV and Council Officers	MAV Insurance Online Best Practice Forum Tasmania – Round 3, 2023
19 Oct 2023	State Government and Council Officers	Interim Southern Regional Social Recovery Committee
19 Oct 2023	State Government and Council Officers	Briefing Session: Draft Tasmania Fire and Emergency Service Bill
24 Oct 2023	General Manager and Management Members	Senior Management Meeting
7 Nov 2023	General Manager and Management Members	Senior Management Meeting
9 Nov to 21 Nov 2023	Acting General Manager	Various meetings and duties

FOR INFORMATION**17. NOTIFICATION OF COUNCIL WORKSHOPS HELD**

No Workshops were held this month.

18. FUTURE WORKSHOPS

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

- 5 December 2023, Bothwell

19. MAYORAL ANNOUNCEMENTS

Correspondence to Mayor Triffitt from Minister Michael Ferguson concerning Bronte Park Village and driver behaviour travelling through the village.

Minister Ferguson advised that:

Request has been forwarded to Automatic Traffic Enforcement Team within the Department of State Growth to review Bronte Park Village for speed camera suitability as matter of high priority. Community members can suggest suitable locations directly to the department for review at www.speedcamera.tas.gov.au

Additional speed signage will be installed on the approach to the village from the north (100km/h to 60km/h).

20. MINUTES

20.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 17 OCTOBER 2023

RESOLUTION: 04/11.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 17 October 2023 be confirmed.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

20.2 RECEIVAL OF DRAFT MINUTES PLANNING COMMITTEE MEETING

No Planning Committee Meeting was held in November.

21. BUSINESS ARISING – OCTOBER 2023 COUNCIL MEETING

Business Arising - actions undertaken.

15.1	NOTICE OF MOTION - ANTI-LITTERING LEVY	Actioned
23.1	DA 2022/82: 16 LOT SUBDIVISION : 40, 46, 48, 50, 56, 58, 60 & 64 ARTHURS LAKE ROAD, WILBURVILLE	Actioned
27.2	SCHOOL BURSARIES AND PRIZE PRESENTATION AWARDS 2023	Actioned
27.8	LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) – GENERAL MEETING ON 1 NOVEMBER 2023	Actioned

FOR INFORMATION

22. DERWENT CATCHMENT PROJECT



General Business

Parliamentary briefing on feral deer

Eve attended a briefing organised by the Invasive Species Council which gathered representatives from major land management groups including private forestry, private land conservation groups, individual farmers (and TFGA), Landcare, Councils and other advocacy groups to outline the impact feral deer are having across sector. The meeting was aimed at discussion with parliamentarians so they can better understand the true impact of deer on the landscape with the aim of appropriate funding and support for a more effective control program.

Threatened Species roadside maps

We have undertaken comprehensive threatened species mapping along roadsides managed and maintained by Council. The main concern is the distribution of spiky anchor plant (*Discaria pubescens*) in the vicinity of the Cattle Hill Windfarm along Bashan and Waddamana Roads. We are developing a simple map that clearly outlines areas of spiky anchor plant in relation to the roadside maintenance zone which can be used by Council works and contractors.

Clyde River Restoration Grant Opportunity

We have started conversations about the upcoming grant opportunity under the Australian Government's Urban Rivers and Catchments Program.

<https://www.dcceew.gov.au/environment/biodiversity/conservation/urban-rivers-catchments-program>. We have several land holders interested and there is good support so far. We have Compass Agri, TasWater, the Cattle Hill Windfarm, Hydro and Crown Land Services on the list for discussions about cash contributions. The grant guidelines are yet to be released.

Central Highlands Weeds Program

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

The weed management program focuses on implementing the Central Highlands Weed Management Plan and addressing weed control priorities.

The team have preparing for the annual Derwent Catchment Weed Management Meeting which is scheduled for this Thursday (the 16th of November) and which includes the Weed Action Fund working groups this year presented by Stuart King from NRM North. The meeting has replies for 17 attendees and will be an opportunity to get all the Government stakeholders and other land managers in a room to discuss the Central Highland Weed Management plan and look for opportunities for further collaboration.

The team have also been planning the approach to the works for the Weed Action Fund: Orange hawkweed program. Key staff will be heading out to survey and treat Orange hawkweed around the Central Highlands soon. This is the final year of direct funding from the State Government, so it is important that all scoping surveys are completed to ensure that we know the extent of Orange hawkweed in hotspots. Hydro, TasNetworks, State Growth and Sustainable Timbers Tasmania are all invested in the project. The work includes organising sniffer dog surveys and targeted spot spraying across 6 sites with a range of land tenures.

Agri-Best Practice Programs

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

Derwent Pasture Network - funded by the Derwent Catchment Project

DCP is self-funding ongoing work from the original Pasture Network program that has run over the last 3 years. The DCP committee and team want to make sure that the trial information continues to be monitored and reported to the wider Derwent Pasture Network community. Peter Ball is currently undertaking assessment of the pasture species persistence sites at Thorpe, Cawood and The Backrun, as well as assessment of the Bloomfield 2011 pasture species trial site. Peter will also monitor the Arundel Fertiliser Test Strips and multi species pasture trial, the Wetheron Test Strips, the Back Run grazing exclusion cages.

Containment feeding/drought lotting project - funded by the Tas Farm Innovation Hub and Farming Forecaster through NRM South

DCP is delivering a Statewide containment project that is training Tasmanian experts in containment feeding nutrition, annual health management and design and set up. Sam Bye (DCP), veterinarian Sarah White, Maria Ortiz (Tas Farm Innovation Hub) and consultants from Pinion Advisory are heading to South Australia shortly to complete a training module with containment and livestock expert Deb Scammell. Sam has been working with some local graziers to sure up containment designs and is scheduling workshops for next month which will provide support in decision making and containment management. This is an important project for the broader Tasmanian grazing industry, and we are really happy to be taking the lead, working with experts.

Drought Risk Assessment in collaboration with Rural Business Tas - funded by the Tas Farm Innovation Hub

This project has developed a simple assessment tool for farmers and landowners to identify how vulnerable they are to the impacts of drought. We have completed development of the Drought Risk Assessment survey and the testing phase with 10 surveys undertaken with famers to trial the assessment. The next step is to finalise the Drought Risk Assessment survey into a guided assessment format and work with the Tas Ag Innovation Hub to design a program which rolls out the survey with supporting information to address gaps, where risks are identified.

Restoration and Conservation

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

Nursery Update

Spring marks the beginning of production season for the nursery. We have purchased a new heat mat which has more than doubled the germination area in the hot house. Seeds such as Banksia and Prickly Box which overwinter in the shade house have already been pricked out with good germination results. Other species such as Callistemon, Teatree and Melaleuca have all been sown. Acacias and Eucalypts will be next. Karen has also started a range of cuttings on the heat mat from plants collected around the nursery (those that survived the frosty winter we had this year).

Platypus Walk

The crew have continued to carry out restoration work along Platypus Walk. The large thistles have been sprayed and the hawthorn saplings are being cut and pasted to ensure they do not reinfest the site. The ground team have also been treating small willow regrowth along the rivers' edge and brush-cutting long grass.

Ouse River Recovery

The team have been treating all the weeds near the bridge at Ouse to maintain the restoration works. The plants from the latest round of revegetation are doing well despite the flooding event last year. Willows are continuing to sprout but the team are treating them as soon as they show up whilst the ongoing management of blackberry is keeping them busy. The site has a possibility to become a great native habitat hotspot.

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



This month's Willow Warrior working bee was held at the end of the October with eight volunteers present. We went back to a private property that was heavily infested with willows and carried out follow-up treatment on the remaining trees.

The site had over 1.5 kilometres of river/stream that was infested with willow and we are pleased to say that all trees have been treated with 85% already dead. The next working bee will have the volunteers going downstream using the old rail corridor as an access track to willows. Our Paddling Willow Warriors (who are extra keen Willow Warriors with a kayaking background and are inducted into the organisation) are now at 15, bringing our total Willow Warriors volunteer count to 80.

Grant Applications

Strategic Industry Partnership Program – 2023 Round - funded by the Tas State Government - \$75,720.

This project proposes to develop a sowing rate and sowing risk decision support guide, that is delivered with risk awareness and risk management at front of mind.

The objectives are two-fold, to encourage better sowing rate decisions that facilitate both sufficient grass and clover establishment to benefit improved pasture resilience and productivity, but also to develop increased awareness and capability in identifying and responding to pasture sowing risks in particular, but also grazing enterprise risks in general. **Pending.**

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

Yours Sincerely,
The Derwent Catchment Team

Key Contacts:

Josie Kelman (Co Executive Officer) 0427 044 700
Eve Lazarus (Co Executive Officer) 0429 170 048
Morgan McPherson (Works Manager) 0418 667 426
Karen Phillips (Nursery Manager) 0400 039 303

RESOLUTION: 05/11.2023/C

Moved: Cr Y Miller

Seconded: Cr J Hall

THAT the Derwent Catchment Project Report for October be received.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

RESOLUTION: 06/11.2023/C

Move to Agenda Item 26 Works & Services Report.

Moved: Cr Y Miller

Seconded: Cr J Hall

THAT Council move to Agenda Item 26

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

26. WORKS & SERVICES

26.1 WORKS & SERVICES MONTHLY REPORT – OCTOBER 2023

Report By

Jason Branch, Works & Services Manager

Background

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

Grading & Sheeting	Dennistoun Road, Marriotts Road, Ransleys Road, Hanlons Road, Holmes Road, Risbys Road, Avenue, Dillions Road
Maintenance Grading	Woodspring Road, Rotherwood Road, Lake Crescent Road, Wiggs Road, Coopers Road
Potholing / shouldering	14 Mile Road Silver Plains Road, Arthurs Lake Road Jones Road
Spraying:	Ellendale Road Tor Hill Road Bothwell township
Culverts / Drainage:	Clean culverts after storms <ul style="list-style-type: none"> • Rotherwood Road • Woodspring Road • Langloh Road • McGuires Marsh Road • Victoria Valley Road • Drainage Rayners Hill Road and install culvert. • Drainage Allport Road • Repair culvert Waddamana Road • Drainage Waddamana Village • Clean culverts Southernfield and extensions
Occupational Health and safety	<ul style="list-style-type: none"> • Monthly Toolbox Meetings • Day to day JSA and daily prestart check lists completed • Monthly workplace inspections completed. • Playground inspection
Bridges:	Green Valley Bridge tender evaluation
Refuse / recycling sites:	Cover Hamilton Tip twice weekly
Other:	<ul style="list-style-type: none"> • Repair walkway Westerway • Dig out defects Arthurs Lake Road • Landscaping and finish works at new Hamilton toilet block

	<ul style="list-style-type: none"> • Commence tree removal Thousand Acre Lane • Scrubbing vegetation Todds Corner • Install AED signage Miena X 3 • Install sign Arthurs Like Road • Clean up Bothwell waste transfer station • Remove fallen tree from 14 Mile Road • Remove fallen tree Bashan Road • Drainage Bothwell township • Hot mix holes Dennistoun Road • Commence footpath High Street • Guidepost Penstock Road • Install missing sign Reynolds Neck Road • Install traffic Counter Haulage Hill Road • Remove fallen tree from Mark Tree Road
Slashing:	<ul style="list-style-type: none"> • Thousand Acre Lane • Holmes Road • Dillions Road
Municipal Town Maintenance:	<ul style="list-style-type: none"> • Collection of town rubbish twice weekly • Maintenance of parks, cemetery, recreation ground and Caravan Park. • Cleaning of public toilets, gutters, drains and footpaths. • Collection of rubbish twice weekly • Cleaning of toilets and public facilities • General maintenance • Mowing of towns and parks • Town Drainage
Buildings:	
Plant:	<ul style="list-style-type: none"> • New Fuso truck arrived at Hamilton Works Depot • PM687 Western Star truck serviced and new tyres • PM783 Ford Ranger ute serviced • PM774 Cat Grader serviced • Nissan Xtrail serviced and new tyres • PM757 JCB Backhoe hose repairs x 3 • PM733 Komatsu grader serviced and new shoes on circle • PM676 Kobelco excavator hose repair • PM740 Hino tipper investigate over heating problem
Private Works:	<ul style="list-style-type: none"> • Gravel delivery Wetheron Pastoral • Brett Speed hire of excavator • Compass Dairy slasher hire • DKM Maintenance gravel delivery • Tomic gravel delivery • Will Bignell concrete premix

	<ul style="list-style-type: none"> • Miena Village water delivery • Waddamana Forrest gravel purchase • Tony Sutcliffe gravel purchase • G and S Builders gravel • J Tas Builders waste drop off • Andrea Datlen gravel purchase • Nancy Hoskinson gravel delivery
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties
Program for next 4 weeks	<ul style="list-style-type: none"> • Grading and sheeting Municipal roads • Culvert cleaning and drainage various roads • Works Bothwell waste transfer station • Tree removal Thousand Acre Lane

RESOLUTION: 07/11.2023/C

Moved: Cr Y Miller

Seconded: Cr R Cassidy

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

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

26.2 ROAD REPORT - MEADSFIELD AND TOR HILL ROADS

Report By

Jason Branch, Works & Services Manager

The Works and Services Manager has undertaken an inspection of Meadsfield & Tor Hill Roads and found the roads to be in a fair condition, there is some corrugation which is up the hill from Clairvax towards Bothwell. Both Councils supervisors are aware of the corrugation and maintenance work is scheduled in the works program to re grade the roads in the next few weeks.

The Works Supervisor contacted the Mayor to see if she would like to come on a road inspection of Meadsfield & Tor Hill Roads. The Mayor and Councillor Bailey, both attend the road inspection, and both agreed that the road was in fair condition.

NOTED

26.3 PATRICK STREET STORMWATER ISSUE

Report By

Jason Branch, Works & Services Manager

Council has had some concerns raised that there is a problem with the storm water getting away in a heavy or continuous rain from a storm water pit in Patrick Street after the recent upgrade works. Also, a resident has raised concerns that their storm water was also not getting away and overflowing from the down pipes onto their property.

Councils Works and Service Manager along with the Works Supervisor have been on site, on a number of occasions and observed the issue. The Works and Service Manager has contacted PDA (engineering consultant) and AWC (civil contractor) and held a site meeting on Friday the 10/11/2023.

Issues that will be addressed is the stormwater pit in Patrick Street will be changed to a grated pit to allow water to be able to flow freely as the current pit blocks too easy from gravel and debris.

A double side entry pit has been installed in Market Place and a new 300mm line straight across the Highland Lakes Road to eliminate flow going into the stormwater pit located in Patrick Street.

NOTED

26.4 COUNCIL HOUSE – 2 CUMBERLAND STREET, HAMILTON

Report By

Barry Harback, Works Supervisor

The house at 2 Cumberland Street, Hamilton has some roof problems in such a way the internal ceiling plaster has become affected.

A roof plumber was engaged to undertake an inspection of the roof and provide some options. He has reported the roof will need to be replaced and the ceiling plaster will also need to be replaced as it has black mould in some areas.

The roof plumber has advised as follows:

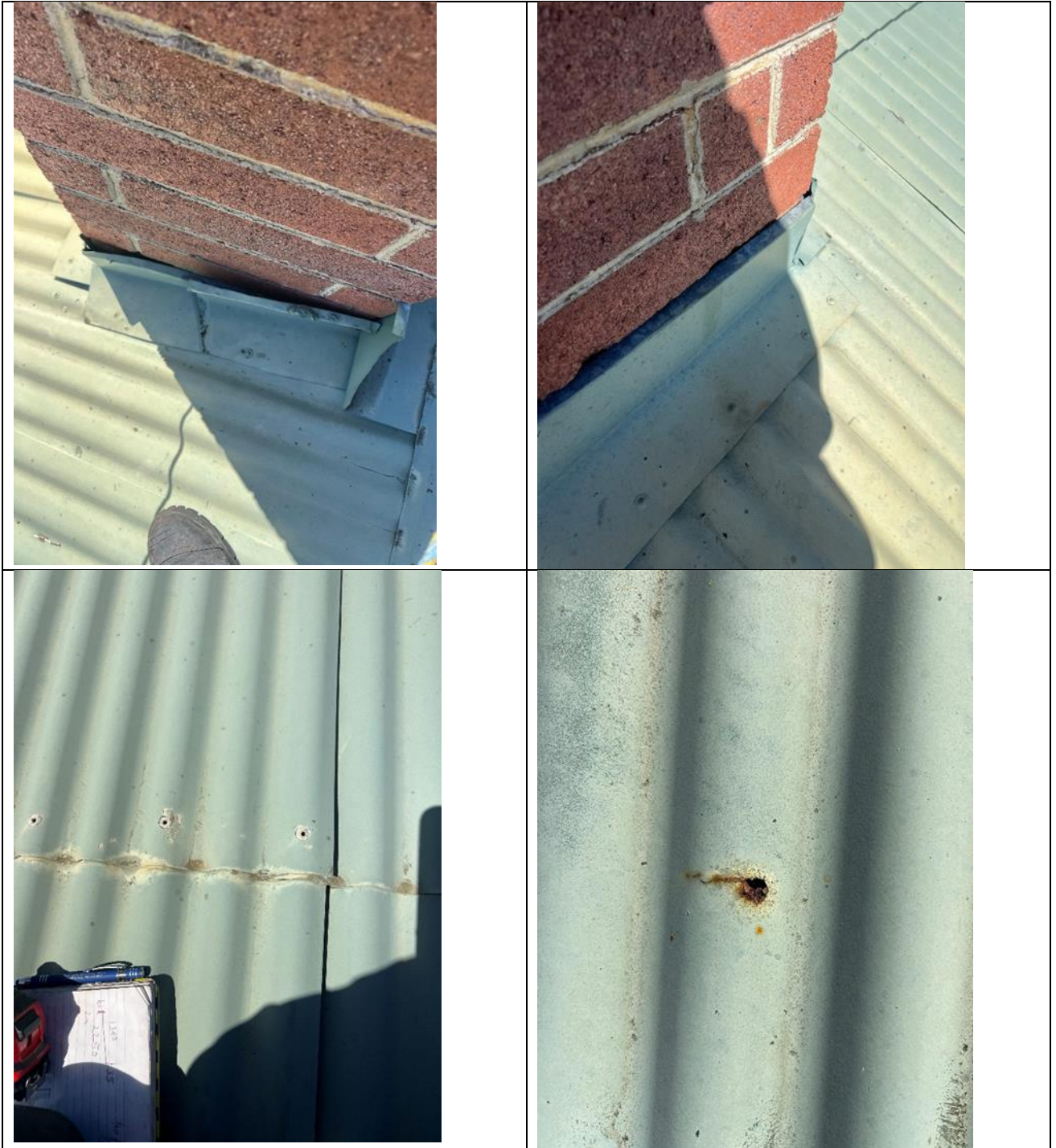
As you can see in the photos below,

- there are nails missing;
- holes in the roof, some have been patched and some have not been patched;
- there is corrosion on the joints of the sheets;
- chimney flashings are coming away from the chimney;

I would also recommend replacing the TV antenna as it is quite big and awkward and tied around the chimney.

Also, looking at the front of the dwelling on the left-hand side, there is a downpipe running onto the ground that may be causing some damage to the floor inside.







Quotes have been obtained and prices are as follows:

- Replace ceiling plaster in kitchen and patch hallway - \$10,000 (including paint)
- Replacement of roof - \$35,885.00

RESOLUTION: 08/11.2023/C

Moved: Cr A Bailey

Seconded: Cr R Cassidy

***THAT** Council allocate additional Capital Works funding in the 23/24 budget to replace the roof and undertake associated works at 2 Cumberland Street, Hamilton.*

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

26.5 ASH COTTAGE, 6899 LYELL HIGHWAY, OUSE

Report By

Barry Harback, Works Supervisor

On Friday the 22/9/2023 Council engaged Gutter Vac Tasmania to clean the gutters and do an inspection on the condition of the gutters and roof on the Council owned building at 6899 Lyell Highway Ouse (Ash Cottage).

The report come back to say that the gutters are of fair condition. The colour bond roofing is of very poor condition with rust holes in most of the sheets with some parts of installation being exposed.

The Acting Works and Services Manager, immediately engage a roof plumber to inspect the roof at 6899 Lyell Highway Ouse (Ash Cottage). The roof plumber come back and said the roof is of very bad condition and would recommend the roof to be replaced immediately to prevent further damage to the internals of the building.

Quotes have been obtained with the cost to replace the roof being \$22,285.88.





Roof and Gutter Report

Customer	Central Highlands Council	Date	23/9/2023
Job Address	Ash Cottage 6899 Lyell Highway Ouse		
Debris Loading	Light <input type="checkbox"/> Light to Moderate <input type="checkbox"/> Moderate <input type="checkbox"/> Moderate to High <input type="checkbox"/> High <input checked="" type="checkbox"/>		
Guttering	Good Condition	No issues with guttering.	
Down Pipes	Good Condition	No issues with down pipes.	
Roofing	Poor Condition	See comments below	
Shed	Good Condition	N/A.	
Outdoor Area	Good Condition	N/A.	
Garage/Carport	Good Condition	N/A.	
Remarks	<p>The debris loading here is extremely high on the driveway side due to trees and I would recommend a 6 monthly clean due to the large debris from the over-hanging gum tree.</p> <p>As has been previously noted - the roofing here has numerous breakage points due to rust and corrosion. Water will be entering the roof space which can lead to mould, mildew and fungus in the roof space. Recommend having roofing replaced to prevent moisture/mould/mildew building up in roofspace and being a potential hazard.</p> <p>We recommend a 6-monthly clean for your gutters.</p>		

Disclaimer

Gutter-Vac operators are not licensed roofers or plumbers and have only conducted a very basic visual inspection of your roof and gutters. The above information is not a specialist report and Gutter-Vac is not liable for any action or failed action resulting from those comments. If you have concerns about your roof, gutters or downpipes, you should contact a licensed roofer or plumber.

RESOLUTION: 09/11.2023/C

Moved: Cr A Bailey

Seconded: Cr Y Miller

THAT Council allocate additional Capital Works funding in the 23/24 budget to replace the roof and undertake associated works at Ash Cottage, 6899 Lyell Highway, Ouse.

CARRIED**For the Motion**

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

*Jason Branch, Works and Services Manager left the meeting at 11.24am.
Barry Harback, Works Supervisor left the meeting at 11.24am.*

27. ADMINISTRATION SERVICES**27.1 HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT FOR OCTOBER 2023****Report by**

Katrina Brazendale, Senior Administration/Community Relations Officer

Background

- Bothwell Playgroup

Playgroup Tasmania have commenced the Small Talk Program, this will conclude on 12 December 2023. Bothwell Playgroup has been well support 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 is also supporting 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 4. This will be held 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.

- RACT Driver Training

Discussions have been undertaken with the Bothwell District High School, various parents throughout the Municipality and RACT to undertake driver training in the Municipal area. I am anticipating that this will commence by the end of November. This will be funded through the Goldwind Grant.

- RSA Course

Council has had a request for further RSA training, the next one will be undertaken at Miena on 21st November 2023 with currently 14 participants listed to attend. This will be funded through the Goldwind Grant.

RESOLUTION: 10/11.2023/C

Moved: Cr J Honner

Seconded: Cr D Meacheam

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

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner, Cr D Meacheam; and Cr Y Miller.

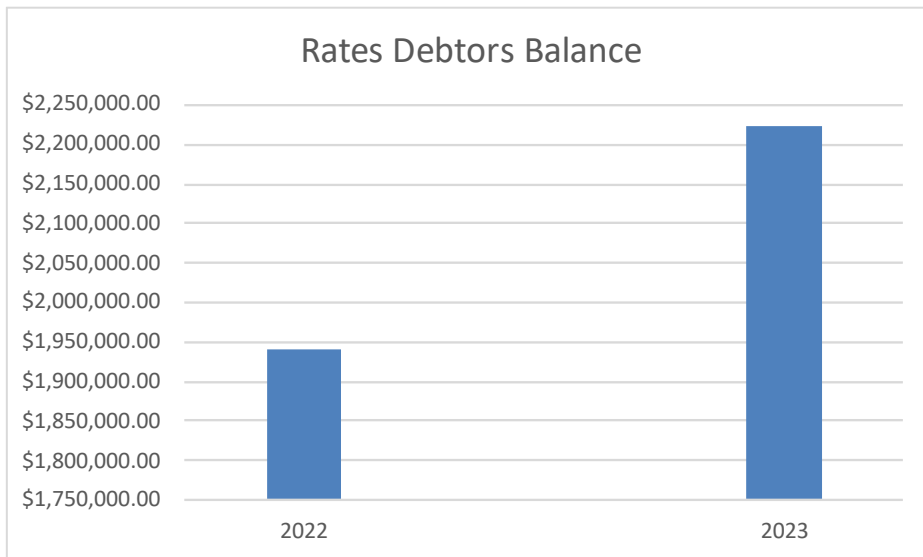
27.2 MONTHLY FINANCE REPORT TO 31 OCTOBER 2023

Report by

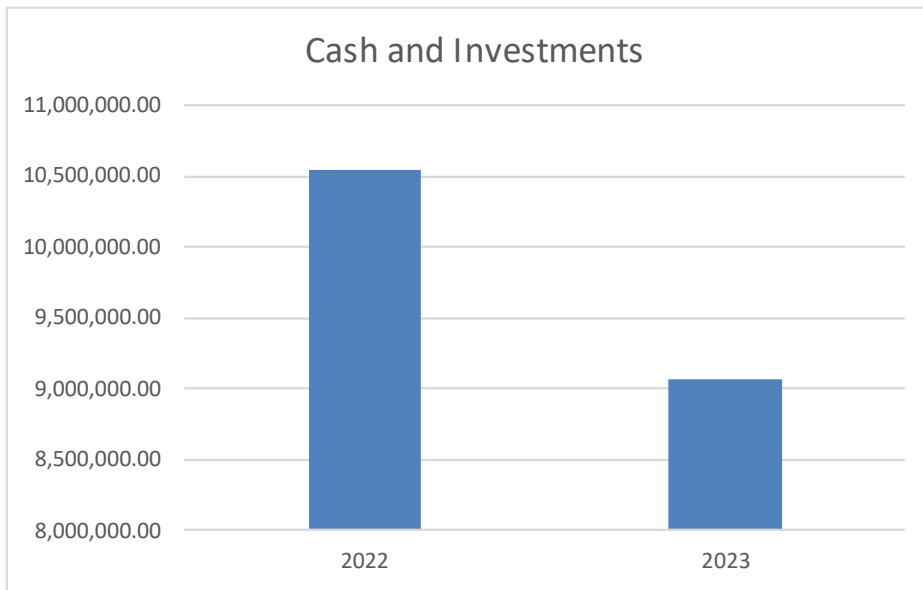
David Doyle, Contract Accountant

Background

<i>Rates Reconciliation as at 31 October 2023</i>				
		<u>2022</u>		<u>2023</u>
<i>Rates in Debit 30th June</i>		\$100,036.35		\$135,606.82
<i>Rates in Credit 30th June</i>		<i>-\$139,127.10</i>		<i>-\$171,244.88</i>
<i>Balance 30th June</i>		<i>-\$39,090.75</i>		<i>-\$35,638.06</i>
Rates Raised		\$4,088,619.14		\$4,473,690.61
Penalties Raised		\$13,296.33		\$15,306.58
Supplementaries/Debit Adjustments		\$7,972.47		\$6,548.44
Total Raised		\$4,070,797.19		\$4,495,545.63
<i>Less:</i>				
Receipts to Date		\$2,013,883.01		\$2,110,107.38
Pensioner Rate Remissions		\$109,399.55		\$117,916.83
Remissions/Supplementary Credits		\$6,631.61		\$9,058.10
<i>Balance</i>		<i>\$1,940,883.02</i>		<i>\$2,222,825.26</i>



BANK ACCOUNT BALANCES AS AT 31 OCTOBER 2023					BALANCE	
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2022	2023
11100 Cash at Bank and on Hand						
11105	Bank 01 - Commonwealth - General Trading Account				393,600.67	1,840,341.14
11106	Bank 02 - Westpac - Direct Deposit Account				18,321.21	812,608.95
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				412,471.88	2,653,500.09
11200 Investments						
11207	Bank 05	87 Days	4.69%	22/12/2023	4,007,101.37	3,067,638.05
11207	Bank 06	30 Days	4.10%	3/11/2023	2,009,785.21	1,072,905.82
11214	Tascorp	183 Days	4.75%	21/12/2023	78,294.58	80,346.47
11216	Bank 16	60 Days	4.38%	13/12/2023	4,033,133.59	2,194,375.32
11299	TOTAL INVESTMENTS				10,128,314.75	6,415,265.66
TOTAL BANK ACCOUNTS AND CASH ON HAND					10,540,786.63	9,068,765.75



Bank Reconciliation as at 31 October 2023			
	2022		2023
Balance Brought Forward	\$11,182,308.09		\$9,710,151.06
Receipts for month	\$236,405.50		\$154,353.14
Expenditure for month	\$877,926.96		\$795,738.45
Balance	\$10,540,786.63		\$9,068,765.75
Represented By:			
Balance Commonwealth Bank	\$399,612.81		\$1,837,433.19
Balance Westpac Bank	\$19,011.21		\$812,608.95
Investments	\$10,128,314.75		\$6,415,265.66
Petty Cash & Floats	\$550.00		\$550.00
	\$10,547,488.77		\$9,065,857.80
Plus Unbanked Money	\$0.00		\$2,907.95
	\$10,547,488.77		\$9,068,765.75
Less Unpresented Cheques	\$0.00		\$0.00
Unreceipted amounts on bank statements	\$6,702.14		\$0.00
	\$10,540,786.63		\$9,068,765.75

	BUDGET	ACTUAL TO	ACTUAL TO	% OF BUDGET	BALANCE OF
	2023/2024	31-Oct-22	31-Oct-23	SPENT	BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN HAMILTON	\$1,697,621	\$618,374	\$641,312	37.78%	\$1,056,308
ELECTED MEMBERS EXPENDITURE(AMEH)	\$181,554	\$58,223	\$88,381	48.68%	\$93,174
MEDICAL CENTRES(MED)	\$121,900	\$32,223	\$33,735	27.67%	\$88,165
STREET LIGHTING(STLIGHT)	\$41,000	\$8,921	\$9,517	23.21%	\$31,483
ONCOSTS	(\$279,933)	\$85,809	(\$64,781)	23.14%	(\$215,152)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$323,750	\$62,061	\$119,678	36.97%	\$204,072
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,085,892	\$865,611	\$827,842	39.69%	\$1,258,051
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
				237.14%	
ADMIN BOTHWELL	\$286,795	\$76,070	\$105,776	36.88%	\$181,019
ENVIRON HEALTH SERVICES (EHS)	\$31,300	\$6,343	\$10,263	32.79%	\$21,037
ANIMAL CONTROL(AC)	\$11,300	\$849	\$4,422	39.13%	\$6,878
PLUMBING/BUILDING CONTROL (BPC)	\$204,463	\$41,653	\$46,549	22.77%	\$157,915
SWIMMING POOLS (POOL)	\$53,151	\$3,800	\$3,422	6.44%	\$49,728
DEVELOPMENT CONTROL (DEV)	\$192,000	\$48,462	\$61,846	32.21%	\$130,154
WASTE SERVICES	\$874,519	\$202,318	\$274,149	31.35%	\$600,369
ENVIRONMENT PROTECTION (EP)	\$49,440	\$88,196	\$4,786	9.68%	\$44,654
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,702,968	\$467,691	\$511,214	30.02%	\$1,191,754
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$160,734	\$45,538	\$60,213	37.46%	\$100,521
CEMETERY (CEM)	\$23,800	\$5,464	\$7,049	29.62%	\$16,751
HALLS (HALL)	\$56,969	\$22,534	\$34,511	60.58%	\$22,458
PARKS AND GARDENS(PG)	\$75,329	\$28,694	\$38,663	51.33%	\$36,666
REC. & RESERVES(Rec+tennis)	\$100,745	\$26,113	\$56,402	55.99%	\$44,343
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$152,400	\$57,151	\$69,573	45.65%	\$82,827
HOUSING (HOU)	\$100,258	\$52,636	\$58,172	58.02%	\$42,086
CAMPING GROUNDS (CPARK)	\$17,580	\$4,413	\$5,233	29.77%	\$12,347
LIBRARY (LIB)	\$1,267	\$1,020	\$1,852	146.18%	(\$585)
ROAD MAINTENANCE (ROAD)	\$1,037,200	\$560,386	\$543,403	52.39%	\$493,797
FOOTPATHS/KERBS/GUTTERS (FKG)	\$9,580	\$5,012	\$5,260	54.91%	\$4,320
BRIDGE MAINTENANCE (BRI)	\$23,316	\$185	\$2,986	12.81%	\$20,330
PRIVATE WORKS (PW)	\$44,600	\$32,517	\$26,708	59.88%	\$17,892
SUPER. & I/D OVERHEADS (SUPER)	\$757,839	\$145,933	\$200,205	26.42%	\$557,634
QUARRY/GRAVEL (QUARRY)	(\$194,500)	(\$55,318)	(\$59,579)	30.63%	(\$134,921)
NATURAL RESOURCE MANAGEMENT(NRM)	\$136,000	\$56,060	\$47,067	34.61%	\$88,933
SES (SES)	\$2,000	\$318	\$502	25.11%	\$1,498
PLANT MTCE & OPERATING COSTS (PLANT)	\$500,000	\$221,211	\$321,689	64.34%	\$178,311
PLANT INCOME	(\$710,000)	(\$339,311)	(\$417,160)	58.75%	(\$292,840)
DRAINAGE (DRAIN)	\$32,000	\$17,865	\$20,053	62.66%	\$11,947
OTHER COMMUNITY AMENITIES (OCA)	\$28,553	\$18,819	\$19,084	66.83%	\$9,470
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$15,969	\$7,327	19.80%	\$29,673
FLOOD REPAIRS		\$17,876	\$0		
TOTAL WORKS & SERVICES	\$2,392,672	\$941,085	\$1,049,215	43.85%	\$1,343,456

DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,085,892	\$865,611	\$827,842	39.69%	\$1,258,051
Dev. & Environmental Services	\$1,702,968	\$467,691	\$511,214	30.02%	\$1,191,754
Works & Services	\$2,392,672	\$941,085	\$1,049,215	43.85%	\$1,343,456
Total All Operating	\$6,181,531	\$2,274,387	\$2,388,270	38.64%	\$3,793,261
CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$10,000	\$21,084	\$0	0.00%	\$10,000
Equipment	\$5,000	\$5,578	\$0	0.00%	\$5,000
Miscellaneous	\$5,000	\$0	\$0	0.00%	\$5,000
	\$20,000	\$26,662	\$0	0.00%	\$20,000
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$15,000	\$0	\$0	0.00%	\$15,000
	\$15,000	\$0	\$0	0.00%	\$15,000
WORKS & SERVICES					
Plant Purchases	\$940,000	\$342,711	\$60,890	6.48%	\$879,110
Camping Grounds	\$0	\$0	\$0		\$0
Public Conveniences	\$333,334	\$46,865	\$58,710	17.61%	\$274,624
Bridges	\$648,000	\$0	\$0	0.00%	\$648,000
Road Construction & Reseals	\$2,818,000	\$187,386	\$211,480	7.50%	\$2,606,520
Drainage	\$780,000	\$0	\$175,138	0.00%	\$604,862
Parks & Gardens Capital	\$73,000	\$40,186	\$16,110	22.07%	\$56,890
Infrastructure	\$184,000	\$0	\$40,209	21.85%	\$143,791
Footpaths, Kerbs & Gutters	\$443,000	\$6,833	\$8,111	1.83%	\$434,889
Rec Grounds	\$810,000	\$0	\$0	0.00%	\$810,000
Halls	\$198,000	\$0	\$2,623	1.32%	\$195,377
Buildings	\$845,169	\$77,557	\$430,579	50.95%	\$414,590
	\$8,072,503	\$701,539	\$1,003,849	12.44%	\$7,068,654
TOTAL CAPITAL WORKS					
Corporate Services	\$20,000	\$26,662	\$0	0.00%	\$20,000
Dev. & Environmental Services	\$15,000	\$0	\$0	0.00%	\$15,000
Works & Services	\$8,072,503	\$701,539	\$1,003,849	12.44%	\$7,068,654
	\$8,107,503	\$728,201	\$1,003,849	12.38%	\$7,103,654

Comprehensive Income Statement						
31/10/2023						
Recurrent Income	Budget 2022-2023	Actual to date prior year	Actual to Date	Budget 2023-2024	Variation from YTD Budget %	Comments
Rates Charges	\$4,088,847	\$4,088,619	\$4,469,305	\$4,469,863	(0)%	
User Fees	\$370,250	\$101,948	\$80,615	\$355,450	(11)%	
Grants - Operating	\$928,852	\$211,729	\$104,541	\$124,860	50%	
Other Revenue	\$354,200	\$156,231	\$266,425	\$453,200	25%	
Grants received in Advance	\$2,044,477		\$3,031,386	\$2,998,566		FAGs received Jun 2023 for 2023/24
Total Revenues	\$7,786,626	\$4,558,527	\$7,952,272	\$8,401,939	61%	
Expenditure						
Employee Benefits	\$2,005,037	\$716,840	\$755,003	\$2,553,663	(4)%	
Materials and Services	\$2,089,353	\$800,070	\$753,326	\$2,012,016	4%	
Other Expenses	\$1,699,645	\$766,854	\$867,843	\$1,715,852	17%	
Depreciation and Amortisation	\$2,130,000	\$723,469	\$820,068	\$2,260,000	3%	
Total Expenditure	\$7,924,035	3,007,233	3,196,240	8,541,531	4%	
Operating Surplus(Deficit)	(137,409)	1,551,294	4,756,031	(139,593)		
Capital Grants & Other	\$2,379,150	\$258,248	\$123,100	\$2,407,078		
Surplus(Deficit)	2,241,741	1,809,542	4,879,131	2,267,485		
Capital Expenditure	\$5,561,522	\$728,201	\$1,003,849	\$8,107,503		

DONATIONS AND GRANTS 2022-23

Date	Details	Budget	Australia Day, ANZAC Day, Hamilton Show	Childrens Services	Community Grants \ Donations	Event Development and Sponsorship	Further Education Bursaries and School Support	General Items	Church Grants	Tourism	TOTAL
	Community & Economic Development Support	\$4,133									
	Support/Donations	\$9,640									
	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 power	\$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	\$0									
	Contribution Children's Services Bothwell	\$500									
31/07/2023	Brighton Family Day Care	\$5,000		5,000.00							5,000.00
17/08/2023	Lions Club of Hobart	\$360						360.00			
7/09/2023	Highlands Digest Support	\$10,800						10,800.00			
5/10/2023	Great Lake Volunteer Fire Brigade	\$867			867.00						
YEAR TO DATE EXPENDITURE			0.00	5,000.00	867.00	0.00	0.00	11,160.00	0.00	0.00	17,027.00
BUDGET		\$177,600	13,500.00	10,500.00	10,000.00	41,000.00	4,800.00	84,800.00	5,000.00	8,000.00	177,600.00

RESOLUTION: 11/11.2023/C**Moved:** Cr J Honner**Seconded:** Cr Y Miller**THAT** the Monthly Finance Report to 31 October 2023 be received.**CARRIED**

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.3 REQUEST FOR RATES REMISSION**Report by**

Adam Wilson, Acting General Manager

Background

Correspondence has been received from rate payers that purchased the property located at 316 Lower Marshes Road, Apsley. The owner states that their purchase of the property was to prevent the sale and removal of the deconsecrated St. Bartholomew's Church and associated cemetery. The owner currently maintains the Church building and operates the cemetery. This includes building maintenance, maintenance of existing graves, payment of rates and charges and covering the cost of public liability insurance. The cemetery is rarely used (last burial was over 16 years ago). This cemetery is maintained completely independently from the Church. Members of the public have access to the site at all times, and through the retention of this operational cemetery, local members of the community are able to be buried near family members.

For the last 3 years Council has provided the owner of the property with a remission of their general rates.

RESOLUTION: 12/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT Council remit the General Rates on property located at 316 Lower Marshes Road, Apsley.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.4 STATE GRANTS COMMISSION DISCUSSION PAPER DP23-01 - REVIEW OF FINANCIAL ASSISTANCE BASE GRANT METHODOLOGY**Report by**

Adam Wilson, Acting General Manager

Background

Ivan Dzelalija the Principal Policy Analyst and Executive Officer of the State Grants Commission has written to the General Manager regarding the State Grants Commission - Discussion Paper DP23-01 - Review of Financial Assistance Base Grant Methodology.

In 2022-23, the Commission issued the following two Conversation Starters:

- CS23-01 - Allocation of a share of the Base Grant on a per capita basis; and
- CS23-02 - Adjusting councils assessed expenditure requirements to allow for the service population being greater than the resident population.

The Commission has since prepared the attached Discussion Paper which examines these issues in more detail.

The Commission has examined the impacts of changing its approach to preparing recommendations for the allocation of the base grant component of the Financial Assistance Grants, following the generally positive feedback from two Conversation Starters issued in December 2022 and February 2023.

These proposed changes relate to the allocation of a share of the base grant on a per capita basis and basing councils' expenditure requirements on estimates of the service population.

This paper examines how the Commission's 2023-24 recommendations for the allocation of the base grant would have been different:

- if the Commission no longer allocates 30 per cent of the base grant to all councils on a per capita basis; and
- if the Commission bases councils' expenditure requirements on estimates of the population they service and not the resident population as estimated by the Australian Bureau of Statistics.

Removing the per capita allocation to all councils of 30 per cent of the base grant would result in significantly different grant recommendations for several councils by making available a greater share of the base grant to be allocated according to relative need. It would lead to lower base grant recommendations for the more populous councils with low assessed relative need. For example, it would have reduced the recommended grants for 2023-24 by around \$265 000 per year in the case of Devonport City Council and by almost \$150,000 for Brighton Council.

By contrast, the recommended base grants for the smaller councils with high assessed relative need would be significantly increased, such as up by just over \$160,000 for the Southern Midlands Council for 2023-24 and by just under \$150,000 for West Coast Council.

Basing expenditure requirements on estimates of the service population rather than the resident population would have resulted in increased grant recommendations for 2023-24 for those councils with a proportionately large number of holiday properties. These include Glamorgan-Spring Bay (up by around \$450,000), Central Highlands (up by just over \$330,000) and Tasman (up by almost \$290,000).

The councils with the largest decreases are those councils with larger populations with a relatively small share of dwellings that are estimated to be not occupied by residents. These include West Tamar (down by almost \$195,000), Huon Valley (down by almost \$185,000) and Latrobe (down by around \$170,000).

This paper also reports on the impact on recommendations of implementing both new approaches. The largest increases in recommendations would be for Central Highlands (up by just over \$470,000), Glamorgan-Spring Bay (up by almost \$460,000), and Tasman (up by just over \$360,000).

The councils with the largest decreases are those councils with larger populations, excluding the minimum grant councils, with a relatively small share of dwellings that are estimated to be not occupied by residents. These include West Tamar (down by just over \$325,000), Devonport (down by just over \$270,000) and Huon Valley (down by around \$250,000).

For both changes, the base grant recommendations for the five minimum grant councils, namely Hobart, Clarence, Kingborough, Glenorchy and Launceston, would not be affected.

The Commission is seeking feedback from Central Highlands Council on the proposed changes, which will be used to inform its decision making. Council is encouraged to provide written responses by 15 December 2023.

RESOLUTION: 13/11.2023/C

Moved: Cr D Meacheam

Seconded: Cr Y Miller

THAT Councillors provide their comment on the State Grants Commission - Discussion Paper DP23-01 - Review of Financial Assistance Base Grant Methodology to the General Manager by Friday the 8 December 2023, so that Council can provide comments to the State Grants Commission before Friday, 15 December 2023.

CARRIED**For the Motion**

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.5 DRAFT TASMANIA FIRE AND EMERGENCY SERVICE BILL**Report by**

Adam Wilson, Acting General Manager

Background

Dion Lester the Chief Executive Officer of the Local Government Association of Tasmania has written to the General Manager regarding the Fire and Emergency Service Bill.

On 28 September 2023 the State Government released the draft Tasmania Fire and Emergency Services Bill which amongst other things, establishes the Tasmanian Fire and Emergency Service (TFES).

The TFES will consist of the Tasmania Fire Service – as a division established under the previous Fire Service Act 1979 (repealed) and State Emergency Services to continue under the Emergency Management Act 2006.

The Bill also includes a new funding model. The funding model proposes a “simple, fair and sustainable model” to fund the fire and emergency services in accordance with the recommendation from The Blake Review, and feedback on the Treasury Options Paper.

The proposed funding model in the draft Tasmania Fire and Emergency Services Bill:

- abolishes the Insurance Fire Levy,
- simplifies the property-based levy (currently known as the Fire Service Contribution, which is collected via council rates), and
- continues the existing Motor Vehicle Levy in its current form but extends it to include motorcycles.

Property - Based Levy

The new fire and emergency service levy will be calculated using a property's Assessed Annual Value (AAV) multiplied by the relevant land classification rate and will continue to be collected via council rates.

Section 50 of the Bill determines the Treasurer will publish the AAV rate determination for each land classification by 31 May for the financial year starting 1 July in that year.

The Consultation Paper released by the State Government provides two options:

- Option 1 – set a single rate across Tasmania, or
- Option 2 – set a two-tiered rate across Tasmania depending on whether you live in a rural or urban area.

	Summary	LGAT Comment
Option 1 Single rate across Tasmania	<p>This option proposes all residential properties across Tasmania pay a fixed amount of 1%.</p> <p>As part of equalising the current payment model, some areas of the state will be impacted.</p> <p>To mitigate this, the Government will introduce a Rural Transition Guarantee of \$100 to eligible regional households to support the transition years. This would initially be a fixed-term initiative.</p> <p>A list of the areas is available here.</p> <p>The proposal includes different rates for other classifications. This is to recognise that the fire and emergency response at commercial and industrial premises are often of greater risk or complexity to respond to than residential property.</p> <p>The proposed rates range from 0.5% to 3.2%.</p>	LGAT is seeking access to the treasury modelling to support councils reviewing this option.

	Summary	LGAT Comment
Option 2 Two-tiered rate	<p>This option proposes two rates – one urban and regional.</p> <p>The outcome of this option would be urban areas continuing to pay similar rates as they do now, but the rate would be standardised removing inequities between cities.</p> <p>Regional areas would see a smaller increase than option one but equalisation would be met between rural areas.</p> <p>The proposed rates in this option range from 0.5% to 3.2%</p>	<p>LGAT is seeking access to the treasury modelling to support councils reviewing this option.</p>

In addition to the funding model several other changes are proposed through the new legislation. These are summarised below:

Legislative reference	Summary	LGAT Comment
Section 17 Establish the State Fire and Emergency Service Committee	<p>The State Fire Commission will become the State Fire and Emergency Service Committee.</p> <p>The committee will be Ministerially appointed, reporting directly to the new Commissioner.</p> <p>Local Government had a position prescribed and</p>	<p>The membership list of the TFES Bill is less prescriptive, with reference to between 8 to 12 members being appointed.</p> <p>Schedule 1 of the Bill outlines the membership of the committee with no identification of actual members.</p>

Legislative reference	Summary	LGAT Comment
	appointed by the Governor in the <i>Fire Services Act</i> .	<p>Local Government representatives currently sit on the State Fire Commission and the State Fire Management Council.</p> <p>There should be a Local Government representative on the new committee given Local Government's role in collecting the levy, emergency management and in supporting community preparedness and building community resilience.</p>
Section 18 Other committees	The Bill provides for the Commissioner to establish other committees as the TFES Commissioner considers appropriate.	<p>The <i>Fire Services Act</i> established the State Fire Management Council which included a Local Government representative.</p> <p>The establishment of any committee should consider and include where relevant a Local Government representative.</p>
Section 46 Funding of TFES	Funding is only to be used for the purpose of the TFES and its functions under the TFES Act or any other prescribed function or purpose relating to EM. As noted above the Insurance Fire Levy has been abolished and replaced with a property-based levy; the Motor Vehicle Levy remains	<p>LGATs 2021 submission to the Blake <i>Fire Services Act</i> Review and Treasury option Paper called for:</p> <ul style="list-style-type: none"> • A property-based levy was generally supported but it was noted that not all councils use the AAV model.

Legislative reference	Summary	LGAT Comment
	and has been extended to include motorcycles.	<ul style="list-style-type: none"> • The Levy must not to constitute the majority of base funding, the State Government needs to commit to this essential service through appropriation. • A sustained education campaign from the State Government to ensure rate payers understand it is a state tax. • Ring fencing of levy funds must be legislated. • The 4% administration fee paid to councils to administer the levy should not be reduced. <p>Whilst some of the feedback from LGATS previous submissions have been included the following are areas LGAT seeks further clarity on:</p> <ul style="list-style-type: none"> • Alternative options to the AAV model for councils who do not use this rating method. • The rate of the administration fee. • Sustained education campaign.

Legislative reference	Summary	LGAT Comment
		<p>In addition, LGAT will seek clarification if:</p> <ul style="list-style-type: none"> • SES Volunteer unit funding currently provided by Councils via MOUs is replaced by the new funding model. • Asset ownership for SES assets
Section 49 TFES – Property Levy	A council is to charge the levy on eligible property as defined in Clause 48.	LGAT will seek clarity on exemptions.
Section 50 Treasurer to determine AAV rates	The Treasurer will publish AAV rate determination by 31 May based on land classification.	<p>The current fire service levy is set by the State Fire Commission.</p> <p>The Bill transfers this responsibility to the Treasurer with the determination to be complete by 31 May each year.</p> <p>Movements in the levy should be communicated to councils well in advance of preparing their annual budget.</p>
Section 51 Administration of TFES – Property Levy	Each financial year a council is to provide the TFES Commissioner with the TFES property levy collected by the council in the prescribed manner.	The Bill has no prescribed payment intervals which was previously legislated as quarterly.

General Comments

Section 47 and 51 reference regulations – these may be made by the Governor as per section 86.

Section 74 allows the Commissioner to invoice via a Council a property owner who has not acted on an abatement notice service by the Council and the TFES responds to a fire at the property.

Review – An independent review is to be undertaken of the operation of the Act to be completed before the 5th anniversary.

The Tasmania Fire Service website provides the following information:

<https://www.fire.tas.gov.au/reform/what-is-changing/>

What is changing?

The new Tasmania Fire and Emergency Service Bill provides the flexibility and adaptability required for legislation to remain contemporary and more efficient to administer. This is critical for an emergency service organisation.

The Bill enables the following reform:

The Tasmania Fire Service (TFS) and the State Emergency Service (SES) will formally unite to become the Tasmania Fire and Emergency Service (TFES).

Importantly, our fire and emergency service workers will still be easily identifiable as they will continue to proudly wear their respective TFS and SES uniforms.

The new TFES will be led by the Commissioner, Tasmania Fire and Emergency Service. The Commissioner, Tasmania Fire and Emergency Service will report directly to the Minister, for Police, Fire and Emergency Management and will be empowered to oversee the workforce and the budget for the TFES.

The TFES will be one of two operational pillars of the Department of Police, Fire and Emergency Management (DPFEM).

The authorities legislated for the current State Fire Commission (SFC) will be transferred to the new Commissioner. The SFC will become the State Fire and Emergency Service Committee.

The State Fire and Emergency Service Committee will be Ministerially appointed and included in legislation and will report directly to and support the new Commissioner. The membership will grow and include representatives from SES and other emergency service providers.

Our hard-working emergency services volunteers will be provided with greater protections under the new legislation.

The Bill also includes an equitable, sustainable and fair funding model to support our TFES in the work they do to keep Tasmanians safe.

The world our fire and emergency services operate in has changed. We have to plan for the impact of climate change which will see more frequent and longer emergencies. The reviews of the Fire Service Act 1979 have highlighted the need for a stable, predictable and fair funding model to support our emergency service leaders to plan, respond to and transition to recovery after an emergency.

The following information will provide you with all you need to know about the new Funding model for the Tasmania Fire and Emergency Service that is legislated in the Bill:

The new funding model.

The way our fire and emergency services are funded will be changing. The new Tasmania Fire and Emergency Service Bill will ensure our fire and emergency services are funded appropriately now, and into the future.

Why do we need a new funding model?

The existing arrangements are in accordance with a complicated and narrow funding model first introduced in 1979. These arrangements have not changed to reflect the current operation of our fire and emergency service functions, including greater mobility, technology changes, longer fire seasons, increased response duration, and the impact of climate change. The current arrangements do not include funding for the State Emergency Service, which is also not currently funded in an appropriate or sustainable way.

Our emergency services currently rely on seven different funding streams, including three levies: insurance fire levy, a property-based levy, and a motor vehicle levy.

The Blake Review, and feedback on the Treasury Options Paper, highlighted that the current funding arrangements are complex and not fit for purpose, with recommendations that the insurance fire levy should be replaced with a property-based levy.

Insurance based taxes are widely considered to be inefficient given the additional cost they apply to insurance premiums and how they distort behaviour by deterring businesses from taking out sufficient insurance. They are also an unstable funding stream as they only apply to certain insurance policies and it is not compulsory to have an insurance policy.

Under the current model the property-based levy (known as the fire service contribution, which is paid through your council rates) is based on the brigade classification system. This means if you own a property near a career brigade, you pay more than someone who lives near a volunteer brigade. There are also different rates depending on which council area you live in.

This is significantly outdated – our fire and emergency services (career or volunteer) respond to everyone in our community equally and without hesitation. They don't take any boundaries into consideration when they respond. Ultimately it means that some people pay less than others but receive the same high-quality service.

What is the new model?

The draft TFES Bill proposes a simple, fair, and sustainable model to fund our fire and emergency services in accordance with the recommendations from The Blake Review, and feedback on the Treasury Options Paper. This model ensures both TFS and SES are funded appropriately now, and into the future.

The proposed funding model in the TFES Bill:

- abolishes the Insurance Fire Levy;
- simplifies the property-based levy (currently known as the Fire Service Contribution, which is paid through your council rates); and
- continues the existing Motor Vehicle Levy in its current form but extends it to include motorcycles.

The Motor Vehicle Levy

The current Motor Vehicle Levy will become the Motor Vehicle Fire and Emergency Service Levy and will be extended to include motorcycles.

In 2023-24 the fee per registered vehicle is \$21, and this fee will continue to be indexed annually with movements in CPI. If you currently receive a concession on your Motor Vehicle Fire Levy, the concession will continue to apply to the Motor Vehicle Fire and Emergency Service Levy.

Concession Rate Increase

The Tasmanian Government is proposing to increase the concession rate for the Fire and Emergency Service Levy and the Motor Vehicle Fire Levy from 20% to 30%.

The eligibility criteria for a concession will not change.

How is the new version of the property-based levy calculated?

The new fire and emergency service levy will be calculated using a property's Assessed Annual Value (AAV) (found on your council rates notice) multiplied by the relevant land classification rate. The land classifications are based on land usage.

Your levy = your AAV x your land classification rate (refer to the Proposed land classification rates table) – your concession*

*if you are eligible for a government concession

The fire and emergency service levy will replace the current Fire Contribution Levy on your council rates notice.

What is the current fire service contribution funding model?

The *Fire Service Act 1979* prescribes the current funding arrangements for the State Fire Commission (SFC), which is the governing body for the TFS.

As noted in the Blake Review, these arrangements are extremely complex and highly prescriptive, with funding being provided from a range of sources.

This includes a property-based levy. Under this levy, where you live determines what you pay for the fire service. As a result, some households pay \$44 per annum, and some paying over \$400 per annum. This is because the rates are currently set according to the local government area where a property is, and whether it is supported by a career, volunteer or retained brigade.

However, our fire and emergency services do not operate this way and will regularly move in and out of local government boundaries to provide emergency response. For example, large regional fires often receive career brigades and aircraft response, or a motor vehicle accident will have the first crew available attend.

The following table demonstrates the inequities – this includes that there are inequities across local government areas, as well as inequities across urban and regional areas.

Table 1 – Examples – Current Funding Model Inequities

Location	Classification Rate	Cost for an average AAV
Burnie	1.4%	\$268
Devonport	1.2%	\$219
Hobart	0.89%	\$160
West Launceston	1.1%	\$208
Glenorchy	1.1%	\$206
Ulverstone	0.35%	\$64
New Norfolk	0.31%	\$44

St Helens	0.37%	\$52
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To resolve these inequities, the Blake Review (2020) provided 16 recommendations for funding reform, and consultation on models was undertaken in 2022. As a result of the feedback from the consultation, the Government is proposing two models that are possible for implementation under the current draft Bill, which is also available for consultation.

The current model results in high levels of funding uncertainty and variability for the TFS and SES on a yearly basis. This means funding projections can vary significantly from future deficit (as per the 2021-22 Corporate Plan), to projected surplus (as per the 2022-23 Corporate Plan), which stifles service planning, restricts investment in facilities and equipment, reduces the support available for volunteers, and impacts on important work like fuel reduction activity.

Current arrangements are not sustainable or effective to support an emergency service that needs to grow and invest regularly in new equipment to provide lifesaving services and meet the needs of the future.

This is why Tasmania needs a fairer approach to funding its fire and emergency services to allow the TFES to effectively plan and deliver services for all Tasmanians.

We are proposing to:

- Remove the insurance-based levy
- Reform the property-based levy
- Keep the motor vehicle levy and include motorcycles in this levy

Property based levies are used extensively in most other jurisdictions. Tasmania's emergency response resourcing is therefore at significant risk in the future if action is not taken.

To achieve this, we are proposing two options:

- Option 1 – set a single rate across Tasmania, or
- Option 2 – set a two-tiered rate across Tasmania depending on whether you live in a rural or urban area.

New funding model rate option 1 - set a single rate across Tasmania.

To resolve the current situation where Tasmanians pay more than 29 different property rates (see table 1), the Government proposes that all residential properties pay a fixed amount – 1%.

This means no matter where you live in Tasmania, everyone is paying the same rate.

For a property with an average AAV, this would therefore be \$180. If you have a higher value AAV, you will pay more. If you have a lower value AAV, you will pay less.

In doing this we can be confident that Tasmania has a fair and sustainable funding model that is applied equitably across Tasmania.

As part of equalising the current payment model we are proposing there would be different rates for other land classifications. This is to recognise that the fire and emergency response at commercial or industrial premises are often of greater risk or complexity to respond to than residential property.

Table 2 – Proposed Land Classifications – Option 1

Land Classification	Rate
Commercial	2.4 %
Community Services	0.5 %
Industrial	3.2 %
Other	0.5 %
Primary Production	2.4 %
Residential	1.0 %

New funding model rate option 2 - set a two-tiered rate across Tasmania.

Option 2 proposes a two-tiered rate to be introduced across Tasmania with one rate for urban areas, and another for regional areas.

The outcome of Option 2 would be that urban areas continue to pay similar rates as they do now – but the rate would be standardised removing inequities between cities.

For regional areas there will be a smaller increase than under Option 1, but the goal of equalisation for these areas would still be achieved meaning there is greater equity between rural areas.

In practice, this will result in regions paying less than a pensioner in an urban area.

The proposed two-tier system is in Table 3.

Table 3 – Proposed Land Classifications – Option 2

Land Classification	Rate
Commercial	2.6 %
Community Services	0.6 %
Industrial	3.4 %
Other	0.6 %
Primary Production	1.2 %
Residential (Urban)	1.2 %
Residential (Rural)	0.6%

Local Government Association of Tasmania have negotiated an extension until Friday 1st December for submission on the Bill.

The Minister for Police, Fire and Emergency Management is keen to receive feedback both on the current components of the Bill and Levy options, but also alternative solutions to ensure a fairer and more sustainable funding model going forward.

Council is encouraged to provide a written responses to the Minister for Police, Fire and Emergency Management by 1 December 2023.

Felix Ellis, Minister for Police, Fire and Emergency Management

11 November 2023

Fire and Emergency Service Working Group to tackle the challenge for our future

The Tasmanian Government has heard loud and clear the concerns raised by Tasmanians in relation to its proposed fire levy models and will establish a working group to develop a new model that Tasmanians support.

Minister for Police, Fire and Emergency Management, Felix Ellis, said it is crucial we get reforms to the fire and emergency service levy right.

“We heard the concerns, and we are listening.

“I am grateful for the frank and fearless feedback raised by Tasmanians in relation to the fire and emergency service levy and will establish a working group to work together on a model that strikes the right balance for Tasmania.

“We have been clear from the get-go that we wanted to hear from Tasmanians and encouraged their feedback as part of the consultation,” Minister Ellis said.

“On Wednesday this week I met with business, industry, local government, unions and community leaders who attended a TFES Roundtable Forum.

“We are committed to continue listening and consulting.

“Stakeholders have been clear that they want reform to ensure Tasmania’s fire and emergency services are funded in a fair and sustainable way.

“The establishment of a working group will ensure that we can work together with stakeholders, and the community, to get it right and develop a model that is fair to households, fair to business, fair to our regions and also fair to our emergency services so they can save lives.

“We’ve been clear that this is not something we are going to rush – it will take time, and we are committed to getting it right.

“I look forward to working closely with stakeholders and the community as we design a way forward.”

The community consultation process will remain open until December 1, with all feedback considered as part of the development the draft Fire and Emergency Services Bill.

Dion Lester the Chief Executive Officer of the Local Government Association of Tasmania has written to the General Manager on Monday 13th November stating the following regarding the Fire and Emergency Service Bill:

'You will have seen (attached) the Government has responded to our advocacy on going to back to work up some reasonable options for the fire levy and broader Bill (although, the main media and Government focus to date has been on the two funding options presented).

Mick and I have been invited to the first working group meeting in early December. We will advocate for the working group process to be expanded beyond just peak bodies for subsequent activities.

While the current funding options are not going to be progresses, there is still value in councils forming a view / providing feedback on:

- *The broader Bill (omissions, issues etc.)*
- *A very brief note on the options presented to help us keep the pressure on the Government.*
- *Any initial thoughts on alternative funding proposals / options, noting this will be subject to further work over the next couple of months.'*

RESOLUTION: 14/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr Y Miller

THAT Councillors provide their comment on the Fire and Emergency Service Bill and Levy options, to the General Manager by Wednesday the 29 November 2023, so that Council can provide comments to the Minister's Office before Friday, 1 December 2023.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Louisa Brown, Senior Planning Officer attended the meeting at 11.26am.

27.6 YOUTH NETWORK OF TASMANIA

Report by

Adam Wilson, Acting General Manager

Background

Tania Hunt the Chief Executive Officer of the Youth Network of Tasmania has written to the General Manager regarding the Youth Transitions Action Plan: Discussion Paper.

The Youth Network of Tasmania (YNOT), is the peak body for young people aged 12-25 years and the non-government youth sector in Tasmania.

YNOT has been funded to develop a whole-of-government Action Plan, aligned to the Tasmanian Government Child and Youth Wellbeing Strategy, to respond to the needs of young people 18-25 years as they transition to

adulthood. A Discussion Paper has been produced, informed by academic literature, and consultations with young people and key stakeholders in the community and government sectors.

The Discussion Paper 'Becoming an Adult: the experience of young Tasmanians today: A Discussion Paper to guide action' is open for public consultation from 1 to the 28 November 2023.

Ms Hunt on behalf of YNOT, would like to invite the Central Highlands Council to provide a response to the key issues raised in the Discussion Paper or to make comment on any other issues that may be relevant to the development and implementation of the Action Plan.

Written submissions must be received by 11:59PM Tuesday 28 November 2023 and should be uploaded through our online portal or emailed to jo@ynot.org.au. Responses are also welcomed via our online short-form survey.

YNOT will be promoting the opportunity to participate in the Discussion Paper consultation process and would appreciate if Council could share this opportunity through our networks.

For further information or discussion, please contact YNOT Project Manager at jo@ynot.org.au or 0488 235 511, or visit our website Youth Transitions 18-25: A Plan for Action (ynot.org.au).

RESOLUTION: 15/11.2023/C

Moved: Cr J Honner

Seconded: Cr Y Miller

***THAT** Councillors provide their comment on the Youth Transitions Action Plan: Discussion Paper to the General Manager by Monday the 27 November 2023, so that Council can provide comments before Tuesday, 28 November 2023.*

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.7 TASMANIAN AUTUMN FESTIVAL – SPONSORSHIP

Report by

Adam Wilson, Acting General Manager

Background

Michael Smith the President of the Derwent Valley and Central Highlands Tourist Association Inc. has written to the General Manager regarding the Tasmanian Autumn Festival sponsorship.

The Derwent Valley and Central Highlands Tourism Association (DHTA) invites Central Highlands Council to become a sponsor of the Tasmanian Autumn Festival.

The Tasmanian Autumn Festival is a regional festival that celebrates the natural beauty, cultural heritage and culinary delights of the Derwent Valley and Central Highlands regions of Tasmania.

The Derwent Valley and Central Highlands Tourist Association has a membership base of 44 businesses and growing. Central Highlands businesses currently account for 25% of our member base such as Curringa Farm, Rathmore, 28 Gates, Meadowbank and The Great Lakes Hotel.

Destination Southern Tasmania (DST) are in support of this initiative and we attach a letter from Alex Heroys, CEO to that affect.

The Tasmanian Autumn Festival aims to position the Valley and Highlands as a premier destination for Autumn experiences in Tasmania, and to create a memorable and distinctive brand identity that reflects the character and appeal of the region. The festival will foster community and business collaboration, as well as engagement and pride amongst local residents. When more visitors come to our region, stay longer and tell our stories in person and via social media the economic and social benefits are far reaching.

The Autumn Festival will be an annual event that will take place over a minimum of two weeks in April with the inaugural event in 2024. It will feature a range of activities, events and experiences, primarily hosted by businesses and community groups in the Valley and Highlands at their own properties. The operational cost of these satellite events are the responsibility of the hosting business.

The Derwent Valley and Central Highlands Tourist Association will be responsible for working with businesses and groups to inspire and bring their events and activities together and market them under the Tasmanian Autumn Festival banner. We have invited the long running one day Derwent Valley Autumn Festival run by Rotary, to be a key event on the broader Tasmanian Autumn Festival calendar. DHTA will also assist to coordinate joint activities and services such as trails, transport and visual activations at several locations.

As a sponsor of the Tassie Autumn Festival, Council will have the opportunity to promote your organisation to a large and diverse audience of visitors, locals and media. You will also be able to demonstrate your support for the regional tourism industry and the local community. Depending on your level of sponsorship, you will receive various benefits such as logo placement on promotional materials, website and social media, acknowledgement in media releases and speeches, invitations to functions, signage at venues and events, and naming rights to specific activities or events.

The sponsorship proposal is included in the attachments. that outlines further details of the details of the festival, and the sponsorship levels and benefits. The Derwent Valley and Central Highlands Tourist Association hopes that Central Highlands Council will sponsor this exciting and unique event that will showcase the best of what our region has to offer which includes the significant businesses and visitor infrastructure of your council area.

Additional information on sponsorship options can be obtained from Mr Michael Smith at dvchta@mail.tidyhq.com

RESOLUTION: 16/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

THAT Council invite Mr Michel Smith, President of the Derwent Valley and Central Highlands Tourist Association Inc to give a presentation at the December Council meeting.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.8 DONATION – OATLANDS MULTI-PURPOSE CENTRE

Report by

Adam Wilson, Acting General Manager

The Mayor has requested that Council consider if they would like to support and donate to the Oatlands Multi-Purpose Centre, as the family of the Late Toni Branch requested donations to the Oatlands Multi-Purpose Centre instead of receiving flowers at the funeral service.

RESOLUTION: 17/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

***THAT** Council donate \$500 to the Oatlands Multi-Purpose Centre.*

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.9 DONATION – DEMENTIA CENTRE UTAS HOBART

Report by

Adam Wilson, Acting General Manager

The Mayor has requested that Council consider if they would like to support and donate to the Dementia Centre Utas Hobart, as the family of the Late Mr Hossack requested donations to the Dementia Centre Utas Hobart instead of receiving flowers at the funeral service.

RESOLUTION: 18/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

***THAT** Council donate \$500 to the Dementia Centre UTAS Hobart.*

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.10 DONATION – CANCER RESEARCH CENTRE

Report by

Adam Wilson, Acting General Manager

The Mayor has requested that Council consider if they would like to support and donate to Cancer Research, in remembrance of the Late Cr Scott Bowden.

RESOLUTION: 19/11.2023/C**Moved:** Cr R Cassidy**Seconded:** Cr A Bailey***THAT** Council donate \$500 to Cancer Research.***CARRIED****For the Motion**

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.11 COMMUNITY GRANT – GRETNA FIRE BRIGADE**Report by**

Adam Wilson, Acting General Manager

Brigade Chief – Colin Cunningham AFSM has written to the General Manager regarding a community grant for Junior member Soft Shell Jackets and the TFS Annual lolly run which covers the Towns of Gretna, Hamilton, Ouse and surrounding areas.

Mr Cunningham states the following: Gretna Brigade Junior members attend many Community events, Regional and State competitions – Soft shell jackets are not provided by TFS for Junior members, some of these events are in inclement weather and our members wear their own jackets which vary in colour and design, this does not present the Brigade in a professional manner.

Our Junior members have polo tops that were purchased over ten years ago due to a generous grant from Central Highlands Council, these tops are embroidered with the TFS logo and the wording “Central Highlands Council “.

The garments are still in excellent condition due to a care and management policy set in place by the Brigade. These tops are replaced on as needed basis by the Brigade. A similar process would apply to the Jackets.

The Brigade request Council to consider support for the purchase of 10 soft shell jackets for Gretna Junior members. A quote of \$750 has been obtained from Wicked Work wear Moonah which includes embroidery on one side of breast “Gretna Fire Brigade” and the other side would have the Council logo subject to Council approval.

If successful, the Gretna Brigade would acknowledge the Grant/Donation with articles in Highlands Digest and New Norfolk and Derwent Valley News.

Promotion of the Brigade and Council would also be ongoing at the various events our members attend, not only locally but in many parts of the State.

On behalf of the Gretna Volunteer Fire Brigade may I request council to consider a donation of \$750 for the purchase of Soft Shell Jackets and a small donation to assist with the purchase of lollies for the Brigades Annual lolly run which covers the Towns of Gretna, Hamilton, Ouse and surrounding areas.

RESOLUTION: 20/11.2023/C**Moved:** Cr J Honner**Seconded:** Cr Y Miller

***THAT** Council provide a donation of \$750 for the purchase of 10 soft shell jackets for Gretna Junior members and \$100 for the purchase of lollies for the Brigades Annual lolly run which covers the Towns of Gretna, Hamilton, Ouse and surrounding areas.*

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

RESOLUTION: 21/11.2023/C**Move to Agenda Item 23**

Moved: Cr R Cassidy

Seconded: Cr A Bailey

THAT Council move back to Agenda Item 23.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

23.0 REPORT TO COUNCIL REGARDING THE DEVELOPMENT ASSESSMENT PANEL (DAP) DISCUSSION PAPER

Report By

Louisa Brown (Senior Planning Officer)

Introduction

On 21 July 2023, the Premier announced the development of new legislation to allow certain development applications to be determined by an independent Development Assessment Panel (DAP) appointed by the Tasmanian Planning Commission. The introduction of a DAP framework will provide an alternate approval pathway outside of Councils' decision-making functions when it sits as Planning Authority and help 'take the politics out of planning'.

Any DAP determined applications will still be assessed against the Tasmanian Planning Scheme and the LPS. It is intended that the DAP framework will utilise existing processes and incorporate local knowledge into the decision-making process.

In short the introduction of the DAP will primarily impact on the decision making powers of Council, as DAP will function under its own legislation/powers.

The concept of a DAP is certainly not new and is in existence in many other state jurisdictions.

The current role of Council as Planning Authorities

In Tasmania, councils are 'planning authorities' with defined responsibilities to determine development applications in accordance with the Land Use Planning and Approvals Act 1993 (LUPAA). Section 48 of the LUPAA requires that: '*where a planning scheme is in force, the planning authority must, within the ambit of its power, observe, and enforce the observance of, that planning scheme in respect of all use and development undertaken within the areas to which the planning scheme relates.*'

A Council is required to act as a planning authority when it is determining development applications, irrespective of the personal or political views of individual Councillors and the constituents they represent.

The DAP Discussion Paper notes that *'This presents a degree of conflict for those elected to represent their constituents under the Local Government Act 1993 and perform the planning authority function.'*

The contested role of Councillors in planning has been identified as an issue in the Stage 2 of the *Interim Report of the Future of Local Government Review*. That report noted that there was strong division between those who believe the role should relate to strategic land use planning where Councillors can represent community views in the planning processes but that decisions should be made by local professional planners, or in the case of complex applications, by an independent planning panel.

Key questions arising from the Development Assessment Panel (DAP) Discussion Paper include:

1. The future Role of council.
2. Input on what applications might be suitable to be determined by a DAP.
3. Options for what DAP framework might look like.
4. How to integrate into planning system.

1. The Future Role of Council

The Act will allow an applicant, and/or a submitter to a publicly notified application (often discretionary), to request that the matter be determined by the DAP. The "threshold or criteria" is yet to be determined.

The request for an independent determination by DAP must be made in writing any time up to five working days after submissions close or another date TBC.

If such a request is received, then the council must delegate its functions, powers and duties to hear and decide the application to the DAP, whose powers are yet to be determined (qualified).

2. Input on what applications might be suitable to be determined by a DAP

The DAP will exist separately from the Major Projects Assessment process where major projects are considered to be large and complex and have impacts beyond a single council area. The threshold for DA's to be considered a Major Project is a value of works more than \$5 million.

Major projects are currently assessed by a panel comprised of members of the independent Tasmanian Planning Commission (TPC) and people with expertise in the subject area of the project.

Projects are assessed independently to ensure that all the planning aspects of the project are considered equally. They are provided for under s60C(3) of the LUPAA.

3. Options for what DAP framework might look like

Framework is likely to be contingent on the nature, scale and opt-in value threshold of applications.

Whether all DAP applications will still be lodged with and assessed by the local government and/or the TPC. Following assessment, a report from the responsible authority will be forwarded to the DAP, via the DAP secretariat, with recommendations for consideration when determining the application at a DAP meeting.

DAP membership to comprise appropriately qualified persons, based on the requirements outlined in the yet to be determined Development Assessment Panel (DAP) regulations. Specialist members must have experience in one or more of the following areas:

- Planning
- Architecture
- Urban design
- Engineering
- Landscape design
- Environment
- Law
- Property development and management.

4. How to integrate into planning system

Changes will certainly be required to the RMPS and amendments to the existing LUPAA to account for the DAP similar to what has occurred for major project assessments.

Development Assessment Panel Consultation issues

The DAP Position Paper is seeking consultation and feedback on 6 issues, these are as follows. In addition CH Planning Officer has provided some comments as a starting point for discussion.

Consultation Issue 1 – Types of development applications suitable for referral to a DAP for determination

a) What types of development applications are problematic, or perceived to be problematic, for Councils to determine and would therefore benefit from being determined by a DAP?

Options

- i. Applications for social and affordable housing which often attract considerable opposition within the local community based on social stigma rather than planning matters;
- ii. Critical infrastructure;
- iii. Applications where the Council is the applicant and the decision maker;
- iv. Applications where Councillors express a conflict of interest in a matter and a quorum to make a decision cannot be reached;
- v. Contentious applications where Councillors may wish to act as elected representatives supporting the views of their constituents which might be at odds with their role as a member of a planning authority;
- vi. Where an applicant considers there is bias, or perceived bias, on the part of a Council or Councillors;
- vii. Complex applications where the Council may not have access to appropriate skills or resources;
- viii. Application over a certain value;
- ix. Other?

b) Who should be allowed to nominate referral of a development application to a DAP for determination?

Options

- i. Applicant
- ii. Applicant with consent of the planning authority;
- iii. Planning authority
- iv. Planning authority with consent of the applicant
- v. Minister

c) Given the need for a referral of an application to a DAP might not be known until an application has progressed through certain stages of consideration (such as those set out in a) above) have been carried out, is it reasonable to have a range of referral points?

Options

- i. At the beginning for prescribed proposals;
- ii. Following consultation where it is identified that the proposal is especially contentious;
- iii. At the approval stage, where it is identified that Councillors are conflicted.

Question a) Comment:

To be guided by Councillors in responding to this question.

Question b) Comment:

Ideally there needs to be a threshold established to determine what is/in not appropriate to be referred. However, response could include Planning Authority, Applicant & Minister.

Question c) Comment:

Yes, when a DA is contentious, councillors are conflicted.

Consultation issue 2 – Provision of an enhanced role for the Minister to direct a council to initiate a planning scheme amendment under certain circumstances.

- a) Under what circumstances should the Minister have a power to direct the initiation of a planning scheme amendment by a Council?
- b) Is it appropriate for the Minister to exercise that power where the Council has refused a request from an applicant and its decision has been reviewed by the Tasmanian Planning Commission?
- For example:
- Section 40B allows for the Commission to review the planning authority's decision to refuse to initiate a planning scheme amendment and can direct the planning authority to reconsider the request. Where that has occurred, and the planning authority still does not agree to initiate an amendment, is that sufficient reason to allow Ministerial intervention to direct the planning authority to initiate the planning scheme amendment, subject to the Minister being satisfied that the LPS criteria is met?
- c) Are there other threshold tests or criteria that might justify a direction being given, such as it aligns to a changed regional land use strategy, it is identified to support a key growth strategy, or it would maximise available or planned infrastructure provision?

Question a) Comment:

It may be appropriate in the following circumstances:

- enhance or implement the strategic vision of a scheme
- implement new state-wide, regional or local planning policy
- update the scheme
- correct mistakes
- allow a use or development currently prohibited to take place
- restrict use or development in a sensitive location
- set aside land for acquisition for a public purpose or to remove such a reservation when it is no longer needed in the scheme
- incorporate a document as part of a planning scheme
- authorise the removal or variation of a restriction on title (for example, a registered restrictive covenant)
- incorporate changes made to the TPS
- regulate or prohibit the development of land on which there is or was a heritage building that has been unlawfully demolished.

Question b) Comment:

This has the inference of political intervention especially when the matter has been reviewed by the TPC under s40B of the Act.

Question c) Comment:

Provision of major projects that are not foreseen within a planning scheme that may include sustainable energy initiatives.

Consultation issue 3 –

- i. **Incorporating local knowledge in DAP decision making.**
- ii. **DAP framework to complement existing processes and avoid duplication of administrative processes.**

- a) To allow DAP determined applications to be informed by local knowledge, should a Council continue to be:
- the primary contact for applicants;
 - engage in pre-lodgement discussions;
 - receive applications and check for validity;
 - review application and request additional information if required;
 - assess the application against the planning scheme requirements and make recommendations to the DAP.
- b) Is the current s43A (former provisions of the Act) and s40T of the Act processes for referral of a development application to the Commission, initial assessment by Council and hearing procedures suitable for being adapted and used in the proposed DAP framework?

Question a) Comment:

For Councillors to respond to.

Question b) Comment:

No foreseeable need to change these provisions.

Consultation issue 4 – Resolving issues associated with requests for, and responses to, further information.

- a) Should a framework for DAP determined development applications adopt a process to review further information requests similar to the requirements of section 40A and 40V of LUPAA?
- b) Are there any changes that could be made to the Act or planning scheme to improve requests for, and responses to, additional information?

Question a) Comment:

Yes.

Comment:

Yes, and the suggested changes include:

The ability at any reasonable time before the hearing of an application for a development application or before the decision to grant or refuse the application (if there is no hearing), by written notice, request the applicant to provide further information relating to the application.

In short this provides for the ability to seek multiple requests as opposed to existing constraints – 1 x request within 21 days as per s54(1)(a).

At any reasonable time before a hearing or, if no hearing is to be held, before the decision is made, a consent authority may commission any person to prepare a report on any matter relating to an application, including

information provided by the applicant in the application if the activity for which the approval is sought may, in the authority's opinion, have a significant adverse environmental effect. Costs however to be borne by the applicant

Consultation issue 5 – Appeal rights and assessment timeframes for DAP determined applications.

a) Is it reasonable that decisions on DAP determined applications are not subject to TasCAT appeals where the TPC holds hearings and provides all parties the opportunity to make submissions and test evidence?

b) Given the integrated nature of the assessment, what are reasonable timeframes for DAP determined applications?

OPTIONS

Lodging and referrals, including referral to DAP	7 days	Running total
DAP confirms referral	7	14
Further information period (can occur within the timeframes above, commencing from time of lodgement)	7	21
Council assesses development application and makes recommendation whether or not to grant a permit	14	35
Development application, draft assessment report and recommendation on permit exhibited for consultation	14	49
Council provide documents to DAP, including a statement of its opinion on the merits of representations and whether there are any modifications to its original recommendation	14	63
DAP hold hearing, determine application and give notice to Council of decision	35	98
If directed by the DAP, Council to issue a permit to the applicant	7	105 max

Question a) Comment:

Yes given the conflict the TPC has in the existing decision making process

Question b) Comment:

Timeframes will be contingent on whether there is a need for a hearing and preference here is reference to working days not calendar days;

- Publicly notified DA (with hearing) 130
- Publicly notified DA (no hearing) 60

Consultation issue 6 – Roles of the planning authority post DAP determination of a development application.

a) Should the planning authority remain the custodian of planning permits and be required to issue permits in accordance with a direction from a DAP?

b) Is it appropriate for planning permits associated with a DAP determined application to be enforced the Council?

c) Is it appropriate for minor amendments (in accordance with s56 of LUPAA) to DAP determined permits to be made by the planning authority?

Question a) Comment:

Yes assuming of course the local authority has a potential source of revenue from the fee payment.

Question b) Comment:

Yes unless of course DAP will default to monitoring and enforcement functions of EPA?

Question c) Comment:

Consider it appropriate for DAP to determine whether the minor amendment is within scope of the original application however the local authority has the ability to provide DAP with its own interpretation.

Conclusion

The briefing paper is light on detail and additional information is certainly required to inform Councils.

Council must send its comments on the DAP Paper by November 30th, after which the submissions received will be reviewed and inform modifications to the DAP framework. Based on the revised framework, the Government will prepare a draft amendment to the Act which will be further consulted early next year.

RESOLUTION: 22/11.2023/C

Moved: Cr D Meacheam

Seconded: Cr R Cassidy

***THAT** Councillors submit their responses to the General Manager on the 6 Consultation Issues within the Discussion Paper by 27 November 2023.*

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

24.1 SOUTHERN TASMANIAN REGIONAL WASTE AUTHORITY – QUARTERLY REPORT

The Southern Tasmanian Regional Waste Authority (STRWA) has provided a quarterly report to Council that provides general and financial performance details of the authority.

NOTED

24.2 SOUTHERN COUNCILS CLIMATE COLLABORATION – COMMUNITY CARBON EMISSIONS AND ENERGY FOOTPRINT CENTRAL HIGHLANDS LOCAL GOVERNMENT AREA 2023

The Southern Councils Climate Collaboration has provided a report on the community carbon emissions and energy footprint for the Central Highlands Local Government Area 2023.

The Community Carbon Emissions and Energy Footprints (community footprint) have been developed as part of the Southern Councils Climate Collaboration. The Collaboration is an initiative of the Southern Tasmanian Councils Authority's (STCA) climate program, the Regional Climate Change Initiative (RCCI). It is supporting the 12 southern councils to build capacity and capability to develop climate responses, to reduce carbon emissions and energy use, and respond to the challenges and opportunities of a changing climate.

The Collaboration uses a common and consistent approach to work with councils to find local solutions. The approaches and resources used in the Collaboration have been developed specifically to meet the role and functions of councils and enable actions to be scaled between councils or regionally resulting in greater efficiencies and avoid duplication.

To support councils in understanding carbon footprints and energy use within their municipal areas the Collaboration developed a peer reviewed open-source model that uses reliable historic and current energy trends, which uses publicly available Australian Energy Statistics and National Greenhouse Accounts Factors data and is supported by other key government datasets. It is freely available to the Australian local governments, Australia-wide, to encourage common and pragmatic reporting and scalability of actions across the sector.

The Community Footprint uses national carbon accounting methods set out by the Australian Government in its National Greenhouse and Energy Reporting (Measurement) Determination 2008 legislation.

This project complements the Council Carbon and Energy Footprints that support Councils in understanding their own corporate emissions and where there are opportunities exist to reduce these.

This report has been created by local government, using national and State Government statistics.

Southern Tasmanian and Launceston City councils have worked with TasNetworks to publish data on electricity used by households and businesses and show localised electricity generation, which is not widely available in other jurisdictions.

Key messages within the report are:

- Higher impact emission reduction efforts are required as more than 22,575 tonnes of carbon dioxide equivalent (tCO₂-e) are released into the atmosphere every year from activities in the Central Highlands Local Government Area (LGA). This is equivalent to 5,024 petrol/diesel vehicles driving around for one year.
- Industrial and transport sector energy use are clearly the largest emitters (over half of community emissions) and a key focus for government, community, and private sector emission reductions. Combined the commercial and residential sectors contribute 21% of community emissions and the waste, sewerage and agricultural sectors contribute 22%. Emission reduction actions are needed across all sectors to meet Australia's goals of a 43% reduction from 2005 levels by 2030 and net zero emissions by 2050.
- The Intergovernmental Panel on Climate Change (IPCC) is the leading international body for assessing climate change science. In the most recent, the Sixth Assessment Report March 2023, there are warnings that urgent action is required to cut emissions by nearly half by 2030 to limit warming to 1.5C for a safe and liveable planet.
- The 12 southern Tasmanian councils, collaborating through a regional climate alliance, developed a community (municipal) emissions methodology for waste and energy based on current reporting methods and protocols. Community greenhouse and energy footprints were completed for each of the councils in 2019 and updated in March 2023.
- Recording and reporting community emissions, technology adoption and energy use can reveal successes over time, highlight the role of emerging industries, and increase accountability towards a low to zero emission future.
- Rooftop solar installations have doubled across the LGA in the last decade and provide 723,851 units generated locally back to the grid. Electric vehicle adoption is low with 0 registered vehicles in 2020.
- Local governments have a key role increasing public understanding by being a corporate leader in the commercial sector, and through communicating successful local initiatives to our households and communities.

Community energy use and waste greenhouse gas emissions footprints	Community footprint 2023 tonnes of carbon dioxide equivalent (tCO ₂ -e)
Central Highlands community	22,575
Regional community	2,795,680
Tasmanian community	4,010,000

Sources (left to right, top to bottom): Regional Community Energy Use and Greenhouse Gas Footprint, STCA, 2023; Australian Energy Statistics, Australian Government, 2023; Australian Greenhouse Gas Accounts Factors (Tasmania) 2022. Renewable Energy Climate Future Industries Tasmania 2023

The southern Tasmanian local government areas are responsible for over half of Tasmania's energy and waste emissions.

Switching away from fossil fuels and other emissions sources such as coal (from manufacturing) continues to contribute the most, as well as gas, diesel, petrol, and wood will work to reduce the impact of climate change. While Tasmania is a smaller contributor to Australia's emissions, than other states and territories, due to a high percentage of renewables in the electricity mix, greenhouse gas emissions are currently contributing to global warming across all sectors.

Individual households can reduce their emissions through the following measures:

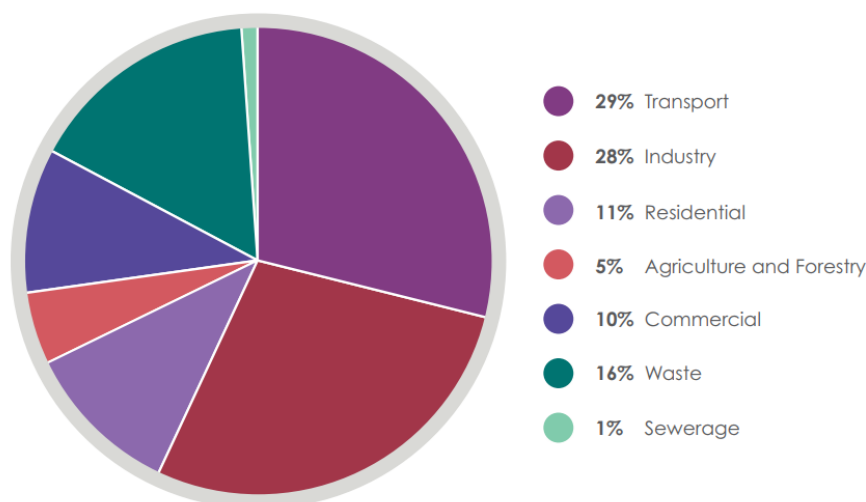
- Switching from wood fires or gas heaters to heat pumps;
- Electrifying all appliances i.e. replacing a gas water heater/cooker with electric equivalent;
- Installing rooftop solar;
- Reducing vehicle trips with cycling, walking or car sharing;
- Replacing a petrol or diesel vehicles with lower emission vehicles (such as electric options);
- Home composting or using a Food Organics and Garden Organics (FOGO) service.

There are always options to reduce emissions. These range from low-cost measures such as switching to energy efficient light bulbs, through to behaviour change actions such as influencing friends and family to switch to lower emission products, services and technologies.

Central Highlands Community Carbon Emissions and Energy Footprint results show that 22,575 tonnes of carbon dioxide emissions (tCO₂-e) were released in 2021-22.

The Municipality's biggest source of energy and waste emissions continues to be transport (29%), followed by the industrial (28%) and commercial (10%) sectors and then residential (11%), agriculture and forestry (5%), waste (16%) and sewerage (1%) sectors.

Figure 1. Community greenhouse gas emissions in tonnes of carbon dioxide equivalent (tCO₂-e)



Source: Southern Tasmanian Councils Authority, 2023.

Data sources: Australian Energy Statistics, 2023, TasNetworks, 2023.

Overall energy and waste community greenhouse gas emissions have decreased by 59%.

Energy emissions have decreased by 72%, the reductions were from industry (4,698 tCO₂-e), commercial (7,481 tCO₂-e), transport (1,305 tCO₂-e) and residential (8,059 tCO₂-e) sector.

Waste emissions increased by 2,008 tCO₂-e.

NOTED

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 the past month.

NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00058	Bison Construction	Dawson Road, Ouse	Outbuilding (Machinery Shed)
2023 / 00061	S D H Steers	29 Drysdale Road, Miena	Change of Use of Outbuilding to Dwelling & Addition (Deck x 2)

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 15 November 2023	
Number of Dogs Impounded during last month	0
Number of Dogs Currently Registered	956
Number of Dogs Pending Re-Registration	16
Number of Kennel Licences Issued	33
Number of Kennel Licences Pending	2

RESOLUTION: 23/11.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

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

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

ADDITIONAL AGENDA ITEM

Verbal Report by Graham Rogers – Development & Environmental Services Manager.

Fees were set and adopted at Council's Budget deliberations for 2023-24.

RESOLUTION: 24/11.2023/C

Moved: Cr D Meacheam

Seconded: Cr R Cassidy

THAT entry into the Bothwell Swimming Pool be free for the 2023-2024 season and to be reviewed at the end of the season.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

MOVE TO AGENDA ITEM 28 – SUPPLEMENTARY AGENDA

RESOLUTION: 25/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

THAT Council move to Item 28 Supplementary Agenda Items.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

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*.

RESOLUTION: 26/11.2023/C

Moved: Cr R Cassidy

Seconded: Cr Y Miller

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.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

*Graham Rogers, Development and Environmental Services Manager left the meeting at 12.33pm.
Louisa Brown (Senior Planning Officer) left the meeting at 12.33pm.*

28.1 FUTURE OF LOCAL GOVERNMENT REVIEW FINAL REPORT

Background

Councillor Cassidy has requested that the letter from Mr Nic Street MP, Minister for Local Government be discussed at the November Council Meeting.

Mr Street MP stated the following in his letter the Councillors:

"I am pleased to provide you with the enclosed copy of the Future of Local Government Review Final Report provided to me by the Local Government Board.

In accordance with section 214D of the Local Government Act 1993, I am forwarding a copy of the report to all Tasmanian councils, inviting submissions on any matter covered by the Report. I am also releasing the Report to the public and inviting comments from any community member.

Given the complexity and significance of this Review, and the forthcoming Christmas period, I am allowing until 29 February 2024 for submissions. Those submissions will help to inform Government's response to the Review, which I am intending to release in the first half of 2024.

The Board's Report states that councils – particularly smaller rural councils – face pressures beyond their control. These pressures are inherently structural and relate to things like growing demand for more (and more costly) services, shrinking rates bases, input cost increases, labour force and skills shortages, and climate change impacts.

The Board finds that the current system of local government limits how councils can respond to these pressures. The Report says that substantial structural reform is needed to create a more robust and capable system of local government. This is not a criticism of individual councils – it is the difficult environment they operate in.

The Final Report includes an integrated package of 37 reforms and an implementation plan for the next few years.

The Report recognises the Government's position that there would be no forced amalgamations resulting from the Review, and that specific boundary changes would only proceed if councils and the community support them. It outlines a process for voluntary council amalgamations linked to regional partnerships with the State Government. Groups of councils who have said they are open to exploring the benefits of amalgamation are recommended as Phase 1 of a voluntary amalgamation program.

The Report also recommends some mandatory service sharing between councils, and makes a range of specific recommendations, including on council revenue, community engagement, monitoring and reporting, asset management and councillor education.

The Report positions local government reform as an ongoing process, with specific reforms, such as improved monitoring and reporting, laying the foundations for continuous improvement and possible future amalgamations.

I now invite you to make submissions on the Report. While your submissions can cover any matter covered by the Report, I draw your attention to two issues that were addressed in general terms earlier in the Review or were raised in submissions late in the Review: mandated shared services and rating and revenue.

Finally, I would like to thank you for your participation in the Review. The Government gave the Board a challenging task and they've shared that challenge with the sector, putting forward at times provocative suggestions to stimulate a discussion that needed to be had.

All councils have responded in a quite robust but constructive way, and that is to be expected on a subject as important as this. I hope that we can continue this constructive exchange as we now together consider the Board's recommendations and their proposed implementation roadmap.

If you have any specific questions about the Report, I encourage you to contact the Office of Local Government on 03 6232 7022 or localgovernment@dpac.tas.gov.au ”

The following reports are included in the attachments:

1. Future of Local Government Review – Final Report
2. Future of Local Government Review – Final Summary Report

The Future of Local Government Review – Final Report Executive Summary states the following:

Executive Summary

Tasmania's local councils - like all levels of government - need to ensure they are ready and able to meet the future needs of our community. Tasmanians need a capable and effective local government sector to support their wellbeing. This will inevitably require significant changes in the coming years.

Over the course of our Review, we have undertaken a broad program of research, analysis, and engagement to understand what changes will underpin a more robust and capable system of local government for current and future Tasmanian communities and how those changes can be successfully delivered.

The Critical Future Role for Local Government

There is compelling evidence that the ability to develop and tailor local solutions to complex policy problems is becoming more, not less, important. This means local government, along with other levels of government, volunteers, community organisations, and local businesses will play an increasingly vital role in shaping and supporting strong and sustainable communities.

We believe the future role of local government is to support and improve the wellbeing of Tasmanian communities by:

- harnessing and building on the unique strengths and capabilities of local communities.
- providing infrastructure and services that, to be effective, require local approaches.
- representing and advocating for the specific needs and interests of local communities in regional, state-wide, and national decision-making.
- promoting the social, economic, and environmental sustainability of local communities, including by planning for and mitigating climate change impacts.

To perform their role well, councils must have the right kinds of capability to provide the high-quality representation, services, and infrastructure that Tasmanians deserve.

The Board is of the view - and this is supported by the sector and communities - that there is nothing manifestly wrong with the range and scope of current services and functions councils are performing. We do not believe there is a convincing case to radically change local government's role from their traditional functions or services, nor to prevent them from providing more 'people focused' services.

But councils do need a more clearly defined and well-understood mandate so they can strategically build capability to support their communities' wellbeing priorities and focus on their areas of key strength and formal responsibility.

The local government sector needs to be able to effectively partner with the Australian and Tasmanian Governments on wellbeing. A key part of this is ensuring councils are clear on their role and have the capability and resources to deliver on it.

The contemporary role of local government – focused on supporting community wellbeing - should be clearly enshrined in legislation and embedded into council decision making all the way from the high-level strategic level through to day-to-day operational levels.

Improved strategic planning and reporting will allow councils to track and improve their performance and communities to hold councils to account. It should also support prudent regulatory oversight of the sector. The goal should be a culture of continuous improvement across the sector.

Reform is Needed Now

We know effective and capable councils are a key enabler of community prosperity and wellbeing. Local communities need their councils to succeed. But if councils lack the capability to support their local communities, the State's future prosperity will be compromised.

Our current system means many councils are unable to meet increasingly complex community needs in a way that is equitable and consistent. In part this is because our system of local government still reflects the structure, functional and service requirements, and funding mechanisms established during the last significant reform process 30 years ago. While councils have evolved and adapted to meet emerging and future community needs as best they can, they are structurally constrained by an institutional framework that is no longer fit for purpose.

Increasing subsidies to fund the continued survival of a structurally unsustainable system is not the answer. The goal should be for our councils to be as self-sufficient and sustainable as possible. Councils will of course continue to rely on support from other tiers of government but grants and transfers should be provided in a way that is equitable, transparent, and efficient and delivers the best value to Tasmania as a whole.

There is broad agreement in the sector and the wider community on what councils need to be able to do well, and what it looks like when they are succeeding. Despite the best efforts of individual councils, Tasmanian communities will not be best served by retaining the current local government structure and supporting frameworks. This model needs to adapt and evolve within the next decade to meet current and future community needs and priorities.

There remains broad agreement across the Tasmanian local government sector that structural reform is needed, and that it will require strong and courageous leadership, direction, and support from the Tasmanian Government to make it happen. While views diverge on the exact form that reform should take, there is consensus on three fundamental points:

1. The status quo is neither an optimal nor sustainable model for the sector, given growing demands, complexity, and sustainability challenges.
2. Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services.
3. The scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework.

Many councils will struggle to deliver for their communities unless we make significant changes to how our current system of local government is structured and funded, and how it delivers services. For instance:

1. Maintaining 29 councils will continue to have a significant and detrimental impact on the ability of the sector to attract and retain key staff, to uniformly manage assets well, and to deliver important regulatory functions.
2. There are concerning capability gaps across the sector, driven in part by workforce and skills shortages. These gaps and challenges are being felt more acutely in smaller, rural councils and are exacerbated by many councils competing against one other.
3. At a strategic level, the competition, fragmentation, and duplication of effort that naturally occurs across many councils reduces collaboration on regional and state-wide challenges.

Without reform, these issues will become more pronounced. Councils will face increasing demands on their already-strained resources in the years ahead due to complex and growing community needs. Councils will need the capability to support communities through emergencies and unexpected crises, such as the COVID-19 pandemic and natural disasters. These challenges will be felt most acutely in regional and remote communities where capability is already often stretched too thinly or is absent.

The community understands and supports the need for change. Community sentiment research we conducted shows most Tasmanians believe we should have fewer councils, and that they support reforms to enhance the capacity of the sector to deliver better services, in particular greater resource-sharing.

The problem is not with individual councils, but with the broader structure of the local government sector itself. Councils – particularly smaller rural councils – face a range of pressures beyond their control and have only limited options available to them within the current system of local government to respond.

These pressures are inherently structural and relate to things like growing demand for more (and more costly) services, shrinking rates bases, input cost increases, labour force and skills shortages, and climate change impacts. Substantial structural reform is needed if we are to deliver on the objective of this Review – to create a more robust and capable system of local government.

We have a clear idea of what Tasmanians need and value most from their councils based on our broad research and engagement. They want affordable and reliable community services that meet their needs, well-maintained roads and other infrastructure, and a strong and effective local voice. They want and need these things to help support them live a 'good life' in their local communities. Councils need to evolve to make sure they can successfully and sustainably deliver these things for their communities in the future.

Tasmania's Future Councils – an Alternative Design

There are two main areas where change will support better outcomes for communities.

Firstly, councils need both greater scale and capability achieved through boundary consolidation as well as greater capacity to work together and share resources.

Tasmania's council boundaries should be redrawn to create a new system of larger and more capable councils that better reflects, represents, and serves contemporary Tasmanian communities. We need to build capability and capacity in the local government sector and their communities more broadly, and this includes supporting local jobs and preserving service delivery. The Board understands the importance of local government as a major employer, particularly in small, rural communities, and how this supports local economies – by keeping people living in and contributing to these communities in an era when services and employment is being concentrated in the more urban centres. Larger and more capable councils would also have the resources and systems to systematically engage with and better represent their communities.

Secondly, improvements are needed to how councils are governed, funded, and deliver services. Councils need to operate within systems and frameworks that support them to be as efficient, effective, and accountable to their communities as possible.

The Tasmanian Government has taken nonvoluntary council boundary changes off the table. However, we still believe a system of larger, more capable councils, supported by some mandated service sharing, is the best solution to set the sector up for a successful and sustainable future. Indeed, we believe the design of structural reforms and the outcomes they deliver will benefit from a bipartisan, collaborative, and negotiated approach to implementing local government reform.

We have developed an alternative future structural design for local government in Tasmania based on research, analysis, and engagement.

This new design comprises 15 local government areas. The proposed boundaries represent our best assessment of a preferred future design for the sector based on the information available during the period of the Review. Further detailed assessment of these boundaries would need to be undertaken when finalising amalgamation proposals. Had mandated boundary changes remained a 'live' option for implementing structural reforms, it is likely the Board would have recommended a series of community focused processes to better define and finalise new council boundaries and supporting arrangements for all 15 areas.

Given the Tasmanian Government's stated position on mandated structural reform – and some councils' opposition to any boundary changes - the Board acknowledges most of these boundaries may not be implemented immediately. However, they should guide councils and the Tasmanian Government as they consider progressing voluntary amalgamation proposals. In the absence of mandated boundary changes, we must accept change will occur incrementally, but it should take place in a way that gets us closer to the future alternative model we have identified through the Review.

Alternative Future Design for Local Government in Tasmania



Proposed Council	Boundaries
Western	West Coast Local Government Area (LGA) extending north to incorporate Waratah and Savage River.
North-West	Circular Head LGA and Waratah-Wynyard LGA, minus Waratah and Savage River.
King Island	King Island LGA (no change).
Cradle Coast	Burnie, Central Coast, Devonport Kentish, and Latrobe LGAs.
Tamar Valley	West Tamar LGA, George Town LGA minus rural areas to the east, Launceston LGA minus rural areas to the north-east, but including Prospect and Blackstone Heights from Meander Valley LGA.
North-East	Dorset LGA plus rural areas to the west from George Town LGA and to the south-west from Launceston LGA.
Flinders	Flinders LGA (no change).
Central Northern	Meander Valley and Northern Midlands LGAs, minus Prospect and Blackstone Heights.
East Coast	Break O'Day LGA plus Bicheno, Freycinet and Coles Bay.
South-East	Sorell LGA, Tasman LGA, Glamorgan Spring Bay LGA minus Bicheno, Freycinet and Coles Bay.
Central Southern	Brighton and Southern Midlands LGAs.
Derwent Valley and Highlands	Derwent Valley and Central Highlands LGAs.
Clarence	Clarence LGA (no change).
Western Shore	Glenorchy and Hobart LGAs plus Taroona part of Kingborough LGA.
Southern Shore	Huon Valley LGA and Kingborough LGA minus Taroona.

Reforms to Build Future-Ready Councils

Our reform package comprises structural reforms and specific reforms. Below, we provide a high-level summary of the core elements of our proposed agenda. Our full list of recommendations is in the table below. Our recommendations are targeted at supporting and delivering FIVE core outcomes:

1. Support healthy and sustainable local communities
2. Deliver better local services
3. Build and maintain future-ready community assets

- 4. Ensure local government represents you and your community**
- 5. Enhance local job opportunities in councils**

Voluntary Amalgamations and Mandated Shared Services

The Tasmanian Government has made a commitment that council boundaries will not change unless there is support from individual councils and their communities. Many Tasmanian councils currently oppose forced boundary changes.

In these circumstances, we are recommending a program of voluntary reform. The Tasmanian Government should work with and support, as a priority, councils and communities that have expressed an openness to discussing and considering amalgamations or boundary changes.

Currently, these councils are West Coast, WaratahWynyard, Circular Head, Kentish, Latrobe, Break O Day, Glamorgan Spring Bay, Sorell, City of Hobart, Glenorchy, Kingborough, and Huon Valley.

The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.

A new Local Government Board should coordinate voluntary amalgamation proposals. The Board would assess viability and prepare formal proposals for councils, the community and Government to consider. Part of the new Board's assessment should be how well amalgamation proposals achieve progress towards our alternative future structural design for local government in Tasmania.

Councils, State agencies, and community leaders should form a Community Working Group (CWG) to work alongside this new Board, developing packages of Tasmanian Government-funded supporting initiatives that maximise the on-ground community benefits of amalgamation proposals.

Communities would need to vote in support of any reform proposals – including Partnership initiatives and funding - before they went ahead.

'Phase 1' voluntary amalgamation proposals would serve as a pilot program aimed at demonstrating to other councils and communities the opportunities and benefits of reform (and allow for lessons from implementation to be applied in later phases).

Alongside voluntary amalgamations, we are recommending the increased – council-designed but ultimately mandated – use of shared services and capability between councils, starting with key technical professions where capability gaps are being felt the most.

The Board is still of the view that shared services alone cannot solve the scale-related challenges facing the sector, but they will inevitably play an important role, and this will become more critical where we do not achieve significant consolidation of councils.

The sector itself should be given a chance to design these arrangements, but once settled they should be able to be mandated by the Tasmanian Government. That is why we are recommending a new legislative power for the Minister for Local Government to require councils' participation in shared services models.

Specific Reform Recommendations

We are recommending a number of non-structural reforms aimed at improving the overall governance, funding, and service performance of councils. Some of the reforms build on and reinforce recommendations from the 2020 Local Government Legislation Review.

The recommendations are the culmination of an extensive program of options development, testing, and refinement we have undertaken throughout the Review, which included broad sectoral and community consultation.

The reforms are directly focused on delivering the five community outcomes above, and include:

- a range of measures to increase the efficiency, equity, transparency, and sustainability of rates and other council revenue.
- the introduction of a new integrated strategic planning and reporting framework for councils that is built on community wellbeing and sustainability goals and underpinned by best practice performance monitoring and reporting.
- improvements to the rigour and consistency of councils' strategic asset management practices and processes, including a proposal to create a new centralised shared asset management capability to serve councils.
- enhanced regulatory oversight and intervention capability based on a risk-based, intelligence driven early intervention approach.
- new mandatory learning and professional development requirements for elected members, commencing from when they first choose to stand for office.
- developing the capacity and skills of the local government workforce.
- specific strategic partnerships between councils and the Tasmanian Government to support more integrated and seamless 'front desk' services to the community, and more effective co-regulation in important areas of council responsibility.

A significant part of the Board's reform agenda focuses on improving the consistency of systems and processes across the sector (and with the Tasmanian Government), as well as the transparency of information available on how well councils perform for their communities. This should facilitate better resource sharing and cooperation between councils, maximise councils' accountability to their communities, ensure any major structural sustainability challenges can be identified as early as possible, and support intervention where necessary.

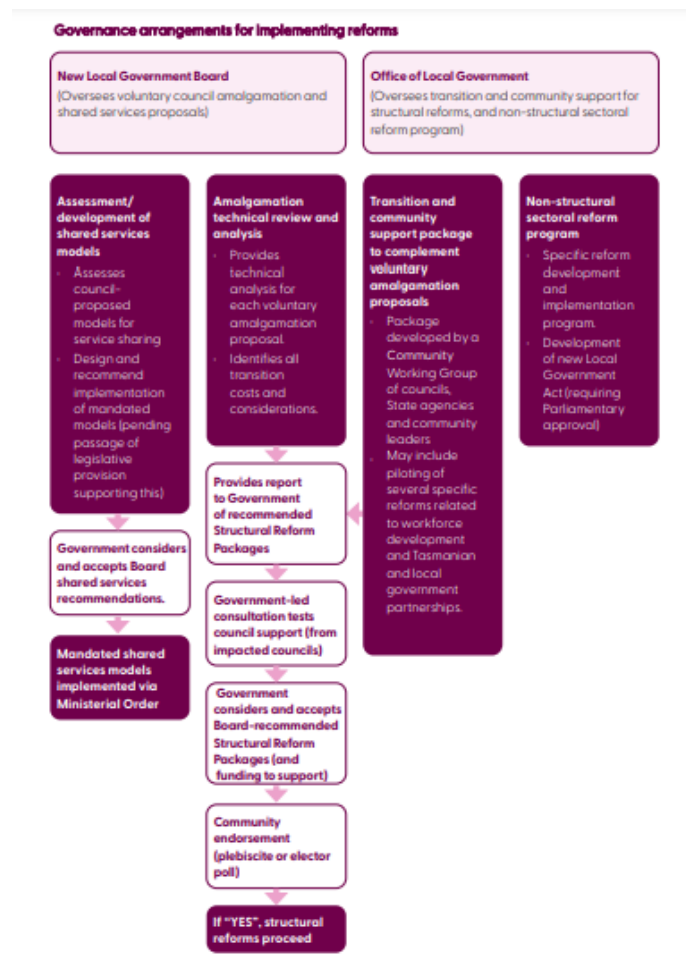
The reforms will set the foundations for necessary future structural consolidation and should be progressed irrespective of whether any council amalgamations proceed.

Implementing Reform

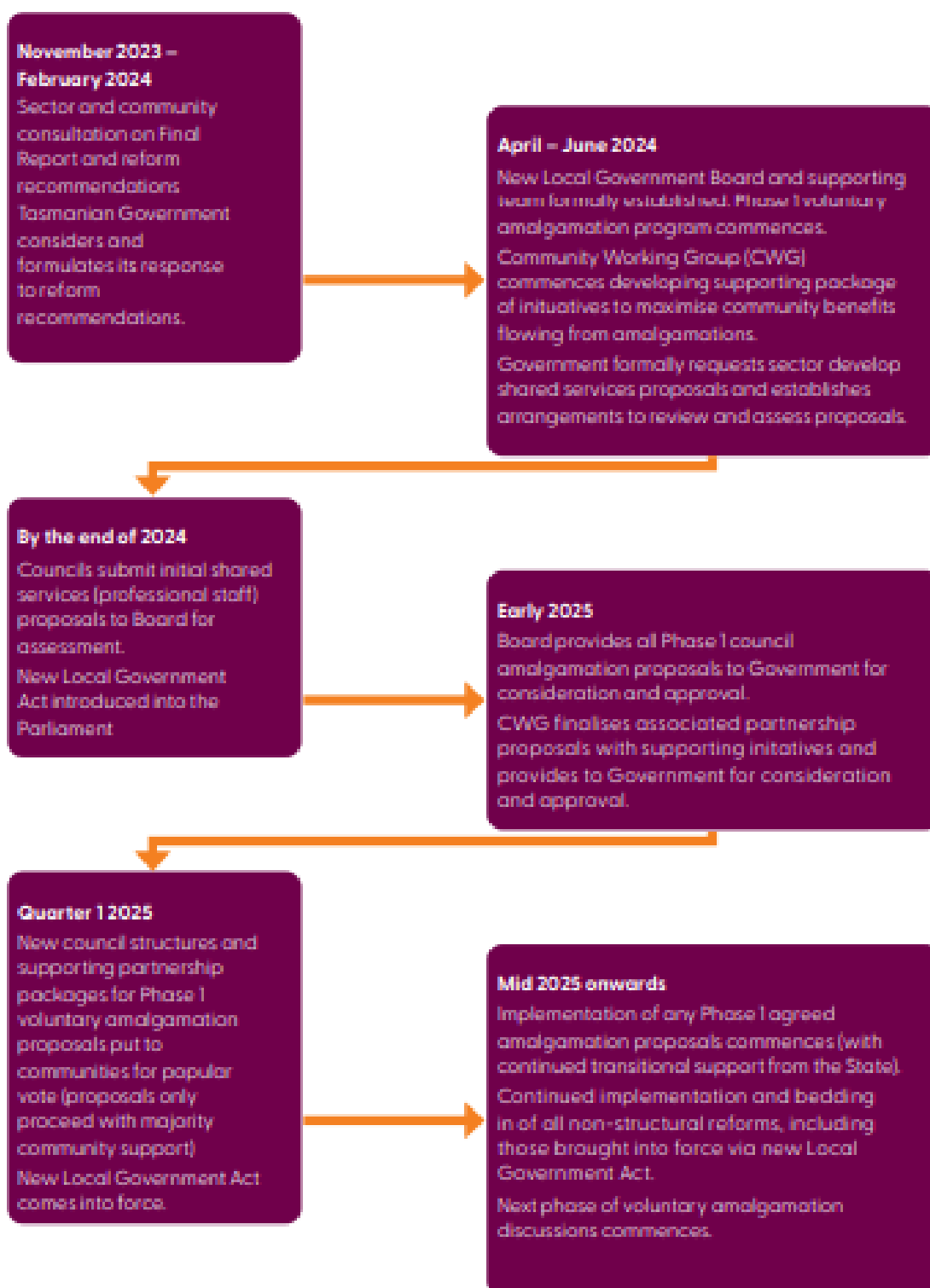
This necessary and achievable reform package will require careful planning and resourcing for successful implementation. We recommend implementing Phase 1 structural reform and supporting specific reforms (including the enactment of a new Local Government Act) over a two-year period, assuming work begins in early 2024.

In summary, we recommend that:

- the technical element of the Phase 1 structural reforms – including refining and implementing proposed new council boundaries and shared services initiatives – be overseen by a new Local Government Board (supported by a range of technical experts as and where necessary).
- the development of packages of targeted transition assistance for new councils via a Community Working Group (CWG) consisting of councils, State agencies and community leaders, supported by dedicated project capability in the Office of Local Government (OLG) or other appropriate agency.
- broader sector-wide reforms – including the implementation of pending agreed reforms from the earlier Local Government Legislation Review via a new Local Government Act – would most logically be managed and overseen by the Office of Local Government.
- subsequent phases of structural reform (including participating councils) would be identified by the Tasmanian Government and pursued following the conclusion of Phase 1.
- The Board's proposed implementation roadmap – including proposed governance arrangements and associated timeframes – is summarised in the diagrams below.



Indicative timeline for implementing reforms



NOTED

29. OTHER BUSINESS

Subject	Raised by	Action if required
Wi-Fi Access – Bothwell Recreation Grounds	Mayor L Triffitt	Acting General Manager to investigate options.
Quorum for Audit Committee - Cr Meacheam will be an apology	Cr D Meacheam	Acting General Manager advised that there will be a quorum.
Changes in School Bus Routes – email received by Cr Bailey.	Cr A Bailey	Acting General Manager to provide additional information at the December meeting.
Hamilton Depot Wash Down Bay - Access	Cr A Bailey	Acting General Manager advised that access was available during normal working hours and when Staff are at the Depot.
Jacket/Vest with Council Logo – Issue for Elected Members	Mayor L Triffitt	Acting General Manager to action.

RESOLUTION: 27/11.2023/C

Moved: Cr J Hall

Seconded: Cr D Meacheam

THAT Elected Members be issued with either a jacket or vest embroidered with Council's Logo. Preferences and size to be forwarded to the General Manager.

CARRIED

For the Motion

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

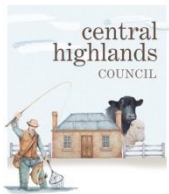
30. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at **12.52pm**.

Signed as Confirmed:

Mayor L Triffitt

Dated: 12 December 2023



Central Highlands Council

DRAFT MINUTES AUDIT PANEL MEETING – 4 DECEMBER 2023

Minutes of the Central Highlands Council Audit Panel Meeting held at the Hamilton Council Chambers, Hamilton on Monday 4 December 2023 commencing 10.00am

1.0 OPENING - 10.05am

2.0 PRESENT

Mr Ian McMichael (Chair) and Deputy Mayor J Allwright.

In Attendance: Kim Hossack General Manager; Adam Wilson Deputy General Manager; and Katrina Brazendale Minute Secretary.

Via Teams: David Doyle, Contract Accountant and Mark Farrington, Tasmanian Audit Office.

3.0 APOLOGIES

Cr A Bailey, Cr D Meacheam (Proxy) and Jeff Tongs, Tasmanian Audit Office.

4.0 CONFIRMATION OF MINUTES

RECOMMENDATION 1:

Moved Deputy Mayor J Allwright

Seconded Mr I McMichael (Chair)

THAT the Minutes of the previous Audit Panel meeting held on Monday 11 September 2023 be confirmed.

CARRIED

For the Motion: Mr I McMichael (Chair) and Deputy Mayor J Allwright



5.0 PECUNIARY INTEREST DECLARATIONS

The Chair requests all Members to indicate whether they or a close associate have or are likely to have a pecuniary interest (any pecuniary benefit or pecuniary detriment) or conflict of interest in any Item of this Agenda.

Nil

6.0 BUSINESS ARISING

- 6.1 **Related Party Declarations** – The quarterly request for updates will be listed on the next Ordinary Council Agenda for December.
- 6.2 **Friends of St Michael's** – Funds held with Council (\$79k). Mr Henry Edgell and members of the Anglican Diocese will be attending the Council Workshop on 5th December 2023 to discuss these funds currently held at Council and the Church's future.
-

7.0 STANDING ITEMS

- Statutory Financial Requirements Report

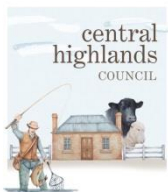
Mark from the Tasmanian Audit Office advised the Memorandum of Audit Findings will be issued to the General Manager very soon. There were three main issues will be raised –

1. There is one new finding of Financial Reporting Risks – material risk statement is not included in our current Risk Register. The register will now be updated.
 2. Capitalisation Policy – Council had introduced a documented procedure which they believed to be efficient. A Policy will now be developed.
 3. Excess Leave Balances – this has been an ongoing concern for many years. Management will continue to monitor and encourage reduction of these.
- Financial Reports – Monthly Report to 31 October 2023 – **NOTED**.
 - Risk Management Register – this will now be updated as per the Memorandum of Audit Findings recommendation above.
 - Policy Review/s – **NOTED**.
 - Central Highlands Council Audit Panel Annual Report to Council for the Year Ended 30 June 2023 – **NOTED & signed by the Chair**.
-

7.1 FRAUD CONTROL POLICY 2013-03

The Fraud Control Policy 2013-03 with Council's Fraud Control Investigation Procedure, Fraud Prevention Procedure and Fraud Detection & Risk Management Procedure have been reviewed by Senior Management Staff.

The reviewed Policy and Procedure are now provided for endorsement by the Audit Panel, prior to being formally tabled at Council's January 2024 meeting.



RECOMMENDATION 2:

Moved Deputy Mayor J Allwright

Seconded Mr I McMichael (Chair)

THAT the Fraud Control Policy 2013-03 be endorsed and tabled at the Ordinary Council Meeting for December 2023 for approval.

CARRIED

For the Motion: Mr I McMichael (Chair) and Deputy Mayor J Allwright

8.0 NEW BUSINESS

8.1 FINANCIAL STATEMENTS AS OF 30 JUNE 2023

NOTED

8.2 ANNUAL REPORT 2022-2023

RECOMMENDATION 3:

Moved Deputy Mayor J Allwright

Seconded I V McMichael (Chair)

THAT the DRAFT Annual Report 2022-23 be endorsed and tabled at the Annual General Meeting on 12 December 2023.

CARRIED

For the Motion: Mr I McMichael (Chair) and Deputy Mayor J Allwright.

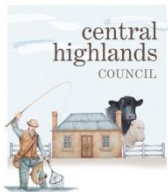
8.3 PERFORMANCE REVIEW OF PRIVATE WORKS UNDERTAKEN BY COUNCILS

Further discussions to be undertaken and this item will be reported at the next Audit Panel Meeting.

8.4 FUTURE OF LOCAL GOVERNMENT FINAL REPORT

Discussions were undertaken on the matter and was noted.

8.5 POLICY 2013-18 EMPLOYEE RECRUITMENT AND SELECTION POLICY



RECOMMENDATION 4:

Moved Deputy Mayor J Allwright

Seconded Mr I McMichael (Chair)

THAT the 2013-18 Employee Recruitment and Selection Policy be endorsed with no changes and to be tabled at the Ordinary Council Meeting in January 2024.

CARRIED

For the Motion: Mr I McMichael (Chair) and Deputy Mayor J Allwright

9.0 OTHER BUSINESS

9.1 New Legislation - *Child and Youth Safe Organisation Act 2023*

This will come into effective from 1st January 2024 and Council must have a delegated Child Safety Officer and abide by new 10 Child & Youth Safety Standards which emerged from the work of the Royal Commission into Institutional Responses to Child Sex Abuse. All Councils and Government organisation must have a documented Policy and Procedures on how the organisation is going to management these safety standards.

The Local Government Association of Tasmania (LGAT) have been working with the State on providing a proforma Policy for all Councils but are unable to action before the 1 January 2024 deadline. Therefore, Council will now have to adopt a new interim Policy as soon as possible to meet this new legislative requirement. Then over the next 6 months, staff will develop how Council will address each standard.

These new standards will have a financial impact on Council's operations and they also need to be included in the Risk Register.

NOTED

10.0 NEXT MEETING - To be held at Hamilton on **Monday 5th February 2024** commencing at **10.00am**.

11.0 CLOSURE – 11.31am



Policy No. 2013 - 03

Fraud Control Policy

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Fraud Control Policy	Review Date: 30 Sept 2026	Page 1 of 14

1. Introduction

Fraud can be defined generally as the use of an employee's or Councillor's position or employment within the Council to obtain a personal gain through the deliberate misuse or misappropriation of Council assets or resources.

Central Highlands Council is committed to the prevention, deterrence and investigation of all forms of fraud. Fraud can be damaging to the Council through financial loss, a lowering of staff morale, bad publicity and loss of public confidence.

2. Purpose

This policy covers guidelines, procedures and responsibilities regarding appropriate and authorised actions that are to be followed to increase the awareness of fraud. It also identifies actions to be taken in relation to the investigation of fraud and suspected fraudulent incidents.

This policy aims to:

- Protect Council's assets, resources, credibility and reputation;
- Promote and encourage a sound ethical culture at the Council;
- Ensure Councillor and Senior Management commitment to identifying the risk of fraud within Council's operations;
- Establish procedures for prevention, detection and investigation;
- Ensure that Councillors and staff are aware of the responsibilities in relation to ethical conduct.

3. Scope

This policy applies to all Councillors, Committee Members, employees, consultants and contractors of the Central Highlands Council.

4. Associated Policies

This policy should be read in conjunction with applicable, appropriate and associated policies, procedures and guidelines. These include, but are not limited to:

- Code of Conduct
- Staff Code of Conduct
- Risk Management Policy and Strategy
- Staff Induction Procedures
- Duty Statements/ Job Descriptions

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- Australian Standard 8001-2008 – Fraud and Corruption Control
- Pre-employment Screening Practices
- Personnel Rotation Procedures
- Separation of Duties

5. Elements of the Policy

The major elements of this policy are:

- 5.1 Education and Awareness
- 5.2 Roles and Responsibilities
- 5.3 Procedures
- 5.4 Disciplinary Actions
- 5.5 Risk Management
- 5.6 Fraud Control Program

These elements are expanded upon in the following paragraphs.

5.1 Education and Awareness

The likelihood and impact of fraudulent behaviour is to be minimised by promoting a sound ethical environment. This approach is intended to reduce the risk of fraud and should allow greater reliance on the integrity of employees rather than on direct measures.

It is the responsibility of all employees, Councillors, Committee Members, contractors and consultants to set an example through ethical and prudent use of Council assets and resources. Staff and Councillors have a duty to advise management of any concerns they have about the conduct of Council affairs or the use of Council assets and resources.

The Fraud Control Policy will be brought to the attention of all current and new staff and will be included in the induction program.

Staff with particular responsibilities such as cash handling, purchasing authority and account payment, will be given specific training in approved procedures.

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5.2 Roles and Responsibilities

5.2.1 Councillors and Committee Members

Councillors and Committee Members have a responsibility to abide by the Code of Conduct. Councillors and Committee Members need to keep in mind the Code of Conduct when considering reports, making decisions and scrutinising Council's activities.

Council will support all policies and measures taken to prevent, deter, detect and resolve suspected instances of fraud.

5.2.2 Senior Management

Senior Management is responsible for ensuring that there are adequate internal controls to provide reasonable assurance for the prevention and detection of fraud and corruption. Achievement of this will be assisted by:

- Compliance with Council policies, procedures, guidelines, rules and regulations;
- Ensuring that Councillors, Committee Members and employees are aware of their obligations as per the Code of Conduct;
- Ensuring that staff are aware of their responsibilities through adequate induction, training, supervision and written procedures;
- Responding to issues raised by Councillors, the Audit Committee, Senior Management and external auditors.
- All suspected cases or incidents of fraud are to be reported to the General Manager. The General Manager is to promptly organise an investigation in accordance with the Fraud Control Investigation Procedure, as attached.

5.2.3 Employees, Contractors and Consultants

Employees, contractors and consultants have a duty to make management aware of any concerns that they may have about the conduct of Council assets and resources. Any issues raised by them are to be promptly investigated. Confidentiality of issues raised is to be maintained.

5.3 Procedures

The Fraud Control Policy must be followed for all investigations of fraud or corruption.

Variations to these procedures may result from requests or recommendations from the Audit Committee, Council, Tasmania Police or the Integrity Commission.

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5.4 Disciplinary Actions

Where investigations conclude that there have been breaches of Council's policies, procedures and guidelines, the General Manager will determine the extent of disciplinary action to be applied. Such disciplinary measures may include, but are not limited to suspension (with or without pay), dismissal, re-classification, revision of salaries and contracts, re-organisation of duties and responsibilities and authorities, revising policies, procedures and guidelines, etc.

Where investigations reveal that criminal activities appear to have been conducted, details will be provided to Tasmania Police or other relevant law-enforcement agency for review. Tasmania Police are to be advised that it is Council's intention to proceed with criminal charges where the perpetrators admit to the fraud allegations or where Tasmania Police advise that they consider that fraud has been committed.

5.5 Risk Management

The following fraud minimisation procedures are to be followed:

- Accountability of Managers to the General Manager for the results and deviations from the budget in the monthly management reporting for departments.
- Periodic review of Council operations and an assessment of the Council's exposure to the risk of fraud.
- Internal controls are to be conducted on a regular basis and reports are to be submitted to the Audit Committee for review. This should minimise the exposure to fraud risk and minimise the occurrence of new frauds arising.
- External audit reviews with the focus on accountability of financial systems and reporting processes.
- Maintain strict recruitment practices, including the confirmation of all relevant employee details and thorough checking of references, in addition to including police checks on applicants successfully applying for senior positions and the promotion of this policy to all new Council employees.
- All assets are properly recorded and regular checks are performed to ensure that significant items are present.
- Establish, promote and enforce a standard of conduct for suppliers and contractors.
- Review work practices open to collusion or manipulation.
- Ensure that Council management have been trained in identifying indicators of fraud.
- Ensure that applicable and appropriate staff have been trained in the procedures to be followed for investigating potential incidents of fraud.

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5.6 Early Warning Signs

The following are some behavioural warning signs that all managers and staff need to be vigilant of which relate to potential fraudulent behaviour.

- Refusal to take leave;
- Resigning suddenly or failing to attend work for no apparent reason;
- Drugs or alcohol abuse;
- Staff over-riding or bypassing internal controls;
- Persistent anomalies in work practices;
- Obvious lifestyle changes that are out of character or are in conflict with employees' normal financial positions.

6. Linked Documentation

- Customer Service Charter
- Tendering and Procurement Policy
- Risk Management Policy and Strategy
- Code of Conduct
- Public Interest Disclosures Procedures Manual
- Related Party Disclosures Policy
- Staff Code of Conduct Policy

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Fraud Control Investigation Procedure

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1. Introduction

This procedure covers appropriate actions and responsibilities that must be followed for the investigation of fraud.

2. Process

- 2.1 Any employee, contractor, or consultant who has reason to suspect that a fraud has occurred shall immediately notify their manager. If the employee has reason to believe that their manager may be involved, the employee is to immediately notify another Manager or the General Manager. The employee, contractor or consultant shall keep this information confidential. (Note: Should the incident or allegation relate to the General Manager, the matter should be reported to the Mayor).
- 2.2 Any Councillor or Committee Member who has reason to suspect that a fraud has occurred shall immediately notify the General Manager. The Councillor or Committee Member shall keep this information confidential.
- 2.3 The Manager, when receiving notification of suspected fraud, is to immediately contact the General Manager. The Manager is not to attempt to investigate the suspected fraud and must keep the information confidential.
- 2.4 The General Manager is to promptly arrange an investigation upon notification of the details.
- 2.5 At the conclusion of an investigation of a Councillor, Committee Member, employee, contractor or consultant, the General Manager is to prepare a record. The record is to contain:
 - The allegation/s;
 - An account of all relevant information received, and if the General Manager has rejected the evidence as being unreliable, the reasons for this opinion being formed;
 - The conclusions reached and the basis for them;
 - Any recommendation arising from the conclusions.

Following the completion of the record, the General Manager is to determine what further action might be required.

3. Related Documents

- Fraud Control Policy
- Fraud Prevention Procedures
- Fraud Detection and Risk Management Procedures

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Fraud Prevention Procedure

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1. Fraud Prevention Strategy

Council's fraud prevention strategy involves:

1.1 Organisational Integrity and Leadership

The most effective form of fraud prevention is the establishment of an organisational culture that rejects fraudulent and corrupt practices. Commitment from Senior Management and Councillors is essential in establishing a behaviour model for all staff, Committee Members and volunteers.

Council will nurture a fraud-resistance culture by:

- Employing managers and supervisors who will be positive role models for ethical behaviour;
- Adopting and enforcing policies that emphasise the importance of ethical behaviour;
- Issuing clear standards, policies and procedures to minimise opportunities for fraudulent and corrupt behaviour and enhance detection mechanisms;
- Ensuring all staff are accountable for their own actions.

1.2 Employee Education and Awareness

Employees will be made aware of Council's ethical conduct expectations by:

- The inclusion of ethical conduct requirements in information packages for new employees;
- An ongoing program of inclusion of ethical behaviour expectations within all position descriptions for new and existing positions;
- Implement and review a Staff Code of Conduct as part of the development of organisational values and culture.

Staff with particular responsibilities, such as cash handling and purchasing authority, will be given specific training in approved cash handling and purchases.

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1.3 Customer and Community Awareness

Fraudulent activity may be detected as a result of complaints from Council customers or other members of the public. It is essential that the community understands the impact of fraudulent and corrupt activity and the importance of exposing such behaviour. In order to increase community awareness and encourage the reporting of fraudulent and corrupt conduct, Council will:

- Publish the Code of Conduct and other relevant Policies and procedures on Council's website;
- Provide feedback to all persons who report suspected corrupt or fraudulent conduct.

1.4 Regular Reviews of Policies and Procedures

In addition to ongoing policy development directed at emphasising ethical behaviour and fraud prevention and detection, Council is committed to the ongoing review of existing policies and procedures. These will be reviewed at least every 3 years.

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Fraud Detection and Risk Management Procedure

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1. Fraud Detection and Risk Management

Council's fraud detection strategy involves:

1.1 Encouraging Disclosure

It is recognised that most fraudulent activity is detected by employees of Council and to a lesser extent, by members of the public. Council will encourage the reporting of fraudulent conduct by:

- The inclusion of training on fraud awareness and reporting procedures in induction of new employees;
- Awareness training for all staff on Council's Staff Code of Conduct and reporting of fraudulent and corrupt activity on a bi-annual basis;
- Advertising on Council's website of the various methods by which members of the public can report instances of fraudulent conduct that they may become aware of;
- Providing feedback to people who report suspected fraud.

1.2 Internal Reviews

Council will minimise opportunities for undetected fraudulent activity via a robust internal review program. The General Manager shall establish and implement a detailed strategy and procedure, incorporating internal review guidelines in order to give this policy effect. Such a program will include:

- Bi-annual reviews of purchasing and disposal transactions;
- Annual reviews of financial system security;
- Annual reviews of cash float and petty cash balances;
- Annual stock-takes of Council inventories;
- Annual reviews of physical asset security;
- Annual reviews of compliance with adopted cash handling procedures;
- Implementation and monitoring of recommendations by Council's external auditors.

1.3 External Auditing

Council is required under the Local Government Act 1993 to have its financial reports audited and to present those audited financial reports to the public.

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2. Fraud Investigation

Council recognises that it will not always be successful in its efforts to prevent fraud. The General Manager will therefore investigate all reported instances of fraud and corrupt conduct as thoroughly as possible. Depending upon the circumstances of the alleged fraud, an internal investigation may be undertaken or the matter may be referred to an external body such as Tasmania Police, the Ombudsman or the Integrity Commission.

3. Fraud Correction

Once a fraudulent act has been identified and investigated, strategies and procedures are to be implemented to ensure that the act will not be repeated. This may include:

- Disciplinary action and/or dismissal of employees, Committee Members, volunteers or contractors involved in fraudulent conduct;
- Review and alteration of operating procedures;
- Additional training for employees, Committee Members, volunteers or contractors;
- Making other employees aware of the situation in general terms in order to discourage similar conduct in the future;
- Improvements in the physical security of assets.

4. Non-Compliance

Non-compliance with this procedure may result in disciplinary action which may include dismissal.

- Publish the Code of Conduct and other relevant Policies and procedures on Council's website;
- Provide feedback to all persons who report suspected corrupt or fraudulent conduct.

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Policy No. 2013- 18

Employee Recruitment & Selection Policy

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1. POLICY STATEMENT

1.1 Council is committed to ensuring recruitment and selection of prospective employees is in accordance with Section 63 (2) of the *Local Government Act (1993)* and any other relevant employment legislation in that:

- a) All prospective employees receive fair and equitable treatment without discrimination, and;
- b) All existing employees receive fair and equitable treatment without discrimination.

1.2 Effective employee selection and the subsequent management of employees are critical to the success of the Council and the provision of services to the community. This success depends on Council's ability to identify, attract and develop employees.

1.3 Council is committed to an effective and professional method of selecting employees that is consistent with our values.

1.4 Council aims to attract and appoint highly skilled and motivated employees who will aim to meet agreed objectives and performance improvement goals. For every recruitment and selection decision, the General Manager will aim to ensure the best person for the job is appointed.

2. OBJECTIVE:

2.1 To provide clear guidance to the General Manager by the Council on the values and application of recruitment and selection policy for all employees.

3. SCOPE:

3.1 This policy covers all employees involved in the recruitment or selection of applicants for positions within the Council.

4. PROCEDURE:

4.1 Equal Employment Opportunity and the Merit Principle

Selection to positions within the Council is based on the principles of appointment on merit and the provision of equal employment opportunity. The appointment of employees must be made on the basis of the individual capacity of the person having particular regard to the knowledge, skills, qualifications, experience and potential for future development of that person in their employment.

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Selection on the basis of merit means that the grounds for the decision must directly relate to the inherent requirements of the position and prevents those decisions being made on unjustified discriminatory grounds such as:

- Race, colour, national or ethnic origin or nationality.
- Gender, sexual preference, marital status, pregnancy, status as parent or carer.
- Religious or political belief or activity, industrial activity.
- Age, physical features, disability, medical records. Personal association with a person who is identified by reference to any of the listed attributes.

4.2 Encouragement to Existing Employees to Apply for Vacancies

The Council is committed to fostering the process of developing and promoting existing employees wherever possible. The objective of internal recruitment is to utilise the talent that already exists in the Council and to provide every opportunity for employees to advance and develop to their full potential (this may include direct selection/appointment). On occasions it may be determined that the required skills do not exist internally, and this will be reflected in the recruitment strategy.

4.3 Confidentiality

All inquiries and applications for vacancies from internal and external applicants will be treated with the strictest confidentiality.

4.4 Conflicts of Interest

Family and other close personal relationships as well as business relationships must be declared by prospective members of Interview Panels in relation to candidates.

5. LEGISLATION

The following legislation should be considered in conjunction with this policy:

- *Local Government Act 1993 (Tasmania), in particular Section 63 (1) and (2)*
- *Fair Work Act 2009 (Commonwealth)*
- *Anti-Discrimination Act 1998 (Tasmania)*
- *Equal Employment Opportunity Act 1984 (Commonwealth)*
- *Sex Discrimination Act 1984 (Commonwealth)*
- *Racial Discrimination Act 1975 (Commonwealth)*
- *Human Rights and Equal Opportunity Commission Act 1986 (Commonwealth)*
- *Disability Discrimination Act 1992 (Commonwealth)*

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- *Archives Act (Tasmania) 1983*
- *Personal Information Protection Act (Tasmania) 2004*
- *Work Health & Safety Act 2012*
- *Work Health & Safety Regulations 2012*

6. POSITION ROLE AND POSITION DESCRIPTIONS

6.1 Prior to any recruitment activities being undertaken in relation to a vacant position an assessment is to be made as to the ongoing requirements for the role. This assessment will include consideration of budgetary implications and future business requirements of the organisation in relation to the role.

6.2 A position description is a statement of the tasks, duties and responsibilities of a job to be performed. It entails an understanding of the relationship of a specific position to other positions in the organisation and to the organisation's overall goals and operations. It must also reflect the outcome of the work performed and the standard of performance required.

6.3 Position descriptions are to be reviewed on a regular basis. Minimum review periods are at the time of the annual performance review and prior to the recruitment process proceeding.

6.4 The minimum requirements for a position description are:

- Position Title;
- Relevant Award and Award Classification;
- Direct Supervisor or Manager the position reports to;
- Department;
- Position Objectives;
- Key Responsibility Areas;
- Duties and Responsibilities;
- Selection Criteria;
- Organisational Relationships;
- Authority;
- Judgment and Decision Making;
- Skills and Knowledge;
- Qualifications and Experience;
- Multi Skilling Clause; and
- Approval.

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7. RECRUITMENT STRATEGY

The most appropriate strategy for recruitment will be adopted to ensure timely and effective use of resources to maximise the successful performance of the role for Council. Whilst the Council is committed to providing opportunities for existing employees to apply for vacancies within the Council, the recruitment mix (advertisements, internal applications, external applications) will be determined by a range of elements, including the role, required skills and abilities, existing skill base and organisational needs.

At the discretion of the General Manager, vacant positions may be filled by:

- (a) an internal recruitment process;
- (b) an external recruitment process involving external advertising or the use of a recruitment agency for senior positions; or
- (c) by direct selection

7.1 The General Manager may, at their discretion select on merit a prospective employee for the appointment to a position without advertising the vacancy.

7.2 The General Manager may determine to fill any vacancy by inviting applications from Council employees. The process can be utilised where a number of potential candidates, with the required specialist knowledge or skills has been identified within the Council workforce.

7.3 The General Manager may elect to recruit persons externally through placing an advertisement in the newspaper and on Council's website or listing the vacancy with a specialist recruitment agency.

7.4 All persons interested in applying for a position are to contact Council for an employment kit and Council is to forward this promptly upon request. The employment kit will contain a position description (including selection criteria) and a recruitment information sheet.

8. SELECTION PANEL

8.1 A Selection Panel shall be convened to assess the applications received. The Selection Panel shall consist of three persons, one shall be the General Manager or his/her representative, the Manager to whom the position reports, and one other representative nominated by the General Manager. Where there is a mixture of male and female applicants, the panel will endeavour to ensure that a gender balance exists within the panel.

8.2 Where a member of the Selection Panel has a significant relationship with a short-listed applicant (such as a relative), that panel member will remove themselves from the selection and interview process on the basis that there may be a conflict of interest. Such conflicts of interest are to be notified to the General Manager as soon as they become known.

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8.3 Following the closure of the advertising period, the Selection Panel shall determine a short list of the applicants. Short listing will be based upon an assessment of the application against the selection criteria. The Selection Panel will rank applicants according to their assessments in order to determine those applicants to be interviewed.

8.4 Applicants shall be interviewed and assessed according to a set of agreed questions formulated by the panel. Interview questions will be relevant to the advertised position; derived from the selection criteria and seek to identify the experience and ability of the applicants in relation to the role. Interview questions will not make reference to issues such as marital status, health, political ideals or any other matter not related to the performance of the role.

8.5 The assessment of suitable applicants should be done in accordance with the merit principle together with the principles of equal employment opportunities. The merit principle has regard to the knowledge, skills, qualifications, experience and potential for future development of each person in relation to their individual capacity to perform the duties and responsibilities associated with the position.

8.6 Following completion of the interview process, the Selection Panel will make a recommendation to the General Manager as to the outcomes of the interview process. The General Manager may either endorse or reject the recommendations of the Selection Panel.

9. NATIONAL POLICE HISTORY CHECK

9.1 A National Police History Record Check will be required for the preferred applicant; any information obtained will be assessed against the requirements of the position.

9.2 All costs for the National Police Check will be met by Council. Council agrees to meet the cost of a fast track check where there is a requirement for the successful applicant to commence in the position in a short timeframe.

10. PRE-EMPLOYMENT MEDICAL

10.1 A pre-employment medical examination will be required for the preferred applicant. Information is to be requested only in regard to that which is directly relevant to the position.

10.2 All costs for the medical examination will be met by Council.

11. OFFER OF EMPLOYMENT

11.1 All offers of employment are to be made by the General Manager in writing, irrespective of the nature of the employment (casual, temporary or permanent) and only after Council have received the completed National Police History Check and the completed pre-employment medical.

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11.2 All non-successful applicants are also to be notified in writing.

11.3 Letters of offer are to contain information relevant to the appointment, including:

- Basis of employment offer, i.e. contract, part time, permanent fulltime;
- Period of employment, if appropriate;
- Remuneration details;
- Superannuation contribution details;
- Hours of work;
- Leave entitlements;
- Compliance with WH&S and other policies of Council;
- Probation period;
- Uniform or other employment benefits; and
- Other contractual details if relevant.

11.4 Two copies of the letter of offer are to be provided to the successful applicant, one for their records and the other to be signed in acceptance of the position and returned to Council.

12. PROBATIONARY PERIOD

12.1 A three month probationary period applies to all new employees; applicants are to be advised of this at the time of interview and the successful applicant in the letter of offer. The probation period may be longer if determined necessary and relevant to the position by the General Manager.

12.2 The General Manager may also extend a probation period, however the total period shall not exceed 6 months.

12.3 Should a probationary employee be demonstrably not suitable for the position on the basis of their capacity and abilities, their employment may be terminated, subject to the provisions of the relevant employment legislation, the relevant Enterprise Agreement or contractual arrangements.

13. CASUAL AND TEMPORARY EMPLOYEES

13.1 The organisation often has a need for casual employees as a result of budgeted seasonal workload fluctuations, an increase in work activity for a few weeks, illness of permanent staff or for special projects. These situations mean that extra staff maybe required at short notice.

13.2 Casual employment is usually short term and of an irregular basis. Casual vacancies may be filled via general advertisement (internal and/or external), employment agency or by identifying potential candidates without advertising.

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13.3 These vacancies will usually fall into two categories:

- Vacancies resulting from illness, increased workload or special projects, (These vacancies require authorisation before employing staff as they are considered additional to the budgeted staff level); and
- Budgeted casual staff shown in the Annual Plan (These vacancies are the responsibility of the appropriate Department Manager).

13.4 Casual employees will be paid a loading as per the relevant award in lieu of leave entitlements, including annual and sick leave.

13.5 Where an employee is likely to be required to fulfil a particular role on a casual basis for more than 12 months, the organisation will discuss the nature of future employment arrangements with that employee in order to determine mutually acceptable terms of ongoing employment.

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Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 5 DECEMBER 2023

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held in the Bothwell Town Hall, **Bothwell** on **Tuesday 5th December 2023**, commencing at **9.00am**.

Mayor L Triffitt opened the meeting and welcomed everyone before handing over to the Chairperson.

Cr R Cassidy took the Chair.

1.0 PRESENT

Cr R Cassidy (Chairperson), Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

IN ATTENDANCE

Cr A Bailey (Proxy), Cr J Honner, Cr Y Miller, Mrs K Hossack (General Manager), Mr G Rogers (Development & Environmental Services Manager), Mrs L Brown (Senior Planning Officer) and Mrs K Bradburn (Minutes Secretary).

2.0 APOLOGIES

Nil

3.0 PECUNIARY INTEREST DECLARATIONS

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

Nil

4.0 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.

Nil

5.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 10 OCTOBER 2023

RESOLUTION 01/12.2023/PC

Moved: Mayor L Triffitt

Seconded: Cr J Hall

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 10 October 2023 to be confirmed.

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall

6.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
 - (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993* (Act) ("Applicant"); or
 - (b) The owner of the land subject to the planning decision ("Owner"); or
 - (c) made a representation within the statutory notice period in relation to a planning decision ("Representor")

will be entitled to speak at a Planning Committee Meeting ("Meeting").
 2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
 - i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person's intention to address the Meeting, including with the following detail:
 - (a) Identify whether the person is the Applicant or a Representor;
 - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
 - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
 - (d) the question or topic on which the person wishes to speak.
 - ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.
 3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.
 4. The Chairperson will determine the order of speakers.
 5. All people entitled to speak will be given equal opportunity to speak.
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6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.
8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.
10. (a) Planning Committee members may ask questions of the person speaking.
(b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.
11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

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

The Chairperson welcomed Mrs Onslow & Mrs Ferguson and asked if they would like to address the Planning Committee during Public Question Time

Mr N Tomlin – Item 7.1

Mr N Tomlin advised he owns land adjoining the proposed subdivision and that he had made a representation to the application within the timeframe but had mis-spelt the email address and had to re-send it outside the timeframe.

Mr Tomlin raised the following points:

- A laneway adjoining the property, which is owned by Council, is not shown on the proposal plan.
- No fencing plan for the subdivision.
- TasWater have requested he contribution toward the upgrade of TasWater Infrastructure as part of his development application. Would like Council to request TasWater to under hydraulic modelling prior to approval of this development.

Mrs L Brown, Senior Planning Officer, responded to Mr Tomlin's concerns as follows:

- There is no Rights of Way or easements, other than the Wastewater Treatment System Easement for the Town Hall, on the property.
- No fencing details have been provided and are not required at this stage. It is not unusual for a stipulation to be included on Titles stating the subdivider is not required to fence.
- The application was referred to TasWater who have provided their Submission to Planning Authority Notice.

7.0 PLANNING REPORTS

RESOLUTION 02/12.2023/PC

Moved: Deputy Mayor J Allwright

Seconded: Cr J Hall

***THAT** Council accept the late Representation from Mr Nigel Tomlin which was received on Wednesday 29th November 2023.*

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

7.1 DEVELOPMENT APPLICATION (DA2023/50) FOR SUBDIVISION (8 LOTS & BALANCE LOT) AT 937 ELLENDALE ROAD, ELLENDALE OWNED BY J & A DALLEY

PROPOSAL

The owners J & A Dalley, have applied to the Central Highlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to subdivide the land at 937 Ellendale Road, Ellendale.

The existing property is made up of one title (CT: 170358/1) with a total area of 2.010ha and includes a dwelling and outbuildings. Vehicular access is from Ellendale Road.

The application seeks to subdivide the site to create a total of eight lots in the following arrangement:

Lot 1 – 1742.13m², existing shed to be removed, 27m of frontage, new vehicular access from The Avenue;

Lot 2 – 1364.5m², vacant, 24m of frontage, new vehicular access from The Avenue;

Lot 3 – 1414.83m², vacant, 24m of frontage, new vehicular access from The Avenue;

Lot 4 – 1440.00 m², vacant, 24m of frontage, new vehicular access from The Avenue;

Lot 5 – 5035.78m², vacant, 7m of frontage, new vehicular access from The Avenue;

Lot 6 – 4007.90m², vacant, 6.5m of frontage, new vehicular access from Ellendale Road;

Lot 7 – 1611m², vacant, 14m of frontage, new vehicular access from Ellendale Road, easement for existing wastewater for Town Hall;

Lot 8 – 2003.94m², vacant, 29.32m of frontage, new vehicular access from Ellendale Road; and

Balance Lot – 1494.06m², includes existing dwelling, outbuilding, and vehicular access from Ellendale Road.

The proposal is to stage the development as follows:

- Stage 1. Balance lot to be divided.
- Stage 2. Divide lots 1 to 4 and 7
- Stage 3. Divide lots 5,6 and 8

The land is currently used for residential purposes. There is a dwelling, outbuildings, fencing, gardens and associated infrastructure on the land.

The application has been lodged under the *Tasmanian Planning Scheme – Central Highlands* (“the Planning Scheme”) and the property is zoned Village within the Planning Scheme.

Under the Planning Scheme subdivision is defined as development. 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. The Council gave notice of the application for public comment as required by the Act. 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.

RESOLUTION 03/12.2023/PC

Moved: Deputy Mayor J Allwright

Seconded: Cr J Hall

THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council **APPROVE** the Development Subdivision (8 Lots & Balance Lot) at 937 Ellendale Road, Ellendale owned by J & A Dalley subject to conditions detailed below.

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. The development and works must be carried out in accordance with:
Bushfire Hazard Report, Proposed Subdivision 8 Lots & Balance, 937 Ellendale Road, Ellendale (Mark Van den Berg, GES) J9025v2 dated October 2023.
3. 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

4. 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.

Easements

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

Public Open Space

6. In accordance with the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey.

The cash contribution amount is to be equal to 5% of the value of the land (excluding the balance lot) at the date of lodgement of the Final Plan of Survey.

The value is to be determined by a Land Valuer within the meaning of the *Land Valuers Act 2001* at the developers' expense.

7. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Covenants

8. 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 Development & Environmental Services Manager.

Final plan

9. 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.
10. A fee of \$45.00 per lot (minimum fee \$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.
11. 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.
12. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Services

13. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Development & Environmental Services Manager or responsible authority.
14. 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.
Advice: Any redundant services under the subject land are to be removed.

Access

15. A separate vehicle access must be provided from the road carriageway to the 8 proposed Lots. Accesses must be located and constructed in accordance with the standards shown on standard drawings Standard Drawings TSD-R09-v2 Urban Roads Driveways, or as otherwise agreed by Council's Works & Services Manager.

Water

16. Each lot must be connected to a reticulated potable water supply.

TasWater

17. The development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice, TWDA 2023/01317-CHL, dated 26/09/2023.

Telecommunications and Electrical Reticulation

18. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

Construction

19. The subdivider must provide not less than forty-eight (48) hours written notice to Council's Works & Services Manager before commencing construction works on-site or within a council roadway.
20. The subdivider must provide not less than forty-eight (48) hours written notice to Council's Manager Infrastructure and Works before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Works & Services Manager.

Construction Amenity

21. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager –

- | | |
|---|---------------------|
| • Monday to Friday | 7:00 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 |

22. All 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; and/or
 - transport of materials, goods or commodities to or from the land; and/or
 - appearance of any building, works or materials.
23. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.
24. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the subdivision during the construction period.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- This permit does not imply that any other approval required under any other legislation has been granted.
- This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- 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.



Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023/50	Council notice date	20/09/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01317-CHL	Date of response	26/09/2023
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	CENTRAL HIGHLANDS COUNCIL		
Contact details	kbradburn@centralhighlands.tas.gov.au		
Development details			
Address	937 ELLENDALE RD, ELLENDALE	Property ID (PID)	3122492
Description of development	Subdivision (8 Lots+ Balance) - 3 Stages		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Unknown	Plan of Subdivision / 21031-C01	C	28/07/2023
GES	Staging Plan / A01	--	22/08/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
DEVELOPER CHARGES			
<ol style="list-style-type: none"> 4. 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 \$14,056.00 to TasWater for water infrastructure for 8.0 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. 5. 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			
<ol style="list-style-type: none"> 6. 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. 			



<p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> <p>7. 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.</p>			
Advice			
General			
<p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>			
Developer Charges			
<p>For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges</p>			
Service Locations			
<p>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.</p> <p>(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.</p> <p>(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.</p>			
Declaration			
<p>The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.</p>			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

8.0 OTHER BUSINESS

Deputy Mayor Allwright asked if Council could write to TasWater asking for hydraulic modelling on the water supply considering the number of residential developments in the Ellendale area.

It was agreed that Deputy Mayor Allwright prepare a Notice of Motion for the December Council Meeting.

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at **9.37am**.



Proposed Subdivision
937 Ellendale Road, Ellendale
Bushfire Hazard Report



Applicant: J & A Dalley
October 2023, J9025v2

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1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a eight lot plus balance subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Central Highlands (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for J & A Dalley

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- The provision of a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in eight new lots and balance as described by the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur in 3 stages. Lots 1 to 7 are undeveloped; the balance lot contains an existing dwelling.

3.0 Site Description

The subject site comprises private land on one title at 937 Ellendale Road, Ellendale, FR: 170358/1 (figure 1). The site occurs in the municipality of the Central Highlands, this application is administered through the Tasmanian Planning Scheme – Central Highlands which makes provision for subdivision. The proposed development occurs within the Village zone. The site is located within the Ellendale settled area, approximately 0.85 km north of Slashers Sugarloaf (figure 1). The surrounding landscape is characterised by grasslands with scattered native vegetation remnants extending into landscape scale forests. Land use adjacent to the proposal comprises residential development on lots of various sizes and grassland vegetation (figure 2).

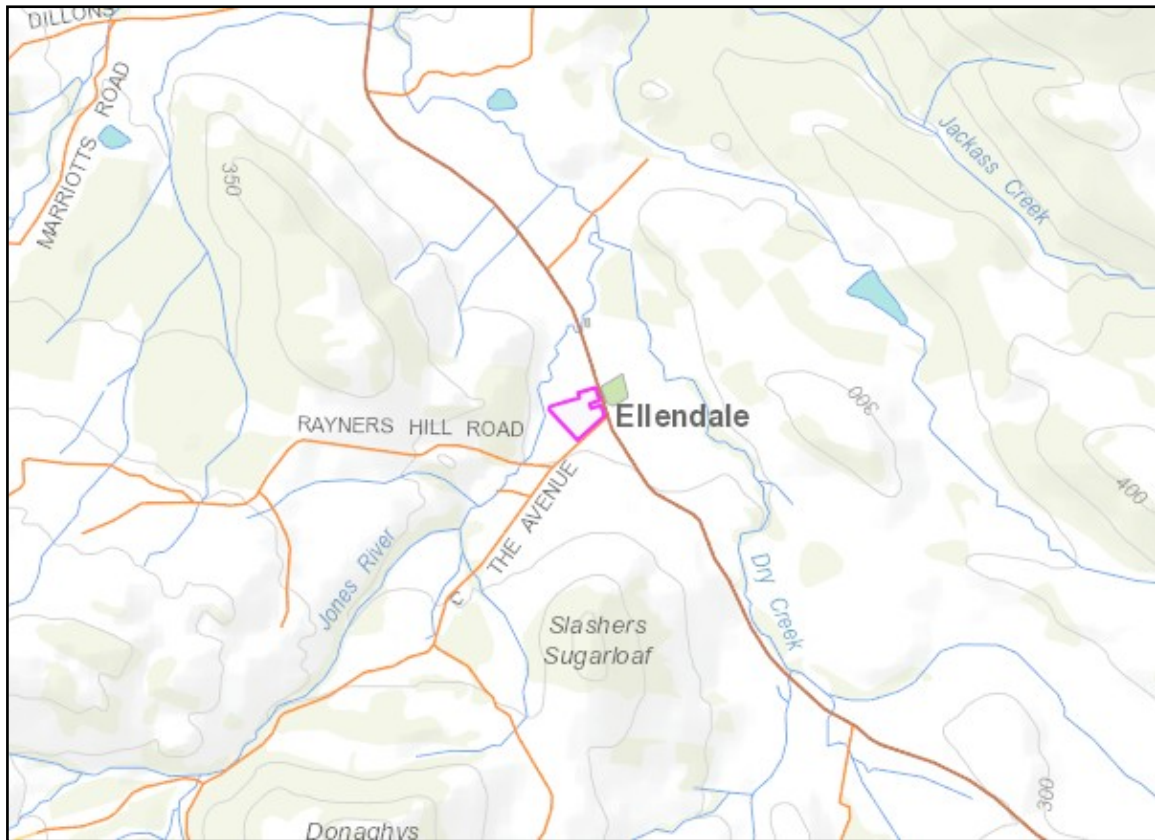


Figure 1. The site in a topographical context, pink line defines the parent lot (approximate).



Figure 2. Aerial photo of the site, pink line denotes the parent lot (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry Grassland vegetation (figures 3 to 5). The highest risk vegetation occurs to the north-west of the sites.

4.2 slopes

The effective slopes in relation to the proposed building areas are gentle (<5 degrees) and are unlikely to have a significant influence on the bushfire attack at the sites.



Figure 3. Grassland vegetation within and adjacent to lot 7 looking north from the building area within lot 7.



Figure 4. Existing dwelling within the balance lot looking west from Ellendale Road, existing Taswater hydrant located in middle of frame in front of fence.



Figure 5. Grassland vegetation within lots 5, 6 & 7 looking west from the building area within lot 7.



Figure 6. Grassland vegetation within lots 1, 2, 3 and 4 looking north-east from The Avenue.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the proposed building areas for each lot. A bushfire attack level assessment in accordance with AS3959-2018 was completed which has determined the bushfire attack level for each building area (appendix B). The building areas and bushfire attack levels are identified on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for all lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the building. The balance lot will require the HMA to be established prior to sealing of titles.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and associated Hazard Management Areas for each lot, guidance for establishment and maintenance of HMA's is provided below.

This subdivision will take place in three stages. Stage 1 involves dividing the balance lot, while stage 2 includes dividing of lots 1 to 4 with stage 3 dividing lots 5 to 8. The BHMP (Bushfire Hazard Management Plan) specifies hazard management areas for stage 1 and stage 2 to benefit the existing development on the balance lot and future development on lots 1 to 4. Each lot within this subdivision is reliant on hazard management on adjacent lots. A suitable instrument to ensure the maintenance of each lot in a minimum fuel condition should be included as part of the sealing of titles for each stage. Management of bushfire fuels on balance stages is the responsibility of the developer and should form a permit condition.

5.1.1 Building areas

Building areas for habitable buildings are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the lot, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;

- Maintain grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

5.2 Public and firefighting Access

5.2.1 Public Roads

There is no proposal for the construction of new public roadways, in this circumstance there are no applicable standards for the construction of new public roads.

5.2.2 Property access (for building compliance)

5.2.2.1 requirements for Lots 5 and 6.

Property access will be required to be used to access static firefighting water connection points on lots 5 and 6, property access for lots 5 and 6 is required to comply with the following standards:

- a) All-weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f) Cross falls of less than 3° (1:20 or 5%);
- g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- h) Curves with a minimum inner radius of 10 metres;

- i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
 - (i) A turning circle with a minimum inner radius of 10 metres;
 - (ii) A property access encircling the building; or
 - (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

5.2.2.2 requirements for Lots 1 to 4, lot 7, lot 8 and Balance Lot

Property access length is less than 30 metres or property access is not required to access a firefighting water supply connection point, in this circumstance there are no minimum design or construction standards applicable to property access.

5.3 Water supplies for firefighting

5.3.1 Requirements for lots 5 and 6.

The building areas are serviced by a reticulated water supply system with fire hydrants. However, due to the proximity of the existing fire hydrants to the building areas, dedicated, static, firefighting water supplies will be provided in accordance with table 1 below.

Table 1. Requirements for Static Water Supplies dedicated for Firefighting.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less

		than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

5.3.2 Requirements for lots 1 to 4, lots 7, 8 and Balance lot.

Dedicated water supplies for firefighting will be provided by existing fire hydrants connected to a reticulated water supply system managed by TasWater. The existing hydrants will be required to conform with the following specifications;

- The building area to be protected must be located within 120 metres of a fire hydrant; and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

If the requirements of the above (s5.3.2) cannot be achieved for lot 2, the requirements of s5.3.1 will apply.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Clarence

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
E13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated

	<p>hazard management area shown which is suitable for BAL-12.5 and BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management off site.</p> <p>The proposal is compliant with the acceptable solution at A1(b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for the construction of new public roadways or fire trails as part of this development. Minimum standards for property access have been specified for all lots consistent with table C13.2.</p> <p>The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1(b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The building areas for lots 1 to 4 and lots 7,8 and balance lot are serviced by an existing reticulated water supply system with fire hydrants and meet the specifications of s5.3.2 of this report. Lots 5 and 6 will be provided with static firefighting water supplies in accordance table C13.5</p> <p>The proposal is compliant with the acceptable solution at A2(b)</p>

6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as Grassland, with the highest risk presented by vegetation to the north and north-west of the building areas.

A bushfire hazard management plan has been developed and shows building areas with hazard management areas and construction standards, the location of proposed property access and requirements for the provision of firefighting water supplies. It provides requirements for management of the bushfire risk for each stage to ensure future compliant development.

8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party

9.0 References

Building Regulations 2016 (Tas.) Division 6.

Determination, Director of Building Control – Bushfire-Hazard Areas. Version 1.1, April 2021.

Consumer, Building and Occupational Services, Department of Justice, Tasmania

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Scheme – State Planning Provisions. C13 Bushfire-prone Areas Code.

Tasmanian Planning Commission, Hobart. 2022.

Appendix A - Site Plan



Appendix B – BAL Assessment tables

Table 1. Bushfire Attack Level (BAL) Assessment - Balance Lot

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 30 metres	36 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	30 to 48 metres		
	Grassland [^]	flat 0°	48 to 100 metres		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 45 metres	Title boundary	BAL-12.5
	Grassland [^]	flat 0°	45 to 100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to >100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level (BAL) Assessment for Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 80 metres	Title boundary	BAL-LOW
	Grassland [^]	flat 0°	80 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level (BAL) Assessment for Lot 2

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 53 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 55 metres	Title boundary	BAL-LOW
	Grassland [^]	flat 0°	55 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 4. Bushfire Attack Level (BAL) Assessment for Lot 3

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 32 metres	Title boundary	BAL-12.5
	Grassland [^]	flat 0°	32 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 5. Bushfire Attack Level (BAL) Assessment for Lot 4

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 100 metres	14 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 10 metres	3 metres	BAL-19
	Grassland [^]	flat 0°	10 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 6. Bushfire Attack Level (BAL) Assessment for Lot 5

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 7. Bushfire Attack Level (BAL) Assessment for Lot 6

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland [^]	flat 0°	0 to >100 metres	14 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 8. Bushfire Attack Level (BAL) Assessment for Lot 7

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	flat 0°	0 to 100 metres	10 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 53 metres	Title boundary	BAL-LOW
	Grassland^	flat 0°	53 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 9. Bushfire Attack Level (BAL) Assessment for Lot 8

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	flat 0°	0 to 56 metres	10 metres	BAL-19
	Exclusion 2.2.3.2 (e, f)^	flat 0°	56 to 100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0°	0 to 100 metres	10 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 937 Ellendale Road,
Ellendale. October 2023. J9025v2
Tasmanian Planning Scheme - Central Highlands

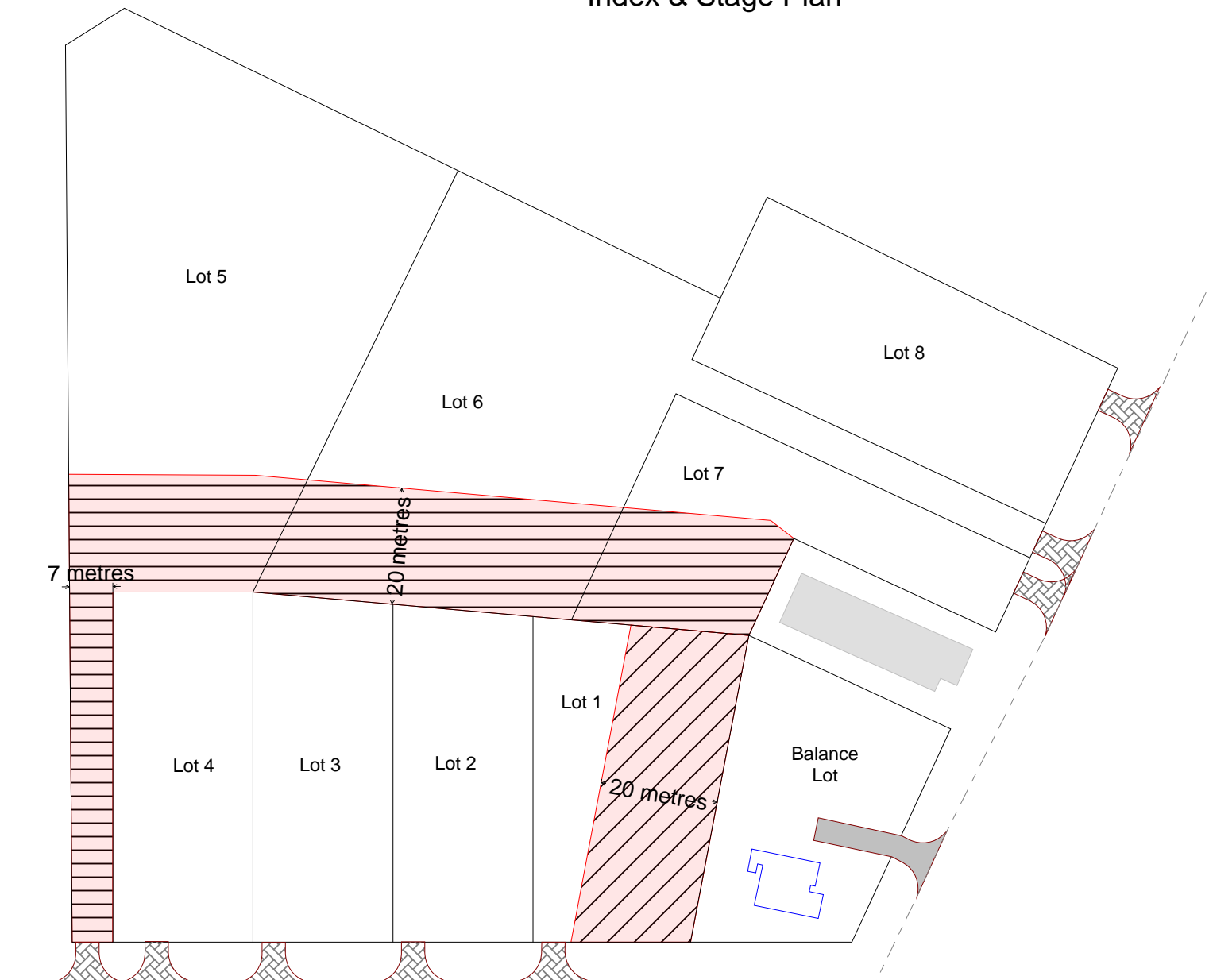


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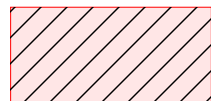
29 Kirksway Place, Battery Point.
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Index & Stage Plan

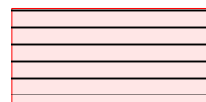


Staging

Stage 1 - Balance Lot
Stage 2 - Lots 1 to 4
Stage 3 - Lots 5 to 8



Stage 1 Hazard Management Area



Stage 2 Hazard Management Area

Note:
Each Lot to be maintained in a
minimum fuel condition

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9025

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings.
Dimensions to take precedence over
scale. Written specifications to take
precedence over diagrammatic
representations.

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959 Ellendale Road,
Ellendale, Tas., 7140

C.T.: 170358/1
PID: 3122492

Date: 06/10/2023

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Bushfire Hazard Management Plan 937 Ellendale
Road, Ellendale. October 2023. J9025v2
Bushfire Management Report 937 Ellendale
Road, Ellendale. October 2023. J9025v2

Drawing Number:
A01

Sheet 1 of 4
Prepared by:
MvdB



BUSHFIRE HAZARD MANAGEMENT PLAN

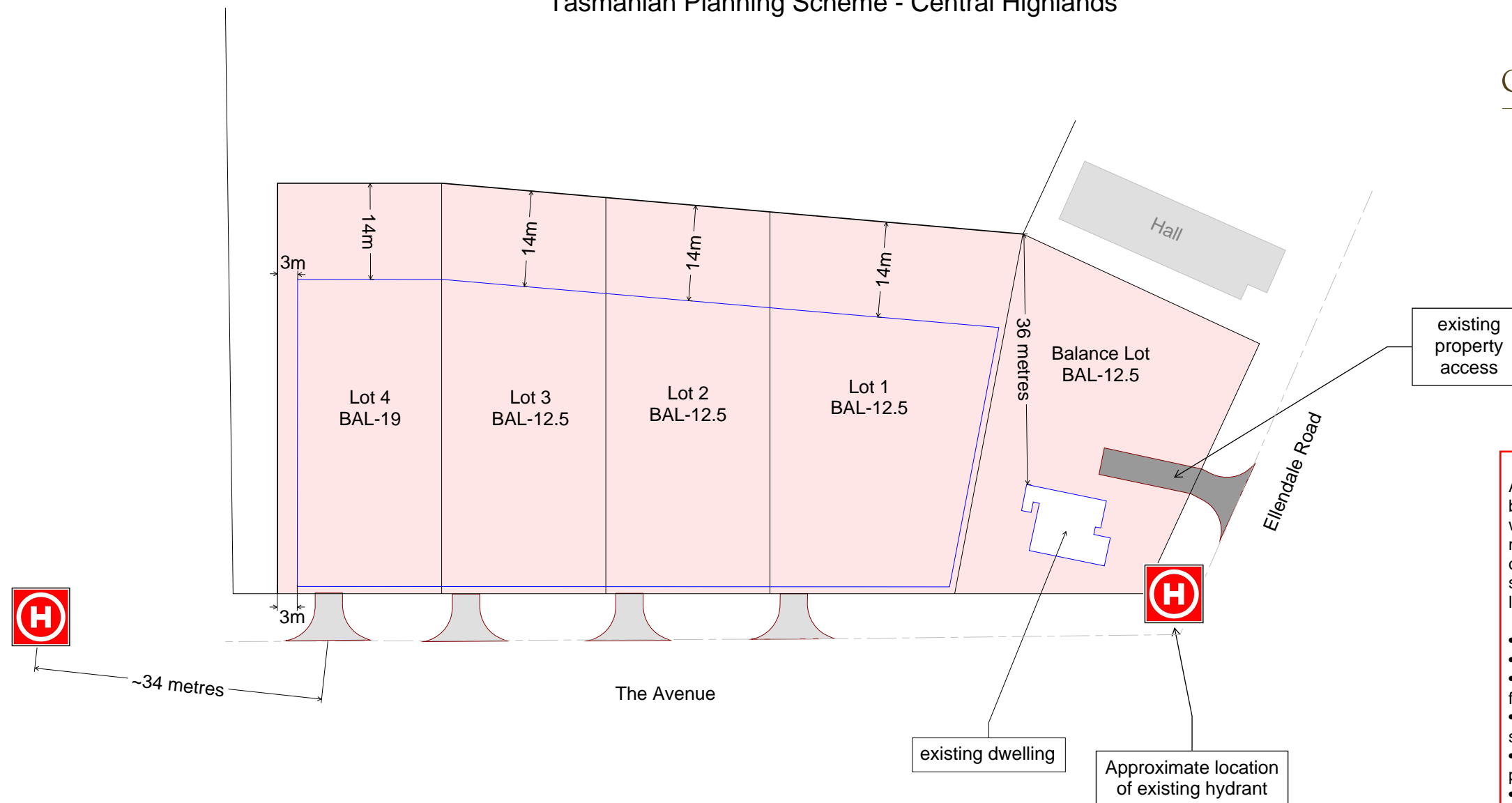
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Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

Water Supplies for Firefighting

Dedicated water supplies for firefighting will be provided by an existing fire hydrant connected to a reticulated water supply system managed by Tas Water. The existing hydrant will be required to conform with the following specifications;

- The building area to be protected must be located within 120 metres of a fire hydrant; and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

If the requirements of the above cannot be achieved for lot 2, the requirements for static water supplies will apply as per s5.3.1 of the Bushfire Hazard Report.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Note:
Each Lot to be maintained in a
minimum fuel condition



Building Area



Static Water Supply Point



Hazard Management Area

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9025

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings.
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Date: 06/10/2023

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Bushfire Hazard Management Plan 937 Ellendale
Road, Ellendale. October 2023. J9025v2
Bushfire Management Report 937 Ellendale
Road, Ellendale. October 2023. J9025v2

Drawing Number:
A01

Sheet 2 of 4
Prepared by:
MvdB



Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

The following design and construction requirements apply to property access:

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%);
- Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
 - A turning circle with a minimum outer radius of 10 metres;
 - A property access encircling the building; or
 - A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

A) Distance between building area to be protected and water supply

The following requirements apply:

- The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
- The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies

A static water supply:

- May have a remotely located offtake connected to the static water supply;
- May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- Must be metal, concrete or lagged by non-combustible materials if above ground; and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - metal;
 - non-combustible material; or
 - fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:

- Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- Be metal or lagged by non-combustible materials if above ground;
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
- Ensure the coupling is accessible and available for connection at all times;
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:
 - Visible;
 - Accessible to allow connection by fire fighting equipment,
 - At a working height of 450 – 600mm above ground level; and
 - Protected from possible damage, including damage by vehicles.

D) Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



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Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9025

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

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J & M Dalley
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C.T.: 170358/1
PID: 3122492

Date: 06/10/2023

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Bushfire Hazard Management Plan 937 Ellendale
Road, Ellendale. October 2023. J9025v2
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Road, Ellendale. October 2023. J9025v2

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MvdB



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 937 Ellendale Road,
Ellendale. October 2023. J9025v2
Tasmanian Planning Scheme - Central Highlands



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T| 62231839 E| office@geosolutions.net.au

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.
The following design and construction requirements apply to property access:
(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts;
(c) Minimum carriageway width of 4 metres;
(d) Minimum vertical clearance of 4 metres;
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(f) Cross falls of less than 3° (1:20 or 5%);
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:
(i) A turning circle with a minimum outer radius of 10 metres;
(ii) A property access encircling the building; or
(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long

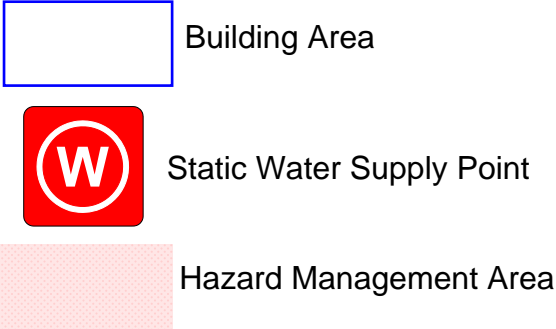
Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

- A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
- B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

- C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

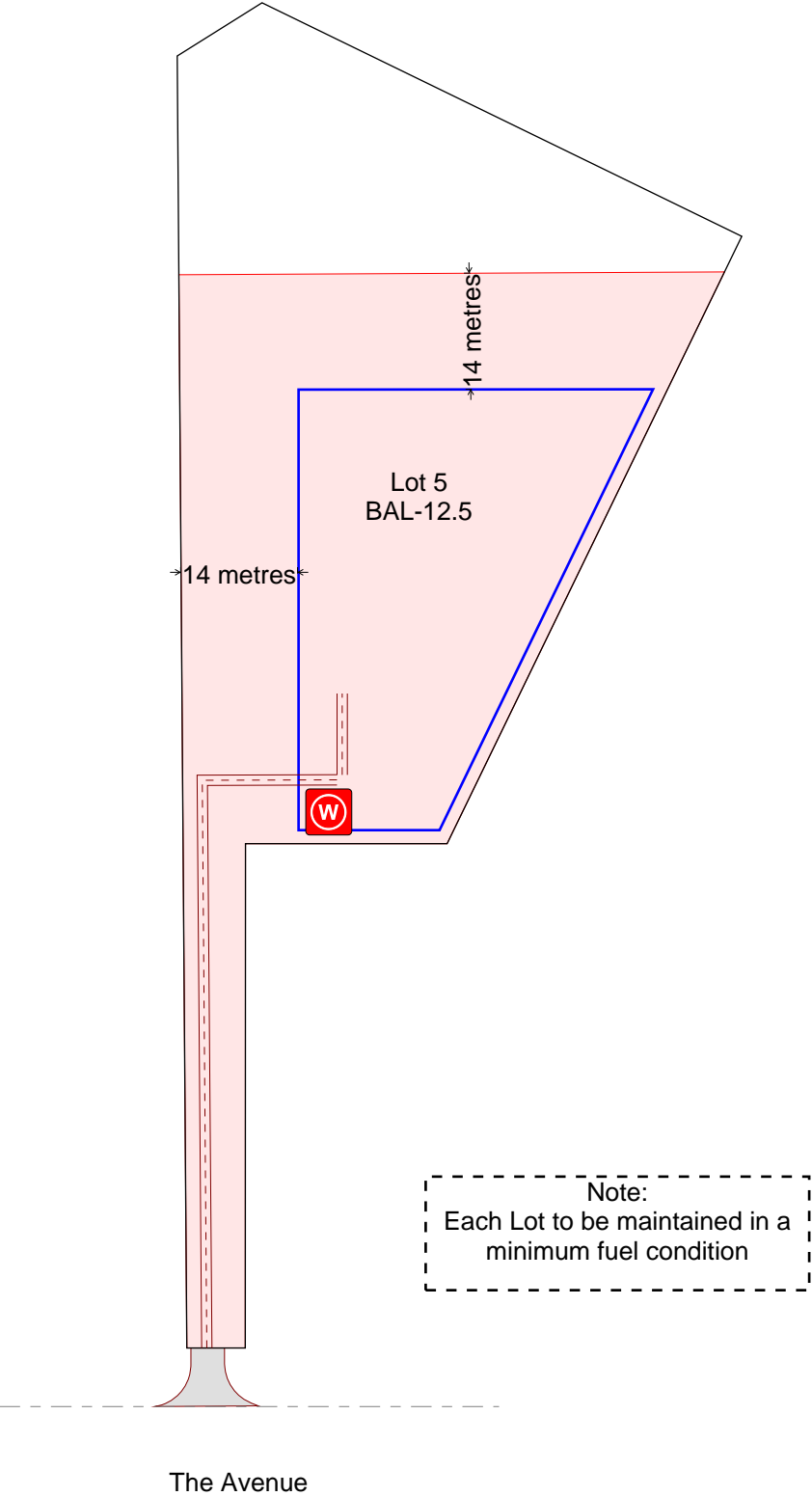
- D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



- E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9025

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	J & M Dalley 959 Ellendale Road, Ellendale, Tas., 7140	C.T.: 170358/1 PID: 3122492	Date: 06/10/2023 135	Bushfire Hazard Management Plan 937 Ellendale Road, Ellendale. October 2023. J9025v2 Bushfire Management Report 937 Ellendale Road, Ellendale. October 2023. J9025v2	Drawing Number: A01	Sheet 4 of 4 Prepared by: MvdB
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Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

937 Ellendale Road, Ellendale

Certificate of Title / PID:

FR: 170358/1PID: 3122492

2. Proposed Use or Development

Description of proposed Use and Development:

Eight lot plus Balance subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	Allan Wise	28/07/2023	21031-C01
Bushfire Hazard Report 937 Ellendale Road, Ellendale. October 2023. J9025v2	Mark Van den Berg	06/10/2023/	2
Bushfire Hazard Management Plan 937 Ellendale Road, Ellendale. October 2023. J9025v2	Mark Van den Berg	06/10/2023	2

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance').
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk (lots 1 to 4 and 7 and 8 and balance lot)
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant table.
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table (lots 5 and 6)
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place
Battery Point Tas. 7004

Email Address: mvandenberg@geosolutions.net.au

Accreditation No: BFP – 108

Scope: 1, 2, 3a, 3b & 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act* 1979 that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Mark Van den Berg

06/10/2023

Certificate
Number: J9025

(for Practitioner Use only)

GES

GEO-ENVIRONMENTAL SOLUTIONS

ON-SITE WASTEWATER ASSESSMENT *937 Ellendale Road, Ellendale*

July 2023

Updated August 2023



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1. Introduction

The proposed subdivision site is located at 937 Ellendale Road in the locality of Ellendale, Tasmania. The total current land area of existing lot (CT: 170358/1) is approximately 2.011ha, of which it is proposed to create eight (8) residential lots excluding the balance lot, which contains an existing dwelling. The proposed new lots will each have a minimum area of approximately 1,400m² while the balance lot has an area of approximately 1,732m² (see Appendix 2 – development plans). The site is not serviced with mains sewer, therefore onsite wastewater disposal would be required on the lots (see Figure 1 for study area).

The land area in question is nearly level to gently sloping with an average slope of 4% to the Northeast.

It is the scope of this report to consider the capability of said land to support sustainable residential use including on site wastewater disposal without sustaining environmental harm.

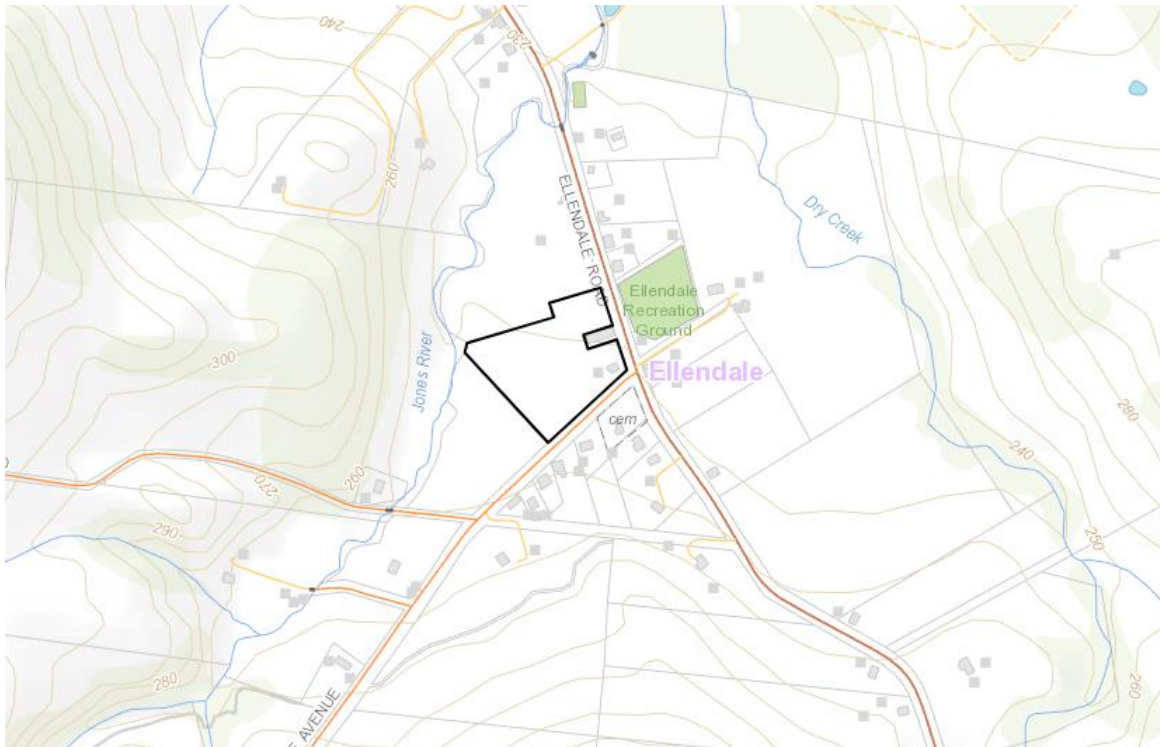


Figure 1 – Whole Site Location (subdivision site outlined black)



Figure 2 – Subdivision proposal

2. Planning Context

The land area proposed for subdivision falls within the Village Zone as defined by the Tasmanian Planning Scheme (see Figure 3). Therefore, the subdivision must comply with the requirements for the Village zoning as set out in Section 12.0 of the Tasmanian Planning Scheme – State Planning Provisions. Section 12.5.1 Lot Design stipulates a minimum lot size of 600m² (Acceptable Solutions). It is prudent to assess the proposal under the acceptable solutions to ensure that each lot can demonstrate capability of accommodating an on-site wastewater treatment system adequate for the future use and development of the land. As there is no instrument within the Scheme this is best demonstrated by examination against the Guidelines for on-site wastewater within the Building Act framework. Provided that the requirements are met regarding the provision of infrastructure, and the land is suitable for residential construction/on-site wastewater management the application to develop the land should proceed.

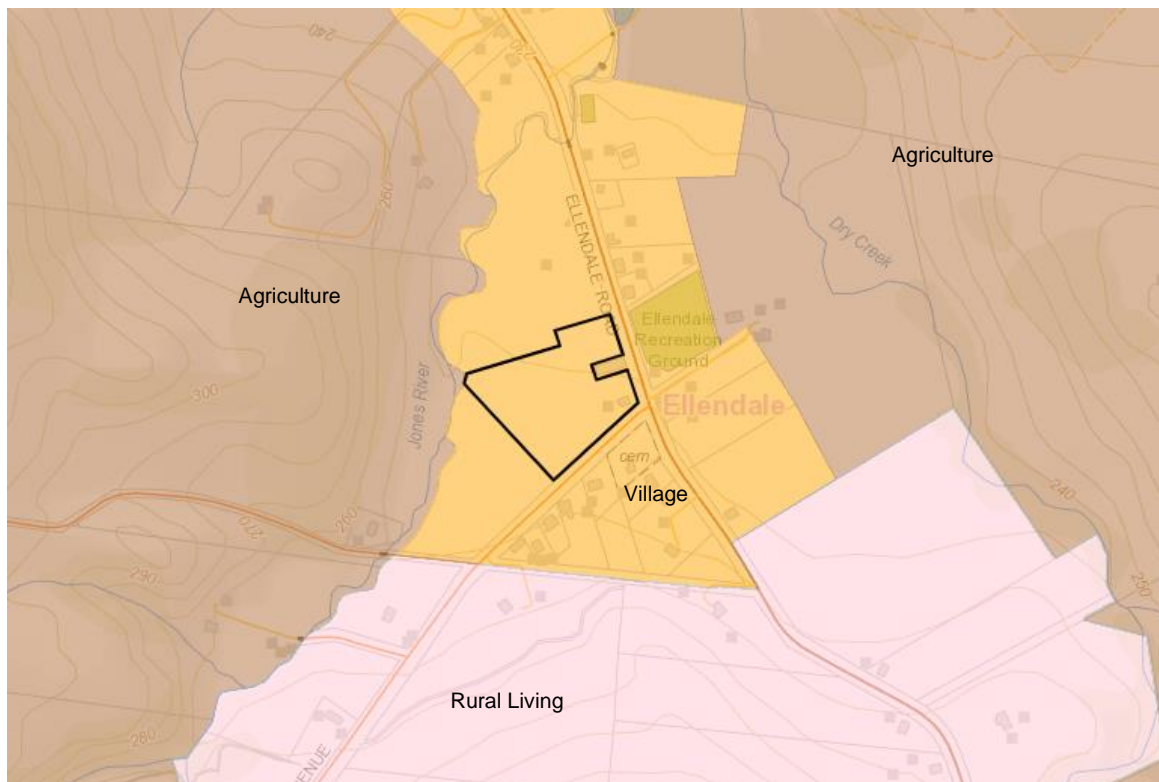


Figure 3 – Planning Zones – Tasmanian Planning Scheme (subdivision site outlined black)

3. Site Information

Site information pertaining to the capability of the land to sustain residential development without causing environmental harm was collected from desktop and field survey. Field survey was undertaken utilising an AMS PowerProbe auger system, with soil samples assessed according to AS1547-2012 for suitability for on-site wastewater management.

3.1 Geology

The study area falls within the Mineral Resources Tasmania, 1:250 000 Sheet which indicates the area is formed by a cover sequence of Quaternary aged sediments with Jurassic dolerite forming the perimeter of the bason. Site inspection confirmed aeolian sediments is the predominant parent material with dolerite remnants forming the imperfectly drained texture-contrast soils across the site, with a possible underlying basement of gravels and/or dolerite bedrock as mapped at higher elevations. These areas were examined as deep uniform clay soils to depths of generally over 2.00m with some variation in soil depth and horizon development expected across the site.

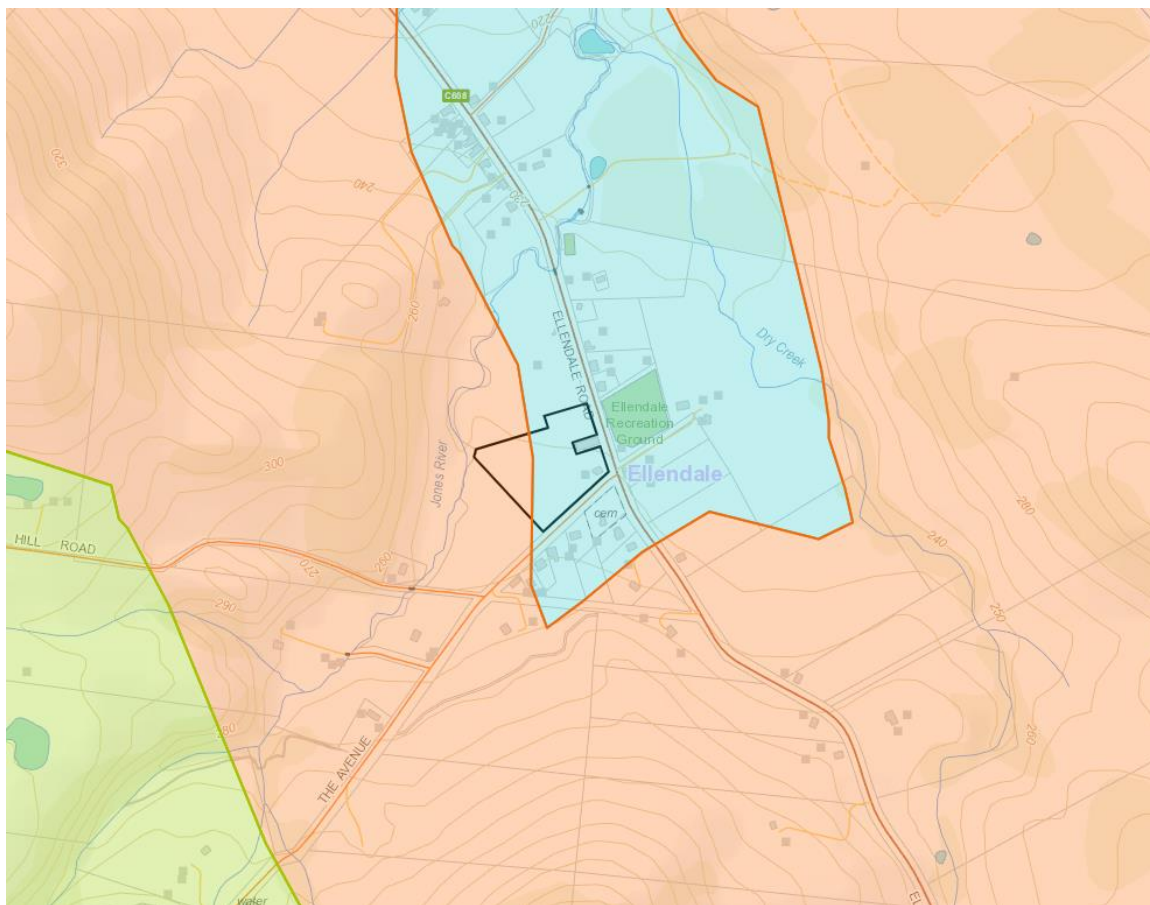


Figure 5 - MRT 1:250 000 Sheet Geological Survey (subdivision site outlined black)

3.1 Soil Distribution

The soil found on the property shows a close correlation with the weathered dolerite deposits typical of the area, with deep clays encountered to suggest derivation from the dolerite formation that comprises the moderately steep hills to the northwest and southwest of the site. Soil distribution within the proposed subdivision area was relatively uniform.

Soils on these deposits are characterised by moderately deep imperfectly drained texture-contrast profiles. The anticipated subsoil permeability under saturated conditions from samples across the site is expected to be in the order of 0.12 – 0.50m/day.

Soils of this type are generally reactive (AS2870-2011 **Class M to H-1**). These soils may also be prone to surface erosion when denuded of cover, and or subject to abnormal drainage conditions. Soils with high dispersion potential (e.g., Class 2.3) would be assessed as **Class P** according to AS2870-2011.

4. Site Suitability for Onsite Wastewater Disposal

The soils across the subdivision site were compared and classified according to AS/NZS1547-2012 (on-site wastewater management). Bore logs for each profile based upon onsite geotechnical drilling is presented in Appendix 2 whilst site and soil factors pertinent to wastewater disposal under AS1547-2012 are presented in Table 1 overleaf.

The soils across the site area classified according to AS1547-2012 as **Category 5 (Light CLAY)** with lower Long Term Acceptance Rates (LTAR's). Due to the duplex soils on site, it is recommended that appropriate application rates be assigned (refer to Table 1).

Modelling utilising a typical four-bedroom house on mains water with standard plumbing fixtures indicates that a disposal area of up to 600m² (300m² installed and 300m² reserve) should be set aside wastewater disposal on each lot (see Trench summary report attached). Based upon allowances for adequate down slope boundary setbacks and sufficient construction, access, and recreational space, then I recommend that a minimum area available for wastewater disposal of flow from any future dwelling to be 1200m² would be adequate for subdivision design. It should be noted that this area is based upon the installation of an Aerated Wastewater Treatment System (AWTS) or similar packaged system on each lot, with irrigation over a total area of 600m² (using a Design Irrigation Rate DIR of 3mm/day).

Alternatively, secondary treated wastewater may be managed with absorption with a total area of 180m² (using a Design Loading Rate of 10L/m²/day). However, some lots examined may also be suitable for traditional septic tank and absorption trench systems, with a typical total disposal area of up to 288m² required on each lot for a typical four-bedroom home (based upon a Design Loading Rate DLR of 7L/m²/day).

The total disposal areas outlined above include a 100% reserve area, whereby half of each total area is installed and half is reserve (e.g., 144m² installed and 144m² reserve for a septic). On each lot, the suitability of the wastewater systems outlined above will depend on the relative position of the dwelling, driveway, and other infrastructure to an area viable for wastewater disposal.

Soil depth does vary across the lots ranging from approximately 1.20m to over 2.00m, however given the relatively gentle slope across the site most of the lots would be suitable for in-ground absorption provided that soil depths in the proposed location is no less than 1.20m.

The existing dwelling on the balance lot appears to have a functioning wastewater system. A concrete septic tank is located to the Northwest of the dwelling. The exact location of the disposal area could not be verified; however, it is presumed to be located within the proposed lot boundary given that the site slopes in favour of a gravity system being located to the North of the existing dwelling.

Nutrient balance and sustainable wastewater application

The soils examined are moderately- to well-structured and have a moderate to high estimated Cation Exchange Capacity (CEC) at depth. Therefore, the soils have a good ability to retain applied nutrients in wastewater and the risk of nutrient attenuation associated with wastewater application is low.

Soil Dispersion

Soils derived from Jurassic dolerite are known to exhibit dispersive behaviour. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion Test was conducted to determine if these samples were dispersive. Soil dispersive behaviour varied across the site, with some soil samples taken from site exhibiting no dispersion (Class 8) while others returned moderate to high results (Class 2:2 to 2:3). Modelling in the Trench program was therefore run using a value of “2”.

Given that dispersive behaviour varied across the site and may be localised to particular lots, it is recommended that adequate dispersion testing and soil classification is undertaken in proposed development areas on each lot to ensure the predicted soil behaviour and effluent disposal standards are met. On lots that exhibit soil dispersion an AWTs with irrigation is the recommended disposal method.

Lot number	Texture	Emerson Class	Description
1	Clay	2.3	Complete dispersion >50% affected
2	Clay	8	No dispersion
3	Clay	8	No dispersion
4	Clay	2.2	Some dispersion <50% affected

Sample Tested by: L. Ravanat

05/07/2023

Table 1.0 Summary of Site Factors Affecting Onsite Wastewater Disposal

Lot number	Soil Depth to Auger Refusal (m)	Slope Type, Magnitude and Aspect (%)	Soil Classification according to AS1547-2012	Potential Dispersion Risk	Sensitive Environmental Receptors	Suitability for AWTS/septic
Lot 1	2.00+	Simple 5% NE	Category 5 – Light CLAY	High	Watercourse 318m	AWTS/septic with suitable setbacks
Lot 2	1.20	Simple 5% NE	Category 5 – Light CLAY	Low	Watercourse 326m	AWTS with suitable setbacks
Lot 3	2.00+	Simple 4% NE	Category 5 – Light CLAY	Low	Watercourse 345m	AWTS with suitable setbacks
Lot 4	2.00+	Simple 3% NE	Category 5 – Light CLAY	Moderate	Watercourse 362m	AWTS with suitable setbacks
Lot 5	1.20	Simple 3% NE	Category 5 – Light CLAY	Moderate	Watercourse 128m	AWTS/septic with suitable setbacks
Lot 6	1.30	Simple 4% NE	Category 5 – Light CLAY	Moderate	Watercourse 200m	AWTS/septic with suitable setbacks
Lot 7	1.30	Simple 3% NE	Category 5 – Light CLAY	Moderate	Watercourse 200m	AWTS with suitable setbacks
Lot 8	1.40	Simple 6% NE	Category 5 – Light CLAY	Moderate	Watercourse 263m	AWTS/septic with suitable setbacks

Hydrological balance and wastewater disposal

Modelling of wastewater application on each lot was undertaken utilising the Trench program, long term weather average for Ellendale, and estimated flows from an average four-bedroom home on a mains water supply. This yielded a minimum application area of approximately 300m² for a secondary treatment system, which is further amended to 600m² to fulfil the requirements for a 100% reserve area. Based upon the modelling undertaken in Trench, the required areas are more than adequate to sustain long term wastewater application on each lot. It should however be noted that the modelling is based upon the installation of packaged treatment systems (e.g., AWTs) with irrigation for a single dwelling on each lot. Recommendations can be made about the suitability and design requirements of the system and the final decision of wastewater system approval rests with the permit authority at the time of site specific design to ensure the most compatible environmental and economic outcomes.

Setbacks distances to boundaries and sensitive features

The proposed lots have gentle slopes and the average slope of approximately 4% or 2° has been utilised to represent the indicative required setbacks. The minimum acceptable boundary setbacks modelled according to the acceptable solutions stipulated in Building Act 2016 for on-site wastewater management for the development are:

Table 2.0 – Building Act 2016 setback requirements

	4% (2 degrees)	
	Primary	Secondary
Upslope or level boundary	1.5m	1.5m
Downslope boundary	4m	3.5m
Upslope or level building	3m	3m
Downslope building	10m	2.5m
Downslope surface water	29m	19m
Groundwater	1.5m	0.6m
Limiting layer	1.5m	0.5m

**Note: See Appendix 4 for Building Act compliance.*

A subdivision proposal with lots of a minimum area of approximately 1200m² should allow for significant space on each lot for wastewater disposal with adequate setbacks in regards boundaries and sensitive features. Therefore, it is concluded that current subdivision plan results in lots compliant with the onsite wastewater guidelines and the Tasmanian Planning Scheme.

Site specific setbacks applied to each lot will require fine tuning at the special plumbing permit stage as access, parking, and building footprints are finalised in conjunction with wastewater disposal areas. Modelling at this planning stage does however suggest that sufficient room would be available on each lot to accommodate the required setbacks.

The subdivision area has no dams/drainage lines or permanent creeks; however, Jones River runs to the Northwest of the site >100m from any of the proposed lots. Therefore, there is little risk involved with onsite wastewater and downslope surface water.

5. Conclusions

In conclusion, I feel that the land area examined is capable of supporting residential development provided that the identified landscape constraints are addressed with appropriate site specific management strategies.

- The land surveyed is suitable for on site wastewater disposal utilising a packaged treatment plant with irrigation. Some lots may be suitable to a primary treatment system with absorption. Application area design will vary for each site depending upon the soil characteristics, final lot layout and construction type.
- Based upon the modelling undertaken a minimum lot size of 1200m² would be adequate to accommodate residential development and on site wastewater disposal.
- Appropriate setbacks from wastewater application areas must be assessed in the site specific building and wastewater design phase.
- The variation in soil depth and dispersive tendency across lots must be considered in system design.
- All earthworks on site must comply with AS3798-2007 and consideration should be given to drainage and sediment control on site during and after construction.
- The final approval for construction and wastewater disposal rests with the permit authority at the building approvals stage, and the recommendations in this report should not be viewed as blanket approval for any scale or type of residential development on each lot. Sites must be revisited for individual onsite wastewater assessments.
- The scale and type of residential development on each lot should therefore be appropriate to the environmental constraints of each Lot – therefore I recommend that geotechnical information be provided to prospective purchasers to allow informed decisions.

It is my professional opinion that the land surveyed is suitable to support residential development and on-site wastewater without sustaining environmental harm.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1 –Trench Summary Reports

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Andrew Dalley

Assess. Date 10-Jul-23

Ref. No.

Assessed site(s) 937 Ellendale Road, Ellendale

Site(s) inspected 27-Jun-23

Local authority Central Highlands Council

Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 900 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 300

Sullage volume (L/day) = 600

Total nitrogen (kg/year) generated by wastewater = 3.3

Total phosphorus (kg/year) generated by wastewater = 1.6

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	54	46	57	70	74	76	80	86	90	91	68	66
Adopted rainfall (R, mm)	54	46	57	70	74	76	80	86	90	91	68	66
Retained rain (Rr, mm)	49	42	51	63	67	69	72	77	81	82	61	59
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	82	68	40	0	-25	-39	-40	-35	-18	2	44	67

Annual evapotranspiration less retained rain (mm) = 146

Soil characteristics

Texture = Light CLAY

Category = 5 Thick. (m) = 1.5

Adopted permeability (m/day) = 0.12

Adopted LTAR (L/sq m/day) = 3

Min depth (m) to water = 10

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In a package treatment plant
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: None
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 30
 Width (m) = 10
 Depth (m) = 0.5
 Total disposal area (sq m) required = 600
 comprising a Primary Area (sq m) of: 300
 and a Secondary (backup) Area (sq m) of: 300

Sufficient area is available on site

Comments

The calculated DIR for the Category 5 soils on site is 3mm/day, with a minimum irrigation area of 300m² required for a four-bedroom dwelling on mains water. Using a primary treatment system with a DLR of 7L/m²/day, a minimum absorption area of 144m² would be required.

GES P/L**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report**Site assessment for on-site waste water disposal**

Assessment for Andrew Dalley

Assess. Date

10-Jul-23

Ref. No.

Assessed site(s) 937 Ellendale Road, Ellendale

Site(s) inspected

27-Jun-23

Local authority Central Highlands Council

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,200	V. high	Low		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	2	High	Very low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	900	High	High		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	1.5	V. high	Very low		
	Depth to bedrock	m	1.5	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

GES P/L**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report**Site assessment for on-site waste water disposal**

Assessment for Andrew Dalley

Assess. Date 10-Jul-23

Ref. No.

Assessed site(s) 937 Ellendale Road, Ellendale

Site(s) inspected 27-Jun-23

Local authority Central Highlands Council

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	100	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-146	High	Very low		
	Min. depth to water table	m	10	High	Very low		
	Annual nutrient load	kg	4.9	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	120	V. high	High		
	Dist. to nearest other feature	m	50	V. high	Moderate		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1000	V. high	Very low		

Comments

Appendix 2 – Bore Logs

TH 1 Depth (m)	USCS	Description
0.00 – 0.30	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.30 – 1.00	CH	Brown Grey Yellow CLAY : high plasticity, slightly moist soft to firm consistency, gradual boundary to
1.00 – 2.00+	CH	Brown Grey Yellow CLAY : high plasticity, slightly moist firm to stiff consistency, lower boundary undefined.

TH 2 Depth (m)	USCS	Description
0.00 – 0.20	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.20 – 0.80	CH	Brown Grey Yellow CLAY : high plasticity, slightly moist firm consistency, gradual boundary to
0.80 – 1.00	CL	Brown Grey Yellow CLAY with GRAVELS : low plasticity, slightly moist soft consistency, gradual boundary to
1.00 – 1.20	GW	Yellow Sandy GRAVEL : slightly moist very dense consistency, auger refusal.

TH 3 Depth (m)	USCS	Description
0.00 – 0.50	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.50 – 1.00	CH	Brown Grey Yellow CLAY : high plasticity, slightly moist firm to stiff consistency, gradual boundary to
1.00 – 2.00+	CI	Brown Grey Yellow CLAY : medium plasticity, slightly moist soft consistency, lower boundary undefined.

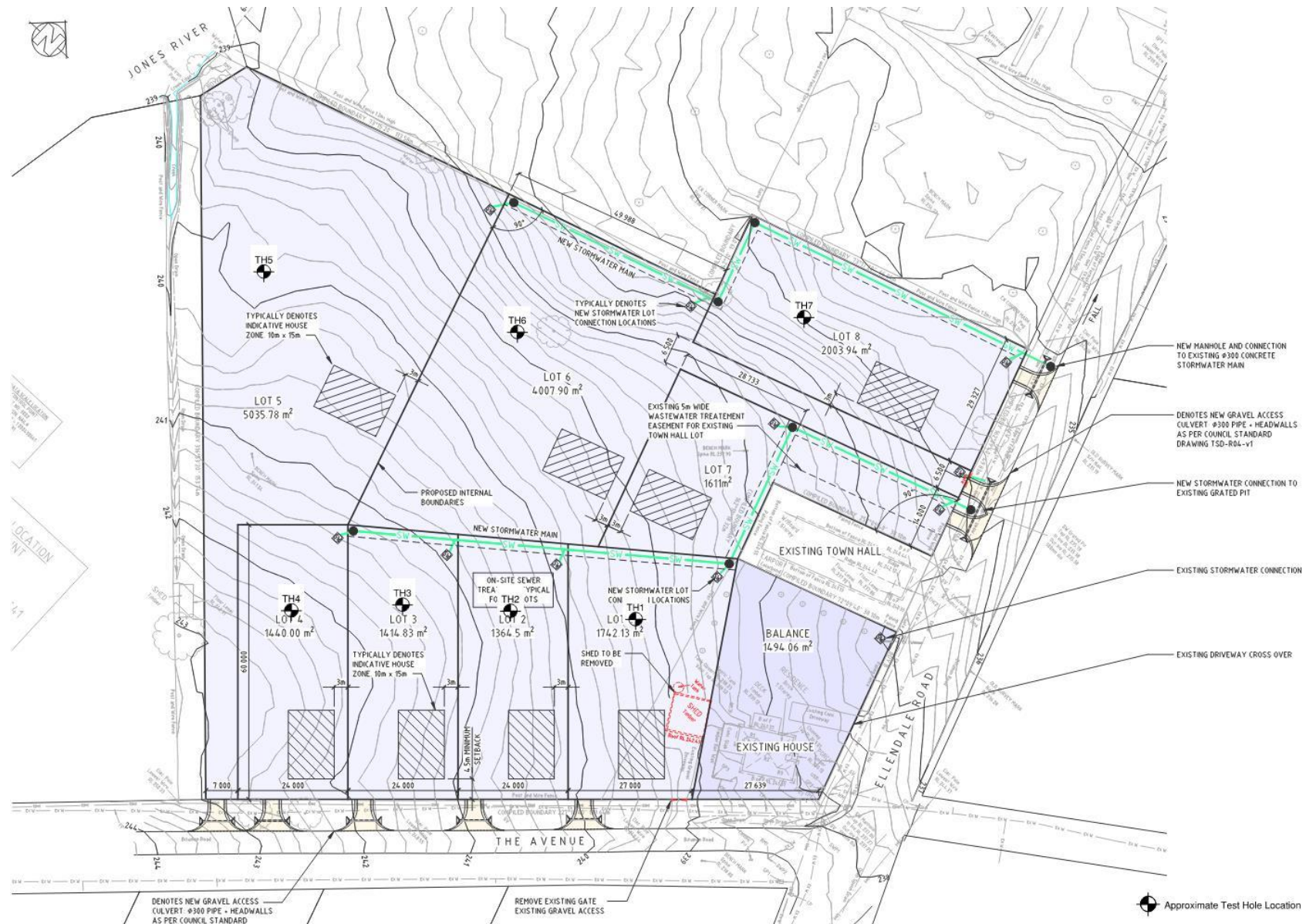
TH 4 Depth (m)	USCS	Description
0.00 – 0.50	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.50 – 2.00+	CH	Brown Grey Yellow CLAY : medium to high plasticity, slightly moist stiff consistency, lower boundary undefined.

TH 5 Depth (m)	USCS	Description
0.00 – 0.30	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.30 – 1.20	CI	Brown Orange Grey Sandy CLAY : low to medium plasticity, slightly moist soft consistency, lower boundary undefined.

TH 6 Depth (m)	USCS	Description
0.00 – 0.40	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.40 – 1.00	CI	Brown Orange Grey Sandy CLAY : low to medium plasticity, slightly moist soft consistency, gradual boundary to
1.00 – 1.30	SC	Yellow Clayey SAND : slightly moist dense consistency, auger refusal.

TH 7 Depth (m)	USCS	Description
0.00 – 0.40	SM	Dark Brown Grey Sandy SILT : slightly moist loose consistency, visible boundary to
0.40 – 1.10	CI	Brown Orange Grey Sandy CLAY : low to medium plasticity, slightly moist soft consistency, gradual boundary to
1.10 – 1.40	SC	Yellow Clayey SAND : slightly moist dense consistency, auger refusal.

Appendix 3 – Test Hole Locations



Appendix 4 – Building Act 2016 Compliance

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a) be no less than 6m; or b) be no less than: <ul style="list-style-type: none"> (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building. 	<p>P1</p> <p>a) The land application area is located so that</p> <ul style="list-style-type: none"> (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation 	<p>Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p> <p>Complies with A1 (b) (ii) Land application area will be located with a minimum separation distance of 6m of downslope building.</p> <p>Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope building.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> (a) be no less than 100m; or (b) be no less than the following: <ul style="list-style-type: none"> (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water. 	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. 	<p>Complies with A2 (a) Land application area located > 100m from downslope surface water.</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <ul style="list-style-type: none"> (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary. 	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary.</p> <p>Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 4m of downslope property boundary.</p> <p>Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 3.5m of downslope property boundary.</p>
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>Complies with A4 No bore or well identified within 50m</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>1.5m separation is required to comply with A5 (a)</p> <p>0.6m separation is required to comply with A5 (b)</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>1.5m separation is required to comply with A5 (a)</p> <p>0.5m separation is required to comply with A5 (a)</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p>	<p>Complies</p>



DRIVEWAY PLAN
SCALE 1:500
1. SURVEY DRAWING BY "SURVEY PLUS" DATED 05-10-2022
2. LEVEL DATUM IS AHD (SEE LAND SURVEY DRAWING)
3. EXISTING SURFACE CONTOUR INTERVAL IS 0.2 METRES
4. REFER TO LAND SURVEY DRAWINGS FOR EXTRA NOTES
5. LAND SURVEYOR SHALL BE ENGAGED TO SETOUT PROJECT FROM THE CAD FILE OF THIS DESIGN.

CLIENT:		ANDREW AND JOY DALLEY		No.		AMENDMENT DESCRIPTION	DATE	PROPOSED SUBDIVISION OF LAND	
				A		CONCEPT ISSUE FOR COMMENT AND REVIEW	20-01-2023	937 ELLENDALE ROAD, ELLENDALE 7140, TASMANIA	
				B		UPDATED AND ISSUED FOR APPROVALS	26-05-2023	OVERALL SITE CONCEPT PLAN	
				C		LOT ADDED. STORMWATER LINE REDIRECTED	28-07-2023		
								SCALE	ALLAN WISE
								DRAWN	1:500
								DATE	JAN 2023
								DRAWING No.	21031-C01
								REVISION	C

SEARCH OF TORRENS TITLE

VOLUME 170358	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Nov-2021

SEARCH DATE : 26-May-2023

SEARCH TIME : 10.30 AM

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM

Lot 1 on Plan 170358

Derivation : Part of Lot 6656 Gtd. to J.F. Walker & Others

Prior CT 160954/1

SCHEDULE 1

M919878 TRANSFER to JOY ELIZABETH MARONITIS-DALLEY and ANDREW
ROBERT DALLEY Registered 22-Nov-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M516069 BURDENING EASEMENT: a wastewater treatment system
easement (appurtenant to Lot 2 on Plan 170358) over
the land marked Wastewater Treatment System Easement
5.00 Wide on Plan 170358 Registered 19-Oct-2015 at
noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE CT.160954/1 CT.227404/1 GRANTEE PART OF LOT 6656 (488 ACRES) GTD TO JOHN FLETCHER WALKER, ALEXANDER RIDDOCH & MORTON ALLPORT		PLAN OF TITLE LOCATION BUCKINGHAM - ARGYLE FIRST SURVEY PLAN No. BUC 15/1 L0 COMPILED BY LDRB SCALE 1: 1000 LENGTHS IN METRES		Registered Number P.170358 APPROVED 9 OCT 2015 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105 (4628)	LAST UPI No	LAST PLAN No. SPI60954, P227404	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



DRIVEWAY PLAN
SCALE 1:500
1. SURVEY DRAWING BY "SURVEY PLUS" DATED 05-10-2022
2. LEVEL DATUM IS AHD (SEE LAND SURVEY DRAWING)
3. EXISTING SURFACE CONTOUR INTERVAL IS 0.2 METRES
4. REFER TO LAND SURVEY DRAWINGS FOR EXTRA NOTES
5. LAND SURVEYOR SHALL BE ENGAGED TO SETOUT PROJECT FROM THE CAD FILE OF THIS DESIGN.

CLIENT:
ANDREW AND JOY DALLEY

0 10 20 30 40 50mm
PRINT REDUCTION BAR | A1 SHEET

No.	AMENDMENT DESCRIPTION	DATE
A	CONCEPT ISSUE FOR COMMENT AND REVIEW	20-01-2023
B	UPDATED AND ISSUED FOR APPROVALS	26-05-2023
C	LOT ADDED. STORMWATER LINE REDIRECTED	28-07-2023

PROPOSED SUBDIVISION OF LAND		DRAWING No. 21031-C01	REVISION <div>C</div>
937 ELLENDALE ROAD, ELLENDALE 7140, TASMANIA			
OVERALL SITE CONCEPT PLAN			
SCALE	ALLAN WISE		
DRAWN	1:500		
DATE	JAN 2023		

From:
Sent: Wednesday, 29 November 2023 11:33 AM
To: development
Subject: FW: Representation DA 2023/50

I sent this email Monday looks as though I missed out the gov
Regards

Sent: Monday, November 27, 2023 9:39 AM
To: 'development@centralhighlands.tas.au' <development@centralhighlands.tas.au>
Subject: Representation DA 2023/50

To whom it may concern

I border this development on the western side over the river also my 96 year old mother joins on the South side

There is a lane way owned by council that joins The Avenue and was originally surveyed to access the Western side block however it was never used because access to the block from Rayner's Rd to my knowledge this lane way is still valid and half of it is included in this DA?

What is the fencing plan for the subdivision?

What are the sewage requirements?

I also Have a submitted DA 2023/25 38 The Avenue and have been requested by council to contribute to the upgrade to TasWater infrastructure I contacted Tas Water and they said to request council to request Tas Water to conduct hydraulic modeling can this be done please prior to approval of this DA

I am happy to meet with Council and the proponent to discuss these issues

Regards

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/135059
Officer: Linda Graham
Phone: 03 6165 6826
Email: tpc@planning.tas.gov.au

17 November 2023

Ms Kim Hossack
General Manager
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Attention: Mr Damian Mackey

By email: council@centralhighlands.tas.gov.au
dmackey@southernmidlands.tas.gov.au

Dear Ms Hossack

**Tasmanian Planning Scheme - Central Highlands
Draft Amendment 2023-01**

Insert CHI-S1.0 Meadowbank Lake Specific Area Plan, apply the SAP overlay, rezone portions of land within the SAP area to the Rural Zone and apply the Priority Vegetation Area overlay.

The Commission's decision to approve the above amendment and the instrument under the *Land Use Planning and Approvals Act 1993* (the Act) is enclosed.

The Commission will make the necessary amendments to the planning scheme and the planning scheme maps to give effect to the amendment.

The planning authority is also required to give notice of the Commission's decision on the draft amendment as set out in the *Land Use Planning and Approvals Regulations 2014*.

If you require further information please contact Linda Graham, Planning Adviser, on 03 6165 6826.

Yours sincerely

Linda Graham
Planning Adviser

Attachments:

- Central Highlands - Draft Amendment 2023-01 - Decision and reasons, 13 November 2023
- Central Highlands - Draft Amendment 2023-01 - Approved effective, 28 November 2023

TASMANIAN PLANNING COMMISSION

Tasmanian Planning Scheme – Central Highlands

Draft amendment 2023-01

CHI-S1.0 Meadowbank Lake Specific Area Plan

1. Insert CHI-S1.0 - Meadowbank Lake Specific Area Plan

CHI-S1.1 Plan Purpose

The purpose of the Meadowbank Lake Specific Area Plan is:

- | | |
|------------|--|
| CHI-S1.1.1 | To recognise and protect the operation of the Meadowbank Lake Hydro-electric Power Station from incompatible use and development. |
| CHI-S1.1.2 | To ensure that on-site wastewater management does not contribute to adverse impacts on water quality. |
| CHI-S1.1.3 | To recognise Meadowbank Lake as the premier water-skiing facility in the State and to support associated use and development whilst managing other use and development to minimise conflict between activities. |
| CHI-S1.1.4 | To encourage the use and development of Meadowbank Lake and the adjoining land for tourism, recreational and visitor accommodation purposes whilst maintaining and enhancing the natural, cultural and landscape values of the area. |
| CHI-S1.1.5 | To recognise and protect Aboriginal heritage values. |
| CHI-S1.1.6 | To encourage co-ownership and sharing of aquatic structures such as boat ramps, jetties, pontoons and water-based sports infrastructure. |
| CHI-S1.1.7 | To protect the lake foreshore landscape, from becoming over-crowded with buildings for Visitor Accommodation. |
| CHI-S1.1.8 | To encourage the orderly and strategic development of appropriately scaled and located Visitor Accommodation, particularly camping and caravan parks and overnight camping areas. |
| CHI-S1.1.9 | To provide for Resource Development and Resource Processing compatible with recreation and tourism use of the area. |

CHI-S1.1.10 To provide for use and development which does not compromise the significant role the lake plays in the Greater Hobart drinking water system.

CHI-S1.2 Application of this Plan

CHI-S1.2.1 The specific area plan applies to the area of land designated as Meadowbank Lake Specific Area Plan on the overlay maps.

CHI-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

- (a) Rural Zone; and
 - (b) Environmental Management Zone,
- as specified in the relevant provision.

CHI-S1.2.3 Applications requiring assessment against the CHI-S1.7.6 performance criteria will be referred to Aboriginal Heritage Tasmania as part of the Section 57 notification under the Act.

CHI-S1.2.4 Applications requiring assessment against the CHI-S1.7.7 performance criteria will be referred to Hydro Tasmania as part of the Section 57 notification under the Act.

CHI-S1.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

CHI-S1.4 Definition of Terms

CHI-S1.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
aquatic structure	means boat ramp, jetty, pontoon and water-based sports infrastructure.
full supply level	means the level of the lake at its maximum operational level, as determined by Hydro Tasmania. The full supply level is 73.15m AHD shown on an overlay map and in Figure CHI-S1.1.
land application area	means an area of land used to apply effluent from a wastewater treatment unit and reserved for future wastewater application.
master development plan	means a site-specific master plan including maps, diagrams and written documentation demonstrating: <ul style="list-style-type: none"> (a) the concept design and location of all buildings and associated works, including vehicular access and parking; (b) the concept design and location of any facilities used in association with Visitor Accommodation; (c) access points to the public road network, internal roads and parking areas;

	<p>(d) the location of any existing or proposed aquatic structures on the foreshore or on Meadowbank Lake;</p> <p>(e) landscaping of the site to minimise the visual impact of development on views to the site from Meadowbank Lake;</p> <p>(f) how the development maintains and enhances the natural, cultural and landscape values of the area and complies with the plan purpose statements;</p> <p>(g) an operational plan including:</p> <ul style="list-style-type: none"> (i) waste management; (ii) complaint management; (iii) noise management; and <p>(h) any staging of operations or development including estimated timeframes.</p>
suitably qualified person (on-site wastewater management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking on-site wastewater management system design in accordance with AS/NZS 1547.

CHI-S1.5 Use Table

This clause is in substitution for Rural Zone – clause 20.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Utilities	If for minor utilities.
Permitted	
Resource Development	If for an agricultural use, excluding controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for: (a) electricity generation; (b) collecting, treating, transmitting, storing or distributing water; (c) electrical sub-station or powerline; (d) pumping station; or (e) storm or flood water drain, water storage dam and weir.
Discretionary	

Community Meeting and Entertainment	
Food Services	
Pleasure Boat Facility	If for a boat ramp, jetty, pontoon. If not for a marina.
Research and Development	
Residential	If for: (a) a single dwelling; or (b) a home-based business; and (c) not listed as Permitted.
Resource Development	If not listed as Permitted.
Resource Processing	If for a winery, brewery, cidery or distillery.
Sport and Recreation	
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	If for a holiday cabin, backpackers hostel, bed and breakfast, camping and caravan park, or overnight camping area.
Prohibited	
All other uses	

CHI-S1.6 Use Standards

CHI-S1.6.1 Discretionary use

This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary use and is in addition to Environmental Management Zone – clause 23.3.1 Discretionary use.

Objective:	That uses listed as Discretionary recognise and are compatible with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be consistent with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements, having regard to: (a) the significance of the natural, cultural, and landscape values;	

	<ul style="list-style-type: none"> (b) the protection, conservation and management of the values; (c) the location, intensity and scale of the use and impacts on existing use and other lake activities; (d) the characteristics and type of use; (e) impact of traffic generation and parking requirements; (f) any emissions and waste produced by the use; (g) the storage and holding of goods, materials and waste; and (h) the proximity of sensitive uses.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>A use listed as Discretionary must not confine or restrain existing agricultural use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; and (d) any off site impacts from adjoining uses.

CHI-S1.6.2 Visitor Accommodation

This clause is in substitution for Rural Zone – clause 20.3 Use Standards

Objective:	Visitor Accommodation does not cause an unreasonable loss of amenity or impact on the natural, cultural or landscape values of the area.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) have not more than 1 visitor accommodation unit per title; (b) accommodate guests in existing buildings, or (c) have no more than 5 campsites or caravan park sites per title. 		<p>P1</p> <p>Visitor Accommodation must be in accordance with suitable master development plan prepared to the satisfaction of the Planning Authority</p>

CHI-S1.7 Development Standards for Buildings and Works

CHI-S1.7.1 Building height

This clause is in substitution for Rural Zone – clause 20.4.1 Building height and Environmental Management Zone – clause 23.4.2 Building height, setback and siting A1 and P1.

Objective:	That buildings height is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than: <ul style="list-style-type: none"> (a) 4m for a camping and caravan park or overnight camping area; (b) 5m for any Tourist Operation or Visitor Accommodation excluding a camping and caravan park or overnight camping area; (c) 5m for an outbuilding; and (d) 8m for any other building and works. 		P1 Building height must be compatible with the landscape values of the area, having regard to: <ul style="list-style-type: none"> (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of adjacent existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from Meadowbank Lake, its foreshore or public places; and (e) the landscape values of the surrounding area.

CHI-S1.7.2 Setbacks and Siting

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks.

Objective:	That building setback and siting is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties	
Acceptable Solutions		Performance Criteria
A1 Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 100m from full supply level.		P1 Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 40m from full supply level and must be compatible with the natural, cultural and landscape values of the area and protect the amenity of the adjoining properties having regard to: <ul style="list-style-type: none"> (a) the visual amenity of the rural setting when viewed from adjoining properties, or from Meadowbank Lake, its foreshore or public places; and (b) impacts of any stormwater discharge directly into Meadowbank Lake.
A2 Buildings must have a setback from all boundaries of not less than 20m.		P2 Buildings must be sited to not cause an unreasonable loss of visitor accommodation amenity, or impact on landscape values of the site, having regard to:

	<ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk, and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from adjacent property; (g) the landscape values of the area; and (h) the plan purpose statements.
<p>A3</p> <p>Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 40m from full supply level.</p>	<p>P3</p> <p>Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 20m from full supply level, only if compliance with the Acceptable Solution cannot reasonably be achieved due to site constraints.</p>
<p>A4</p> <p>Individual campsites or caravan park sites must be no more than 50m² in area.</p>	<p>P4</p> <p>No performance criteria</p>
<p>A5</p> <p>Buildings for a sensitive use must be separated from the boundary of an adjoining property outside the Specific Area Plan in the Rural Zone or Agriculture Zone a distance of:</p> <ul style="list-style-type: none"> (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. 	<p>P5</p> <p>Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone outside the Specific Area Plan, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and topography of the site; (b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zones; (d) any buffers created by natural or other features; and (e) any proposed attenuation measures.

CHI-S1.7.3 Access

This clause is in addition to Rural Zone – clause 20.4.3 Access for new dwellings.

Objective:	That safe and practicable vehicular access is provided with minimal impact on the surrounding natural, scenic and cultural values.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Vehicular access is provided using existing vehicular tracks and internal roads.</p>	<p>P1</p> <p>The design, construction and location of vehicular access must have minimal impact on the surrounding natural, scenic and cultural values, having regard to:</p> <ul style="list-style-type: none"> (a) providing safe connections from existing road infrastructure; (b) minimising the total number of new roads and tracks within the Meadowbank Lake Specific Area Plan area; (c) being appropriate to the setting, and not substantially detracting from the rural character of the area; (d) avoiding impacts from dust, run-off and noise to other land users; and (e) consolidating and sharing vehicular access wherever practicable.

CHI-S1.7.4 Landscape Protection

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That buildings and works are compatible with the landscape values of the site and surrounding area and managed to minimise adverse impacts.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings and works must:</p> <ul style="list-style-type: none"> (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be on a site not requiring the clearing of native vegetation; and (e) be not less than 10m in elevation below a skyline or ridgeline. 	<p>P1.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation, and <p>P1.2</p> <p>be located in an area requiring the clearing of native vegetation only if:</p> <ul style="list-style-type: none"> (a) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; and 	

	(b) the extent of clearing is the minimum necessary for bushfire protection.
A2 Buildings and works for a camping and caravan park or overnight camping ground must be of a temporary nature, such as not having footings and with the capacity to be easily removed from the site.	P2 Buildings and works for a camping and caravan park or overnight camping ground of a permanent nature must be for one or more of the following purposes: (a) a communal toilet/shower/laundry facility; (b) storage; (c) a site office or reception building.
A3 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	P3 Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

CHI-S1.7.5 Aquatic structures

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

Objective:	That permanent aquatic structures such as pontoons, boat ramps and jetties on Meadowbank Lake or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.
Acceptable Solutions	Performance Criteria
A1 An aquatic structure is: (a) for the replacement of an existing structure; (b) provided by or on behalf of the Crown, council or a State Authority; and (c) the rationalisation of two or more structures on Meadowbank Lake or its foreshore.	P1 Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Meadowbank Lake and only be constructed as necessary and safe having regard to: (a) the advice and operational needs of Hydro Tasmania; (b) rationalising existing aquatic structures as far as practicable; (c) avoiding the proliferation of aquatic structures in the immediate vicinity; (d) the demonstrated need for the aquatic structure; and

	(e) the plan purpose statements.
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CHI-S1.7.6 Aboriginal Heritage

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	That Aboriginal heritage is not inappropriately disturbed.	
Acceptable Solutions	Performance Criteria	
A1 Building and works: (a) must not involve excavation; (b) the application is accompanied by a record of advice and Unanticipated Discovery Plan, issued by Aboriginal Heritage Tasmania; or (c) is in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the <i>Aboriginal Heritage Act 1975</i> .	P1 Building and works must not inappropriately disturb Aboriginal heritage, having regard to any: (a) advice received from Aboriginal Heritage Tasmania; or (b) Aboriginal cultural heritage assessment by a suitably qualified person.	

CHI-S1.7.7 Protection of Lake Operation

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	That the operation of the lake for hydro-electric power generation and as a major source of potable water for greater Hobart is not compromised.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works within 20 metres of the full supply level must be accompanied by the written support of Hydro Tasmania, with or without conditions.	P1 Buildings and works within 20m of the full supply level must: (a) not hinder the operation of the lake for hydro-electric generation purposes; and (b) not compromise water quality; having regard to any advice received from Hydro Tasmania and/or relevant authority.	

CHI-S1.7.8 On-site wastewater management

This clause is in addition to Natural Assets Code – Clause C7.6.1 Development Standards for Buildings and Works

Objective:	That on-site wastewater management does not contribute to adverse impacts on water quality.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Land application area must be 100m from full supply level.</p>	<p>P1</p> <p>Land application area must be of sufficient size and location to adequately manage wastewater treatment so that there are no adverse impacts on water quality in Meadowbank Lake, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb waste water; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground and surface waters; (h) any adverse environmental impact on surrounding properties and the locality; (i) any cumulative adverse impacts on the operation of the wastewater treatment system created by any nearby waste water treatment systems; (j) the benefit, or otherwise, of collective wastewater treatment systems; and (k) written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.

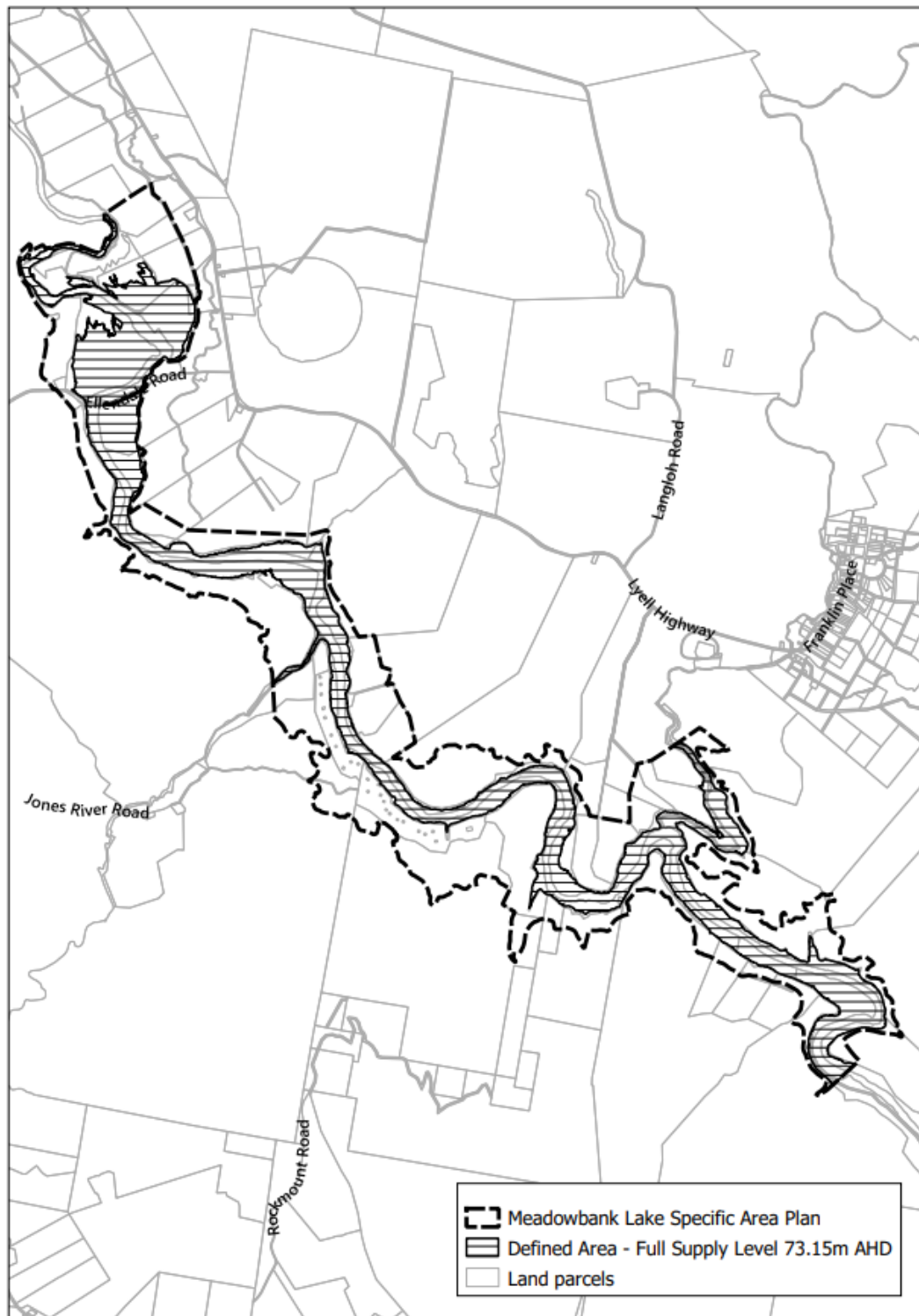
CHI-S1.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

CHI-S1.9 Tables

This sub-clause is not used in this specific area plan.

Figure CHI-S1.1. Specific Area Plan application area and extent of Full Supply Level



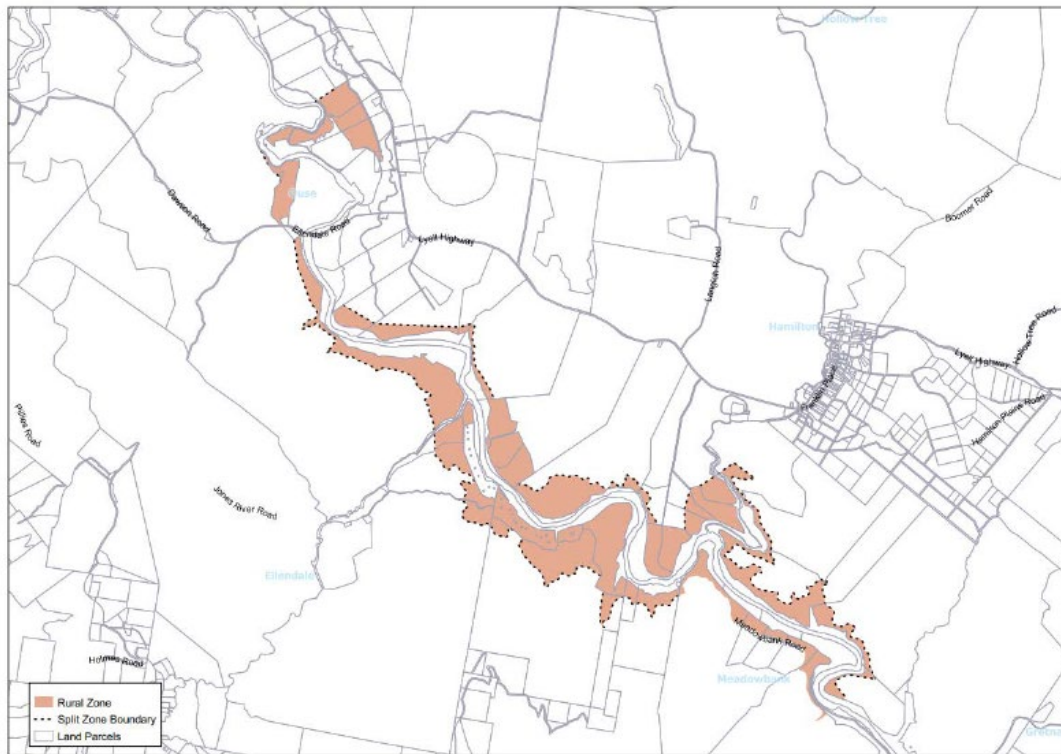
2. Apply CHI-S1.0 Meadowbank Lake Specific Area Plan overlay to land at Meadowbank Lake, as shown below:



3. Apply Defined Area – Full Supply Level 73.15m AHD within CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



4. Apply the Rural Zone to land with the boundaries of CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



5. Apply the Priority Vegetation Area overlay to land within the boundaries of CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme - Central Highlands
Amendment	2023-01 - Insert CHI-S1.0 Meadowbank Lake Specific Area Plan (SAP), apply the SAP overlay, rezone portions of land within the SAP area to the Rural Zone and apply the Priority Vegetation Area overlay
Planning authority	Central Highlands Council
Date of decision	13 November 2023

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Claire Hynes
Delegate (Chair)



Dan Ford
Delegate

REASONS FOR DECISION

Background

Substantial modification under section 35KB

On 4 January 2023, the Commission decided to modify the draft Central Highlands Local Provisions Schedule (draft LPS). The Central Highlands Local Provisions Schedule (LPS), as modified, became effective on 8 February 2023.

The exhibition of the draft LPS contained a draft Meadowbank Lake Specific Area Plan (SAP) which was subject to an Outstanding Issues Notice under section 35B(4A)(b) of the *Land Use Planning and Approvals Act 1993* (the Act).

As part of its 4 January 2023 decision, the Commission found that the draft LPS required substantial modification and accordingly, under section 35KB of the Act, the Commission directed the planning authority to prepare a draft amendment to the LPS and to submit the draft amendment to the Commission after the LPS came into effect.

The draft amendment is one of three draft amendments to the Central Highlands LPS prepared in response to the Commission direction. The Central Highlands planning authority publicly exhibited the draft amendment in accordance with section 40G of the Act and provided the Commission with its section 40K report.

Amendment

The draft amendment seeks to insert the CHI-S1.0 Meadowbank Lake SAP into the LPS and to, apply the Meadowbank Lake SAP overlay to the land surrounding Meadowbank Lake.

The purpose of the SAP is to increase the intensity of use and development on and around the lake while managing impacts on existing uses, competing interests and potential conflict. The new SAP replaces a similar SAP contained within the former Central Highlands Interim Planning Scheme 2015 (IPS).

Additionally, the draft amendment proposes to rezone the Agriculture zoned areas within the SAP area to the Rural Zone and apply the Priority Vegetation Area overlay to portions of the land being rezoned to Rural.

The draft amendment affects a total of 47 titles.

Site information

Meadowbank Lake is an approximately 14km long, typically ranging from 200m-250m wide, but up to 1km wide at its widest point north of Ellendale Road. The Lake was formed by a creation of a hydro-electric dam on the River Derwent and is one of a series of seven dams along the river's length. The dam powers the Meadowbank Lake Hydro-electric Power Station commissioned in 1967 and the lake plays a significant role in the Greater Hobart drinking water system.

The landscape surrounding the lake is characterised by largely open grassy hills with some remnant trees and stands of bushland increasing towards south-east lower reaches.

The use of the lake and surrounds include hydro electricity generation, supply of Greater Hobart drinking water, farmland irrigation, grazing and crop production, visitor accommodation (including an agri-tourism business) and water sport recreation.

There are two water skiing clubs on the lake shore and the lake is recognised as the state's premier water skiing location.

There are significant natural, scenic and cultural values and areas around the lake including significant Aboriginal heritage sites.

Issues raised in representations

Three representations were received by the planning authority during the exhibition period. The representations were received from Mr Tim and Mrs Jane Parsons of 5831 Lyell Highway, Hamilton, TasWater and the Department of Natural Resources and the Environment.

The issues raised by Mr and Mrs Parsons can be summarised as follows:

- concern that the provisions of the SAP could impact their existing agri-tourism business operating from 5831 Lyell Highway, Hamilton;
- concern regarding recreational water sport users and the impact of water craft in terms of shore erosion and general lake congestion and conflict between different forms of water activity;
- support for the use of the lake and its surrounding land for tourism, but not for ad hoc camping sites and caravans which detract from the beauty of the lake.

The Department of Natural Resources and the Environment confirmed that it supported the application of the Priority Vegetation Area overlay based upon use of the Regional Ecosystem Model (REM).

TasWater offered no objection to the draft amendment and made no comment.

Planning authority's response to the representations

In its section 40K report the planning authority resolved that no modifications were warranted to the draft amendment as a consequence of the issues raised by the representors.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on 2 October 2023.

Appearances at the hearing

Planning authority: Mr Damian Mackey (Special Projects Officer, Central Highlands Council)
Ms Louisa Brown (Senior Planner, Central Highlands Council)
Mr Jason Lynch (Pinion Advisory for Central Highlands Council)

Representors: Mr Tim Parsons

Consideration of the draft amendment

1. Under section 40M of the Act, the Commission is required to consider the draft amendment to the LPS and the representations, statements and recommendations contained in the planning authority's section 40K report and any information obtained at a hearing.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS;and

- (b) is in accordance with section 32; and
- (c) furthers the objectives set out in Schedule 1; and
- (d) is consistent with each State policy; and
- (da) satisfies the relevant criteria in relation to the TPPs; and
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
- (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;
- (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

Section 32(4) requirement - Specific Area Plan

4. Under section 32(4) of the Act, a LPS may only include a particular purpose zone, specific area plan or a site-specific qualification if:
 - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs
5. In its approval of the draft LPS the Commission determined that it met the LPS criteria. As part of that decision, it follows that the Commission also established that the directed modifications to the LPS through section 35KB were also consistent with the LPS criteria. It is further noted that the Commission, through its decision on the draft LPS, determined that the SAP was consistent with both sections 32(4)(a) and (b) of the Act.

Specific Area Plan

6. The draft amendment is in response to directed modifications to the then draft LPS through section 35KB of the Act.
7. In its decision on the draft LPS, the Commission agreed that the SAP was necessary to manage the unique land use pressures associated with Meadowbank Lake and acknowledged its status as a recreation facility (primarily water skiing), the need to protect existing heritage values, recognition of existing agricultural uses and the significant role the lake plays in Greater Hobart's drinking water system. During consideration of the draft LPS, the Commission was assisted by the participation of Hydro Tasmania and TasWater and submissions received from Aboriginal Heritage Tasmania.
8. At the hearing Mr Parsons spoke to his representation and noted:
 - the boundaries of the Meadowbank Lake SAP overlay in the former IPS had passed through folios of Register 166324/1, 166324/2 and 166324/3 but that the draft amendment showed the boundaries of the SAP following the eastern boundaries of the titles resulting in the lots being wholly contained within the SAP overlay;

- the titles in question contained visitor accommodation cabins which were used in association with an existing agritourism business and these titles were not used for farming purposes;
 - there was a lack of regulation of water activity including recreational water sports which introduced a range of water based conflict and resulted in foreshore erosion and subsequent damage through boat wake and wash;
 - landowners, rather than water users, were being subjected to visual amenity controls through the SAP;
 - acceptance that landowners should bear responsibility for the preservation of aboriginal artifacts but noted that the main areas of aboriginal significance are below the water line along the edge of the original river alignment; and
 - general support for application of the Priority Vegetation Area overlay stressing that the seasonal timing of natural values surveys were important.
9. At the hearing Mr Mackey for the planning authority noted that agencies such as Marine and Safety Tasmania (MAST) were responsible for the regulation of activity on the water and that the ability for Council to regulate water activity through the planning scheme was limited. Mr Mackey advised that established uses had existing use rights and that it was not the intention of the SAP to regulate farming activity.
10. Mr Mackey also raised a technical issue during the hearing in relation to the operation of clause S1.7.3 in the SAP. Clause S1.7.3 contains provisions relating to “Access” and Clause 20.4.3 of the Rural Zone relates to “Access for new dwellings”. Mr Mackey submitted that rather than clause S1.7.3 being in substitution to clause 20.4.3 of the Rural Zone, the operative provision needed to be in addition clause 20.4.3 so that both the zone and SAP provisions were applicable.
11. Following the hearing, the Commission issued a direction on 4 October 2023 inviting all parties to provide further comment on minor administrative modifications to the SAP. The modifications included the operative changes to clause S1.7.3 suggested by the planning authority. The planning authority made a further submission on 11 October 2023 confirming that it had no objection to the proposed modifications.

Commission consideration

12. Following the hearing and the consideration of all representations and the planning authority’s 40K report, the Commission is persuaded that the SAP ought to be inserted into the LPS as exhibited subject to the minor modifications set out in the Commission’s direction of 4 October 2023. The Commission also remains persuaded that the SAP overlay as exhibited, inclusive of the defined area showing the lake’s full supply level is appropriate.
13. The Commission is satisfied that the SAP is required in order to manage identified use and development pressures stemming from the lake’s recreational status.
14. The Commission is persuaded that the rezoning of land from Agriculture to Rural within the boundaries of the SAP seeks to further strengthen the operation of the SAP, and it is accepted that the purpose of the Rural Zone more appropriately aligns with the purpose of the SAP than does the Agriculture Zone.
15. The primary concern expressed by Mr Parsons during the hearing related to the lack of regulation of water-based activities on Meadowbank Lake. The Commission notes the limitations on the Council’s ability to regulate water-based activity and notes Mr Mackey’s offer to discuss this issue with Mr Parsons outside of the hearing process.

Priority Vegetation Area

16. The Rural Zone is a compatible zone for application of the Natural Asset Code's Priority Vegetation Area overlay, the Commission decision on the draft LPS required the Priority Vegetation Area overlay to be applied to that land zoned Rural within the boundaries of the SAP. The Commission remains persuaded that the Priority Vegetation Area overlay ought to be applied consistent with the REM. The Commission also remains persuaded that the spatial extent of the SAP overlay, as exhibited, is appropriate given its preference for existing cadastre to define the boundaries of the overlay rather than contour lines.

State Policies and Resource Management and Planning System Objectives

State Policy on the Protection of Agricultural Land 2009 (PAL Policy)

17. The Commission considers that the rezoning of land within the SAP area from the Agriculture Zone to the Rural Zone is consistent with the objectives of the PAL Policy on the basis that the undertaking of primary production is not restricted within the Rural Zone.

State Policy on Water Quality Management 1997 (Water Quality Policy)

18. The SAP contains provisions relating to onsite wastewater management to ensure that future development does not adversely impact the water quality of Meadow Bank Dam consistent with Objectives of the Water Quality Policy.
19. The planning authority submits that this in conjunction with the existing provisions of the Tasmanian Planning Scheme will allow the planning authority to ensure that future permits can be suitably conditioned to manage water quality.
20. The Commission finds that the draft amendment is consistent with the Water Quality Policy.
21. The Commission finds that no other State Policies are relevant to the draft amendment and that it seeks to further the Objectives of the Resource Management and Planning System in Schedule 1 of the Act.

Modifications required to draft amendment

22. Under section 40M of the Act the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
23. The draft amendment is modified by the following drafting revisions:
 - minor modifications to CHI-S1.1.1, CHI-S1.1.4, CHI-S1.1.7, CHI-S1.1.9 and CHI-S1.1.10;
 - minor modifications to CHI-S1.2.3 and CHI-S1.2.4;
 - minor modifications to the definition of "full supply level" at CHI-S1.4.1;
 - minor modifications to the objective at CHI-S1.6.1;
 - minor modifications to P1 at CHI-S1.6.1;
 - insertion of the following text at CHI-S1.6.2; "This clause is in substitution for Rural Zone - clause 20.3 Use Standards";
 - replacement of "substitution" with "addition" at CHI-S1.7.3;
 - insertion of the following text at CHI-S1.7.6; "This clause is in addition to Rural Zone - clause 20.4 Development Standards for Buildings and Works";
 - insertion of the following text at CHI-S1.7.7; "This clause is in addition to Rural Zone - clause 20.4 Development Standards for Buildings and Works"; and

- minor modifications to P1 at CHI-S1.7.8;
as shown in Annexure A.

Decision on draft amendment

24. Subject to the modifications described above and set out in Annexure A, the Commission is satisfied that the draft amendment meets with LPS criteria and gives its approval.

Attachments

Annexure A – Modified amendment

Annexure A

Modified amendment 2023-01, Tasmanian Planning Scheme - Central Highlands

1. Insert CHI-S1.0 - Meadowbank Lake Specific Area Plan

CHI-S1.0 Meadowbank Lake Specific Area Plan

CHI-S1.1 Plan Purpose

The purpose of the Meadowbank Lake Specific Area Plan is:

- CHI-S1.1.1 To recognise and protect the operation of the Meadowbank Lake Hydro-electric Power Station from incompatible use and development.
- CHI-S1.1.2 To ensure that on-site wastewater management does not contribute to adverse impacts on water quality.
- CHI-S1.1.3 To recognise Meadowbank Lake as the premier water-skiing facility in the State and to support associated use and development whilst managing other use and development to minimise conflict between activities.
- CHI-S1.1.4 To encourage the use and development of Meadowbank Lake and the adjoining land for tourism, recreational and visitor accommodation purposes whilst maintaining and enhancing the natural, cultural and landscape values of the area.
- CHI-S1.1.5 To recognise and protect Aboriginal heritage values.
- CHI-S1.1.6 To encourage co-ownership and sharing of aquatic structures such as boat ramps, jetties, pontoons and water-based sports infrastructure.
- CHI-S1.1.7 To protect the lake foreshore landscape, from becoming over-crowded with buildings for Visitor Accommodation.
- CHI-S1.1.8 To encourage the orderly and strategic development of appropriately scaled and located Visitor Accommodation, particularly camping and caravan parks and overnight camping areas.
- CHI-S1.1.9 To provide for Resource Development and Resource Processing compatible with recreation and tourism's use of the area.
- CHI-S1.1.10 To provide for use and development which does not compromise the significant role the lake plays in the Greater Hobart drinking water system.

CHI-S1.2 Application of this Plan

- CHI-S1.2.1 The specific area plan applies to the area of land designated as Meadowbank Lake Specific Area Plan on the overlay maps.
- CHI-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:
 - (a) Rural Zone; and
 - (b) Environmental Management Zone,as specified in the relevant provision.

CHI-S1.2.3 Applications requiring assessment against the CHI-S1.7.6 performance criteria will be referred to Aboriginal Heritage Tasmania as part of the Section 57 notification under the Act.

CHI-S1.2.4 Applications requiring assessment against the CHI-S1.7.7 performance criteria will be referred to Hydro Tasmania as part of the Section 57 notification under the Act.

CHI-S1.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

CHI-S1.4 Definition of Terms

CHI-S1.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
aquatic structure	means boat ramp, jetty, pontoon and water-based sports infrastructure.
full supply level	means the level of the lake at its maximum operational level, as determined by Hydro Tasmania. The full supply level is 73.15m AHD shown on an overlay map and in Figure CHI-S1.1.
land application area	means an area of land used to apply effluent from a wastewater treatment unit and reserved for future wastewater application.
master development plan	means a site-specific master plan including maps, diagrams and written documentation demonstrating: <ul style="list-style-type: none"> (a) the concept design and location of all buildings and associated works, including vehicular access and parking; (b) the concept design and location of any facilities used in association with Visitor Accommodation; (c) access points to the public road network, internal roads and parking areas; (d) the location of any existing or proposed aquatic structures on the foreshore or on Meadowbank Lake; (e) landscaping of the site to minimise the visual impact of development on views to the site from Meadowbank Lake; (f) how the development maintains and enhances the natural, cultural and landscape values of the area and complies with the plan purpose statements; (g) an operational plan including: <ul style="list-style-type: none"> (i) waste management; (ii) complaint management; (iii) noise management; and (h) any staging of operations or development including estimated timeframes.
suitably qualified person (on-site wastewater management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in

	undertaking on-site wastewater management system design in accordance with AS/NZS 1547.
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CHI-S1.5 Use Table

This clause is in substitution for Rural Zone – clause 20.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Utilities	If for minor utilities.
Permitted	
Resource Development	If for an agricultural use, excluding controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for: (a) electricity generation; (b) collecting, treating, transmitting, storing or distributing water; (c) electrical sub-station or powerline; (d) pumping station; or (e) storm or flood water drain, water storage dam and weir.
Discretionary	
Community Meeting and Entertainment	
Food Services	
Pleasure Boat Facility	If for a boat ramp, jetty, pontoon. If not for a marina.
Research and Development	
Residential	If for: (a) a single dwelling; or (b) a home-based business; and (c) not listed as Permitted.
Resource Development	If not listed as Permitted.
Resource Processing	If for a winery, brewery, cidery or distillery.
Sport and Recreation	
Tourist Operation	
Utilities	If not listed as Permitted.

Visitor Accommodation	If for a holiday cabin, backpackers hostel, bed and breakfast, camping and caravan park, or overnight camping area.
Prohibited	
All other uses	

CHI-S1.6 Use Standards

CHI-S1.6.1 Discretionary use

This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary use and is in addition to Environmental Management Zone – clause 23.3.1 Discretionary use.

Objective:	That uses listed as Discretionary recognise and are compatible with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 A use listed as Discretionary must be consistent with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements, having regard to: <ul style="list-style-type: none"> (a) the significance of the natural, cultural, and landscape values; (b) the protection, conservation and management of the values; (c) the location, intensity and scale of the use and impacts on existing use and other lake activities; (d) the characteristics and type of use; (e) impact of traffic generation and parking requirements; (f) any emissions and waste produced by the use; (g) the storage and holding of goods, materials and waste; and (h) the proximity of sensitive uses.
A2 No Acceptable Solution.		P2 A use listed as Discretionary must not confine or restrain existing agricultural use on adjoining properties, having regard to: <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature, scale and intensity of the use;

	<p>(c) the likelihood and nature of any adverse impacts on adjoining uses; and</p> <p>(d) any off site impacts from adjoining uses.</p>
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CHI-S1.6.2 Visitor Accommodation

This clause is in substitution for Rural Zone – clause 20.3 Use Standards

Objective:	Visitor Accommodation does not cause an unreasonable loss of amenity or impact on the natural, cultural or landscape values of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <p>(a) have not more than 1 visitor accommodation unit per title;</p> <p>(b) accommodate guests in existing buildings, or</p> <p>(c) have no more than 5 campsites or caravan park sites per title.</p>	<p>P1</p> <p>Visitor Accommodation must be in accordance with suitable master development plan prepared to the satisfaction of the Planning Authority</p>

CHI-S1.7 Development Standards for Buildings and Works

CHI-S1.7.1 Building height

This clause is in substitution for Rural Zone – clause 20.4.1 Building height and Environmental Management Zone – clause 23.4.2 Building height, setback and siting A1 and P1.

Objective:	That buildings height is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <p>(a) 4m for a camping and caravan park or overnight camping area;</p> <p>(b) 5m for any Tourist Operation or Visitor Accommodation excluding a camping and caravan park or overnight camping area;</p> <p>(c) 5m for an outbuilding; and</p> <p>(d) 8m for any other building and works.</p>	<p>P1</p> <p>Building height must be compatible with the landscape values of the area, having regard to:</p> <p>(a) the height, bulk and form of proposed buildings;</p> <p>(b) the height, bulk and form of adjacent existing buildings;</p> <p>(c) the topography of the site;</p> <p>(d) the visual impact of the buildings when viewed from Meadowbank Lake, its foreshore or public places; and</p> <p>(e) the landscape values of the surrounding area.</p>

CHI-S1.7.2 Setbacks and Siting

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks.

Objective:	That building setback and siting is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties	
Acceptable Solutions		Performance Criteria
A1 Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 100m from full supply level.		P1 Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 40m from full supply level and must be compatible with the natural, cultural and landscape values of the area and protect the amenity of the adjoining properties having regard to: (a) the visual amenity of the rural setting when viewed from adjoining properties, or from Meadowbank Lake, its foreshore or public places; and (b) impacts of any stormwater discharge directly into Meadowbank Lake.
A2 Buildings must have a setback from all boundaries of not less than 20m.		P2 Buildings must be sited to not cause an unreasonable loss of visitor accommodation amenity, or impact on landscape values of the site, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk, and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from adjacent property; (g) the landscape values of the area; and (h) the plan purpose statements.
A3 Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 40m from full supply level.		P3 Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 20m from full supply level, only if compliance with the Acceptable Solution cannot reasonably be achieved due to site constraints.
A4 Individual campsites or caravan park sites must be no more than 50m ² in area.		P4 No performance criteria

<p>A5</p> <p>Buildings for a sensitive use must be separated from the boundary of an adjoining property outside the Specific Area Plan in the Rural Zone or Agriculture Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P5</p> <p>Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone outside the Specific Area Plan, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the existing and potential use of land in the adjoining zones;</p> <p>(d) any buffers created by natural or other features; and</p> <p>(e) any proposed attenuation measures.</p>
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CHI-S1.7.3 Access

This clause is in addition to Rural Zone – clause 20.4.3 Access for new dwellings.

<p>Objective:</p>	<p>That safe and practicable vehicular access is provided with minimal impact on the surrounding natural, scenic and cultural values.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Vehicular access is provided using existing vehicular tracks and internal roads.</p>	<p>P1</p> <p>The design, construction and location of vehicular access must have minimal impact on the surrounding natural, scenic and cultural values, having regard to:</p> <p>(a) providing safe connections from existing road infrastructure;</p> <p>(b) minimising the total number of new roads and tracks within the Meadowbank Lake Specific Area Plan area;</p> <p>(c) being appropriate to the setting, and not substantially detracting from the rural character of the area;</p> <p>(d) avoiding impacts from dust, run-off and noise to other land users; and</p> <p>(e) consolidating and sharing vehicular access wherever practicable.</p>

CHI-S1.7.4 Landscape Protection

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That buildings and works are compatible with the landscape values of the site and surrounding area and managed to minimise adverse impacts.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Buildings and works must:</p>	<p>P1.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p>

<ul style="list-style-type: none"> (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be on a site not requiring the clearing of native vegetation; and (e) be not less than 10m in elevation below a skyline or ridgeline. 	<ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation, and <p>P1.2</p> <p>be located in an area requiring the clearing of native vegetation only if:</p> <ul style="list-style-type: none"> (a) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; and (b) the extent of clearing is the minimum necessary for bushfire protection.
<p>A2</p> <p>Buildings and works for a camping and caravan park or overnight camping ground must be of a temporary nature, such as not having footings and with the capacity to be easily removed from the site.</p>	<p>P2</p> <p>Buildings and works for a camping and caravan park or overnight camping ground of a permanent nature must be for one or more of the following purposes:</p> <ul style="list-style-type: none"> (a) a communal toilet/shower/laundry facility; (b) storage; (c) a site office or reception building.
<p>A3</p> <p>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</p>	<p>P3</p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

CHI-S1.7.5 Aquatic structures

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

Objective:	That permanent aquatic structures such as pontoons, boat ramps and jetties on Meadowbank Lake or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.
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Acceptable Solutions	Performance Criteria
A1 An aquatic structure is: <ul style="list-style-type: none"> (a) for the replacement of an existing structure; (b) provided by or on behalf of the Crown, council or a State Authority; and (c) the rationalisation of two or more structures on Meadowbank Lake or its foreshore. 	P1 Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Meadowbank Lake and only be constructed as necessary and safe having regard to: <ul style="list-style-type: none"> (a) the advice and operational needs of Hydro Tasmania; (b) rationalising existing aquatic structures as far as practicable; (c) avoiding the proliferation of aquatic structures in the immediate vicinity; (d) the demonstrated need for the aquatic structure; and (e) the plan purpose statements.

CHI-S1.7.6 Aboriginal Heritage

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	That Aboriginal heritage is not inappropriately disturbed.
Acceptable Solutions	Performance Criteria
A1 Building and works: <ul style="list-style-type: none"> (a) must not involve excavation; (b) the application is accompanied by a record of advice and Unanticipated Discovery Plan, issued by Aboriginal Heritage Tasmania; or (c) is in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the <i>Aboriginal Heritage Act 1975</i>. 	P1 Building and works must not inappropriately disturb Aboriginal heritage, having regard to any: <ul style="list-style-type: none"> (a) advice received from Aboriginal Heritage Tasmania; or (b) Aboriginal cultural heritage assessment by a suitably qualified person.

CHI-S1.7.7 Protection of Lake Operation

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	That the operation of the lake for hydro-electric power generation and as a major source of potable water for greater Hobart is not compromised.
Acceptable Solutions	Performance Criteria
A1 Buildings and works within 20 metres of the full supply level must be accompanied by the written support of Hydro Tasmania, with or without conditions.	P1 Buildings and works within 20m of the full supply level must: <ul style="list-style-type: none"> (a) not hinder the operation of the lake for hydro-electric generation purposes; and (b) not compromise water quality;

	having regard to any advice received from Hydro Tasmania and/or relevant authority.
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CHI-S1.7.8 On-site wastewater management

This clause is in addition to Natural Assets Code – Clause C7.6.1 Development Standards for Buildings and Works

Objective:	That on-site wastewater management does not contribute to adverse impacts on water quality.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Land application area must be 100m from full supply level.</p>	<p>P1</p> <p>Land application area must be of sufficient size and location to adequately manage wastewater treatment so that there are no adverse impacts on water quality in Meadowbank Lake, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb waste water; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground and surface waters; (h) any adverse environmental impact on surrounding properties and the locality; (i) any cumulative adverse impacts on the operation of the wastewater treatment system created by any nearby waste water treatment systems; (j) the benefit, or otherwise, of collective wastewater treatment systems; and (k) written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.

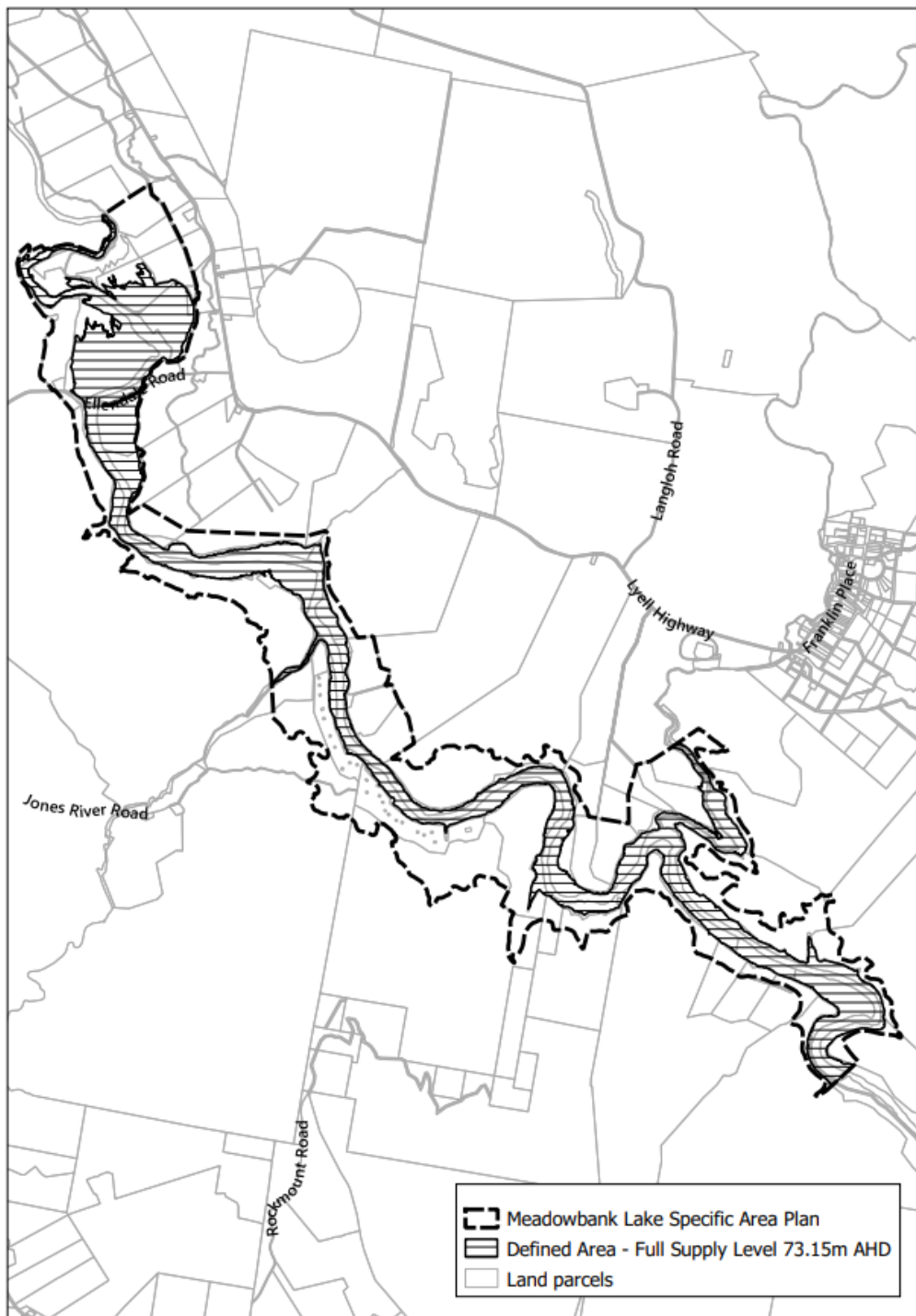
CHI-S1.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

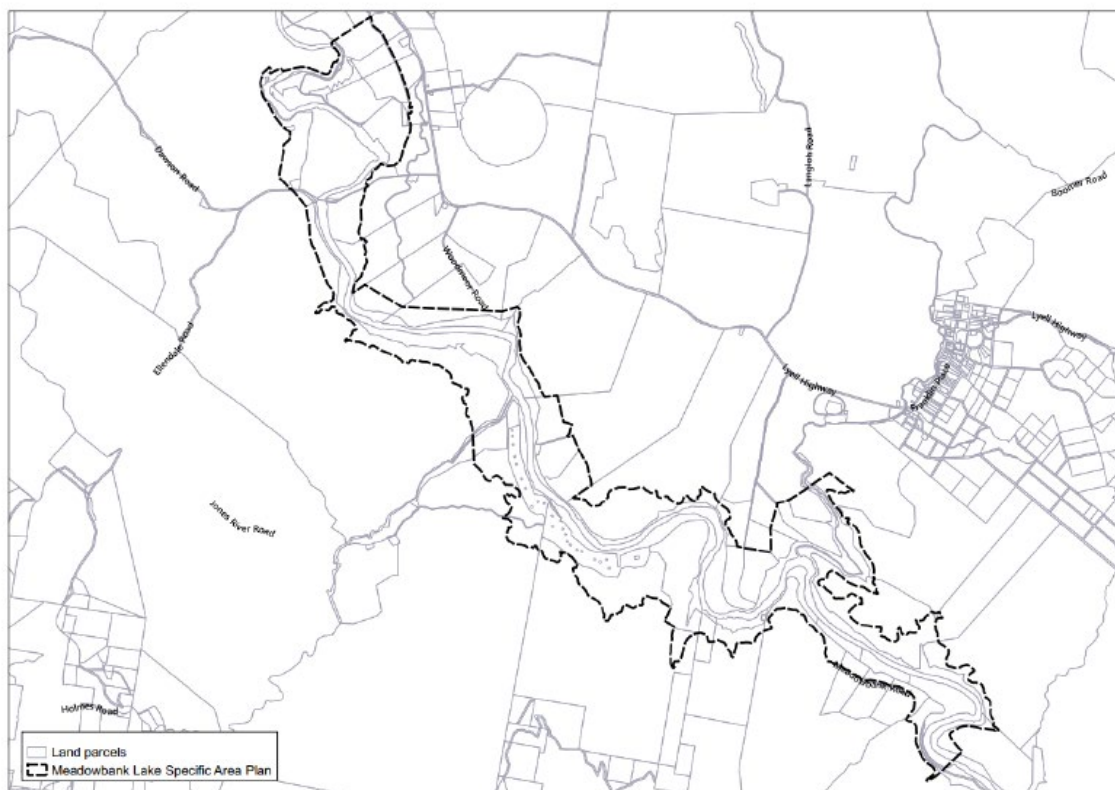
CHI-S1.9 Tables

This sub-clause is not used in this specific area plan.

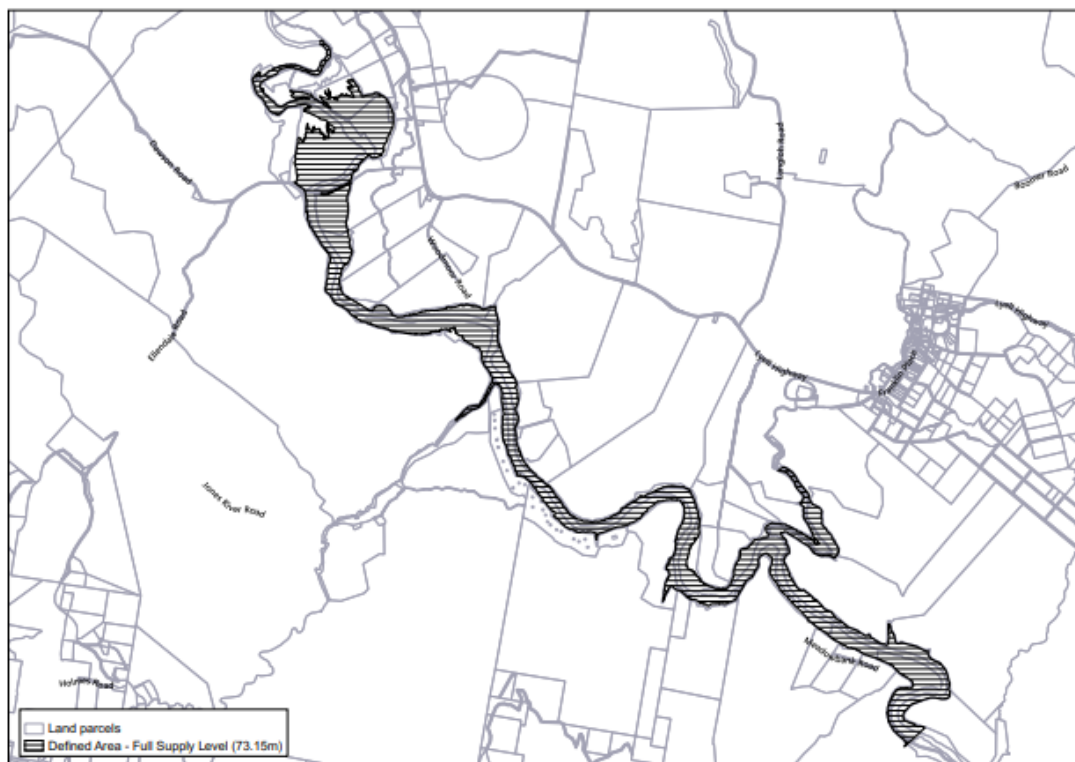
Figure CHI-S1.1. Specific Area Plan application area and extent of Full Supply Level



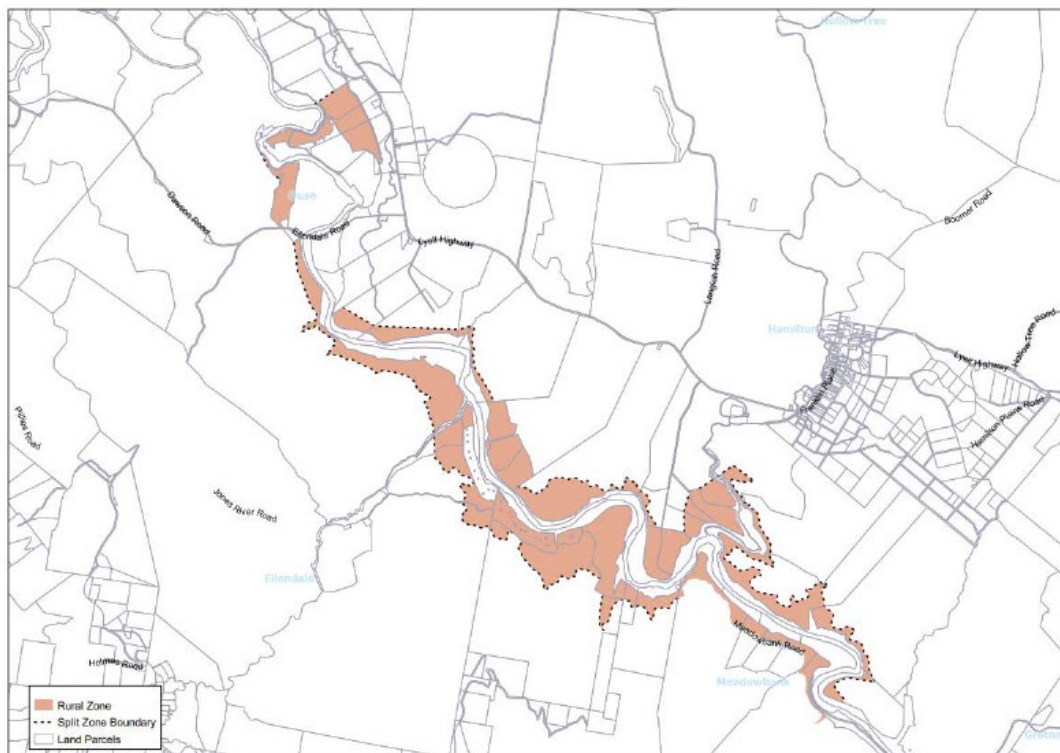
2. Apply CHI-S1.0 Meadowbank Lake Specific Area Plan overlay to land at Meadowbank Lake, as shown below:



3. Apply Defined Area - Full Supply Level 73.15m AHD within CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



4. Apply the Rural Zone to land with the boundaries of CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



5. Apply the Priority Vegetation Area overlay to land within the boundaries of CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/135061
Officer: Linda Graham
Phone: 03 6165 6826
Email: tpc@planning.tas.gov.au

17 November 2023

Ms Kim Hossack
General Manager
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Attention: Mr Damian Mackey

By email: council@centralhighlands.tas.gov.au
dmackey@southernmidlands.tas.gov.au

Dear Ms Hossack

**Tasmanian Planning Scheme - Central Highlands
Draft Amendment 2023-02**

Rezone properties at Marked Tree Road, Bullocks Hill from Rural to Landscape Conservation.

The Commission's decision to approve the above amendment and the instrument under the *Land Use Planning and Approvals Act 1993* (the Act) is enclosed.

The Commission will make the necessary amendments to the planning scheme and the planning scheme maps to give effect to the amendment.

The planning authority is also required to give notice of the Commission's decision on the draft amendment as set out in the *Land Use Planning and Approvals Regulations 2014*.

If you require further information please contact Linda Graham, Planning Adviser, on 03 6165 6826.

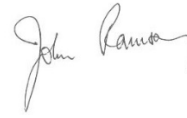
Yours sincerely

Linda Graham
Planning Adviser

Attachments:

- Central Highlands - Draft Amendment 2023-02 - Decision and reasons, 13 November 2023
- Central Highlands - Draft Amendment 2023-02 - Approved effective, 28 November 2023

Approved



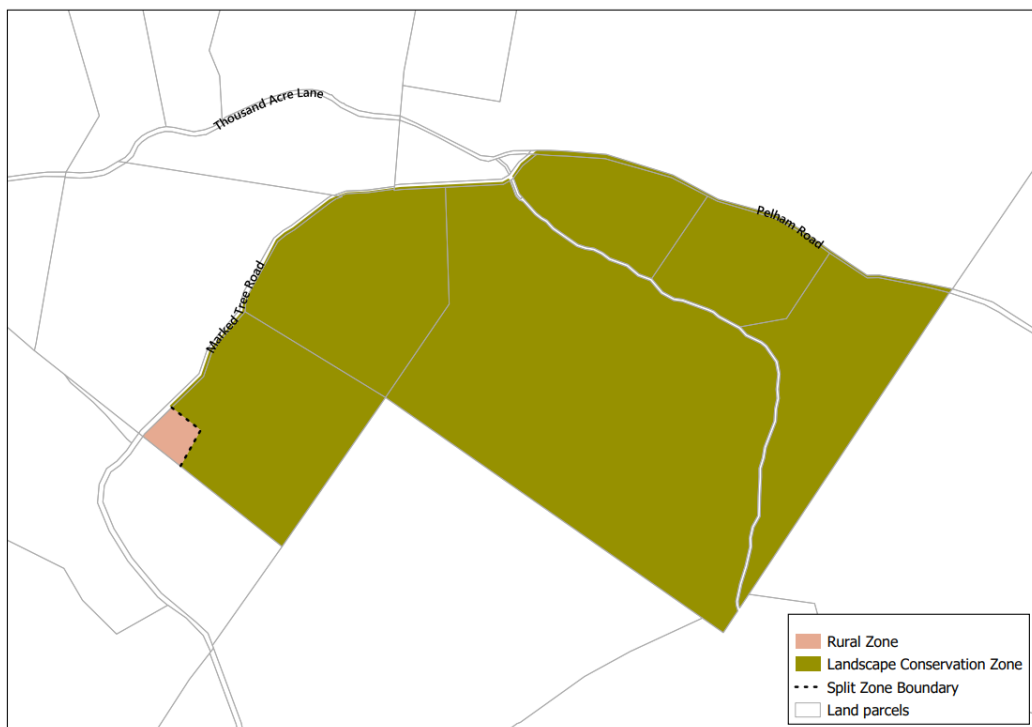
Effective date: 28 November 2023

TASMANIAN PLANNING COMMISSION

Tasmanian Planning Scheme – Central Highlands

Draft amendment 2023-02

1. Rezone the following properties from Rural to Landscape Conservation:
 - Lot 2 Marked Tree Road, Hamilton (folio of the Register 166564/2);
 - Lot 3 Marked Tree Road, Hamilton (folio of the Register 166564/3);
 - 1190 Marked Tree Road, Hamilton (folio of the Register 166563/1);
 - Lot 2 Marked Tree Road, Hamilton (folio of the Register 166563/2);
 - Lot 3 Marked Tree Road, Hamilton (folio of the Register 166563/3); and
2. Rezone a portion Lot 1 Marked Tree Road, Hamilton (folio of the Register 166564/1) from the Rural Zone to the Landscape Conservation Zone along the extent of the existing Nature Conservation Covenant on the title so that the title is split zoned with the smaller section remaining in the Rural Zone:



TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme - Central Highlands
Amendment	2023-02 - Rezone properties at Marked Tree Road, Bullocks Hill from Rural to Landscape Conservation
Planning authority	Central Highlands Council
Date of decision	13 November 2023

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Claire Hynes
Delegate (Chair)



Dianne Cowen
Delegate



Dan Ford
Delegate

REASONS FOR DECISION

Background

Substantial modification under section 35KB

On 4 January 2023, the Commission decided to modify the draft Central Highlands Local Provisions Schedule (draft LPS). The Central Highlands Local Provisions Schedule (LPS), as modified, became effective on 8 February 2023.

As part of its 4 January 2023 decision, the Commission found that the draft LPS required substantial modification and accordingly, under section 35KB of the Act, the Commission directed the planning authority to prepare a draft amendment to the LPS and to submit the draft amendment to the Commission after the LPS came into effect.

The draft amendment is one of three draft amendments to the Central Highlands LPS prepared in response to the Commission direction. The Central Highlands planning authority publicly exhibited the draft amendment in accordance with section 40G and provided the Commission with its section 40K report.

Amendment

The draft amendment proposes to rezone the following properties from the Rural Zone to the Landscape Conservation Zone:

- Lot 1 Marked Tree Road, Hamilton (folio of the Register 166564/1);
- Lot 2 Marked Tree Road, Hamilton (folio of the Register 166564/2);
- Lot 3 Marked Tree Road, Hamilton (folio of the Register 166564/3);
- 1190 Marked Tree Road, Hamilton (folio of the Register 166563/1);
- Lot 2 Marked Tree Road, Hamilton (folio of the Register 166563/2); and
- Lot 3 Marked Tree Road, Hamilton (folio of the Register 166563/3).

Site information

The six subject lots are adjoining and located in Marked Tree Road, Hamilton. Three of the lots are immediately opposite the 294ha Pelham Nature Reserve to the north which is zoned Environmental Management.

The lots are undulating and covered in mainly *Eucalyptus tenuiramis* forest and woodland and *Eucalyptus ovata* forest and woodland which are threatened vegetation communities listed in Schedule 3A of the *Nature Conservation Act* 2002. This area of forest stands in the context of mainly modified agriculture land in the surrounding broader landscape which is zoned Rural to the east and west, and Agriculture to the south.

Each of the lots recognise natural assets which are afforded additional protection through provisions registered on the respective titles in the form of either an agreement pursuant to Section 71 of the *Land Use and Planning Approval Act* 1993 which applies a Vegetation Management Covenant or a restrictive covenant referring to a Nature Conservation Plan held by the Department of Natural Resources and Environment Tasmania. In all cases, the control applies to the majority of the lot excluding a small area identified for use and development by the owners.

There is only one existing residence on the subject lots located on 1190 Marked Tree Road, Hamilton (folio of the Register 166563/1) in an area outside the reserved portion of the lot.

Issues raised in representations

Three representations were received by the planning authority during the exhibition period. The representations were received from:

- Mr Daniel Lee of Lot 1, Marked Tree Road Hamilton (folio of the Register 166564/1);
- TasWater; and
- Department of Natural Resources and Environment (NRE).

The representation from Mr Lee requested that folio of the Register 166564/1 be split zoned Landscape Conservation and Rural to align with the existing conservation covenant registered on the property. Mr Lee submitted that it was his intention to build a future dwelling on the non-covenanted area which should be zoned Rural. Mr Lee's representation also advised that if a split zoning was not able to be approved, that the Rural Zone should be applied to the property as a whole, so as to permit future planned uses.

TasWater and NRE offered no objection to the draft amendment and made no comment. The Commission notes the representations made by the state agencies.

Planning authority's response to the representations

The planning authority considered the representation made by Mr Lee and recommended that the draft amendment be modified to split zone Lot 1, Marked Tree Road Hamilton (folio of the Register 166564/1) as requested by Mr Lee. The planning authority also submitted that the recommended modification met the LPS criteria.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on 2 October 2023.

Appearances at the hearing

Planning authority: Mr Damian Mackey (Special Projects Officer, Central Highlands Council)
Ms Louisa Brown (Senior Planner, Central Highlands Council)
Mr Jason Lynch (Pinion Advisory for Central Highlands Council)

Representors: Mr Daniel Lee

Consideration of the draft amendment

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the LPS and the representations, statements and recommendations contained in the planning authority's section 40K report and any information obtained at a hearing.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and

- (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
4. In its approval of the draft LPS the Commission determined that it met the LPS criteria. As part of that decision, it follows that the Commission also established that the directed modifications to the LPS through section 35KB were also consistent with the LPS criteria.

Rationale for the amendment

5. The draft amendment is in response to directed modifications to the then draft LPS through section 35KB of the Act.

Application of the Landscape Conservation Zone

6. The Commission decision on the draft LPS established that it accepted the evidence in support of the Landscape Conservation Zone being applied to the subject properties and it considered that the application of the zone was consistent with Guideline No. 1.
7. Guideline No. 1 assists with the uniform application of the State Planning Provisions and reflects consideration of section 34(2) LPS criteria such as State Policies and the Schedule 1 objectives of the Act.
8. The zone application guidelines for the Landscape Conservation Zone specify the zone may be applied as follows:
- LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.
 - LCZ 2 The Landscape Conservation Zone may be applied to:
 - (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;
 - (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or
 - (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

LCZ 4 The Landscape Conservation Zone should not be applied to:

- (a) land where the priority is for residential use and development (see Rural Living Zone); or
- (b) State-reserved land (see Environmental Management Zone).

9. The Commission's decision on the draft LPS considered that the following properties should be revised from the Rural Zone to the Landscape Conservation Zone which included that land owned by Mr Lee:

- (a) Lot 1 Marked Tree Road, Hamilton (folio of the Register 166564/1);
- (b) Lot 2 Marked Tree Road, Hamilton (folio of the Register 166564/2);
- (c) Lot 3 Marked Tree Road, Hamilton (folio of the Register 166564/3);
- (d) 1190 Marked Tree Road, Hamilton (folio of the Register 166563/1);
- (e) Lot 2 Marked Tree Road, Hamilton (folio of the Register 166563/2); and
- (f) Lot 3 Marked Tree Road, Hamilton (folio of the Register 166563/3).

10. The Commission's decision on the draft LPS dated 4 January 2023 considered that:

- There has been sufficient demonstration of the sites landscape values for the application of the Landscape Conservation zone.
- The proximity of the Pelham West Nature Reserve, zoned Environmental Management, reinforces, further demonstrates and supports the areas landscape values.
- Guideline No.1 states that the Environmental Management Zone and the Landscape Conservation Zone provide complimentary zoning outcomes so their proximity further strengthens the zoning purpose.
- Application of the Landscape Conservation Zone to the subject land is considered to comply with LCZ 1 of Guideline No. 1.

11. Specifically in relation to Mr Lee's property, the Commission decision on the draft LPS stated the following:

Based on the submitted information and evidence, the Commission is not persuaded that a split zoning to Lot 1 Marked Tree Road, Hamilton (folio of the Register 166564/1), applying the Landscape Conservation Zone only to the covenanted portion of the title, is warranted. The Commission notes that residential use, if for a single dwelling, is a discretionary use in both the Rural and Landscape Conservation zones as are other uses encompassing controlled environment agriculture. The application of the Landscape Conservation Zone to the whole of the titles is reflective of identified landscape values, with those values not otherwise diminished by zoning uncovenanted portions of land Rural.

12. At the hearing Mr Lee expanded on the reasons, that in his view, the Rural Zone ought to be applied to that portion of his land outside the Conservation Covenant. Mr Lee provided more specific information about the future use, development and activities intended by him for the site. He stated that having completed a certificate in arboriculture, he intends to pursue on site: resource processing in the form of timber milling of selected trees from the site and elsewhere, a wood yard for storing and drying specialty timber, establishing a small plantation and processing firewood.

13. At the hearing Mr Lee described the topographical characteristics:
- While the non-covenanted land has similar scenic values to the covenanted land the non-covenanted land has less biodiversity value than the covenanted portion. Therefore, activity in this area would not overly impact on biodiversity values.
 - There is an existing track effectively bounding the area that is not under the covenant, which will effectively contain activity on the site. This area does have Priority Vegetation Area overlay on it and the representor is aware that a Development Application will be required for any disturbance.
 - The proposed split zoning would form a contiguous pattern with adjoining land zone.

Commission consideration

14. The Commission accepts the submission from the representor that the intended use of the uncovenanted portion of the land would be best supported by the Rural Zone. The Commission also notes that the area in question to be zoned Rural has been modified and has a different character to the rest of the site as apparent in the aerial photograph and reflected in the TasVeg mapping. There is further support for this through the site topography variation, as the land proposed for Rural zoning is part of an area flatter than the rest of the sloping site.
15. The Commission considers that the split zoning does not create a spot-zoning of an isolated area of title, as the Rural Zone portion would adjoin other land in the Rural Zone to the north and west.
16. The Commission accepts the further evidence presented by the representor that the southwest corner of the lot has diminished landscape value and this is recognised by the conservation covenant not applying to the entirety of the land. Given this, it is considered reasonable that this section be excluded from the Landscape Conservation Zone and zoned Rural.
17. The Commission considers that the modification to the draft amendment complies with LCZ 1 and LCZ 2 of the Section 8A Guidelines and is consistent with the LPS criteria as set out in section 34(2) of the Act.

State Policies and Resource Management and Planning System Objectives

18. The Commission finds that no State Policies are relevant to the draft amendment and that it seeks to further the Objectives of the Resource Management and Planning System in Schedule 1 of the Act.

Modifications required to draft amendment

19. Under section 40M of the Act the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
20. The draft amendment requires modification to include split zoning Lot 1 Marked Tree Road, Hamilton (folio of the Register 166564/1) with the Landscape Conservation Zone applied to the extent of the existing conservation covenant on the title and the remaining portion to be zoned Rural.

Decision on draft amendment

21. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval to the draft amendment as shown in Annexure A.

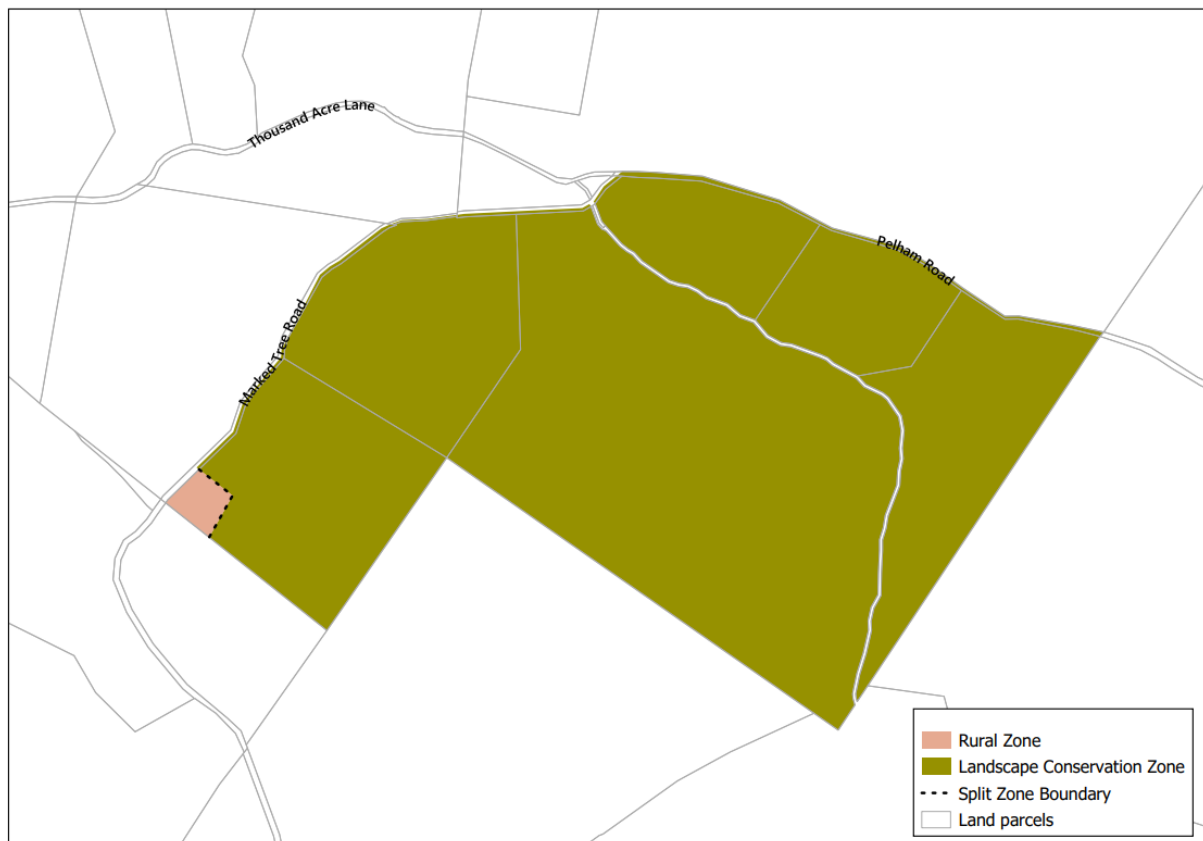
Attachments

Annexure A – Modified amendment

Annexure A

Modified amendment 2023-02

1. Rezone the following properties from Rural to Landscape Conservation:
 - Lot 2 Marked Tree Road, Hamilton (folio of the Register 166564/2);
 - Lot 3 Marked Tree Road, Hamilton (folio of the Register 166564/3);
 - 1190 Marked Tree Road, Hamilton (folio of the Register 166563/1);
 - Lot 2 Marked Tree Road, Hamilton (folio of the Register 166563/2);
 - Lot 3 Marked Tree Road, Hamilton (folio of the Register 166563/3); and
2. Rezone a portion Lot 1 Marked Tree Road, Hamilton (folio of the Register 166564/1) from the Rural Zone to the Landscape Conservation Zone along the extent of the existing Nature Conservation Covenant on the title so that the title is split zoned with the smaller section remaining in the Rural Zone, as shown below.



TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/135063
Officer: Linda Graham
Phone: 03 6165 6826
Email: tpc@planning.tas.gov.au

21 November 2023

Ms Kim Hossack
General Manager
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Attention: Mr Damian Mackey

By email: council@centralhighlands.tas.gov.au
dmackey@southernmidlands.tas.gov.au

Dear Ms Hossack

**Tasmanian Planning Scheme - Central Highlands
Draft Amendment 2023-03**

Apply the Rural Zone and the Priority Vegetation Area overlay to various lots within Liawenee, Tods Corner, Little Pine Lagoon, Bronte Park, St Patricks Plains, Steppes, Waddamana, Hermitage, Interlaken, Bothwell, Lower Marshes, Bronte Park, London Lakes, Bradys Lake, Victoria Valley, Strickland, Osterley, Ouse, Wayatinah, Ellendale, Meadowbank, Fentonbury, Hamilton, Gretna and Pelham.

The Commission's decision to approve the above amendment and the instrument under the *Land Use Planning and Approvals Act 1993* (the Act) is enclosed.

The Commission will make the necessary amendments to the planning scheme and the planning scheme maps to give effect to the amendment.

The planning authority is also required to give notice of the Commission's decision on the draft amendment as set out in the *Land Use Planning and Approvals Regulations 2014*.

If you require further information please contact Linda Graham, Planning Adviser, on 03 6165 6826.

Yours sincerely

Linda Graham
Planning Adviser

Attachments:

- Central Highlands - Draft Amendment 2023-03 - Decision and reasons, 15 November 2023
- Central Highlands - Draft Amendment 2023-03 - Approved effective, 28 November 2023

TASMANIAN PLANNING COMMISSION

Tasmanian Planning Scheme - Central Highlands

Draft amendment 2023-03

1. Apply the Rural Zone to all parcels and road reservations as shown below in Figures 1 to 9:

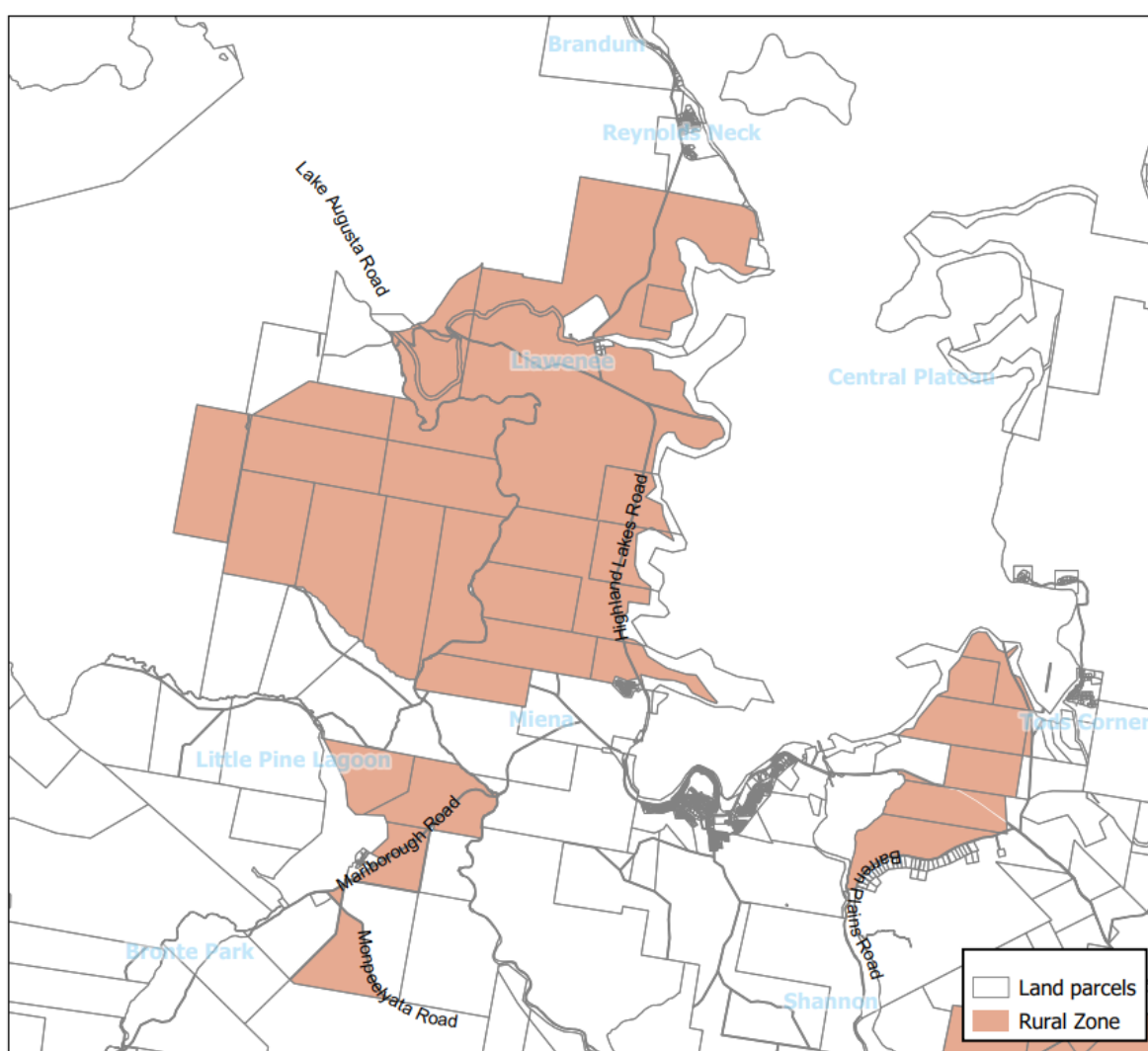


Figure 1 - Apply the Rural Zone to land at Liawenee, Tod's Corner, Little Pine Lagoon and Bronte Park.

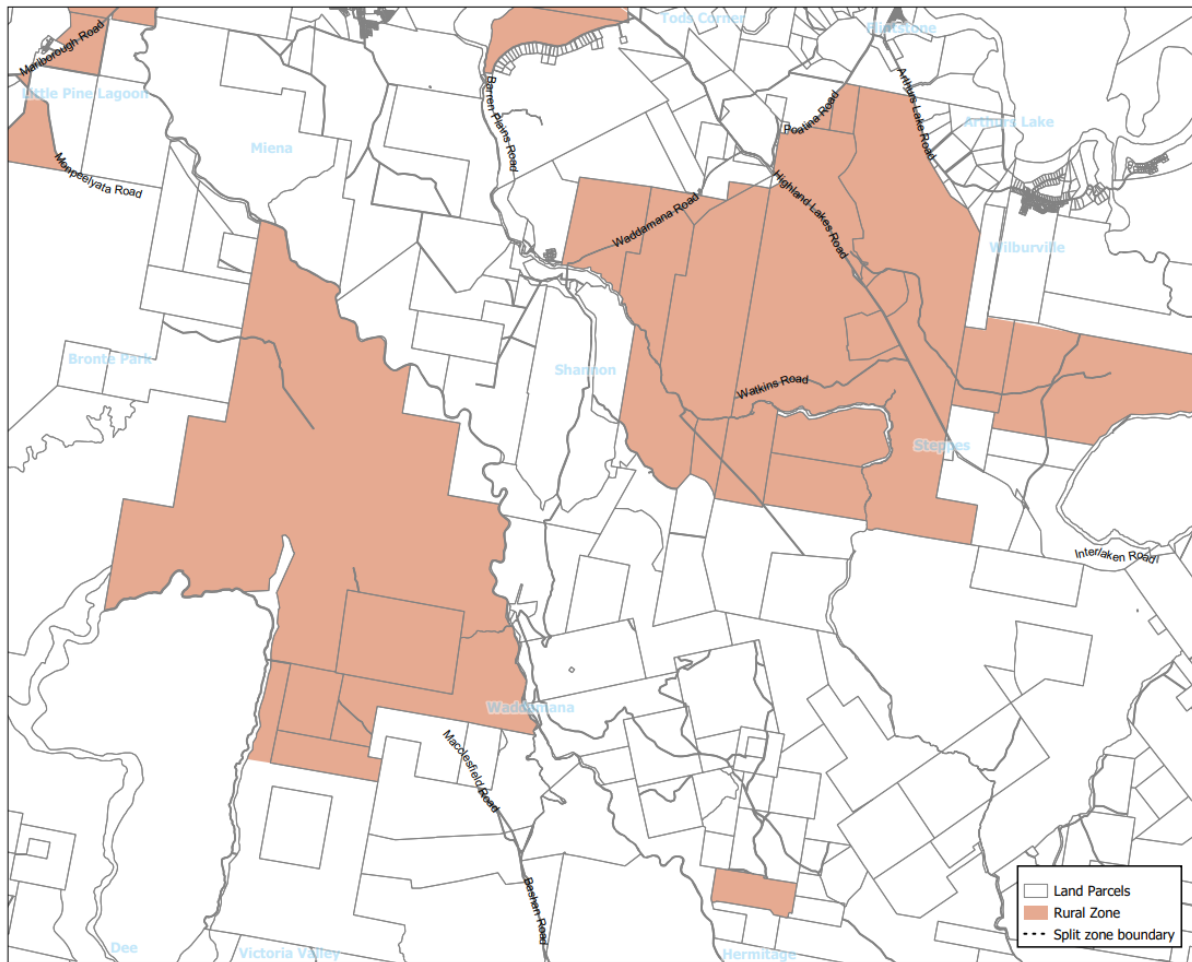


Figure 2 - Apply the Rural Zone to land at St Patrick's Plains, Steppes, Waddamana and Hermitage.

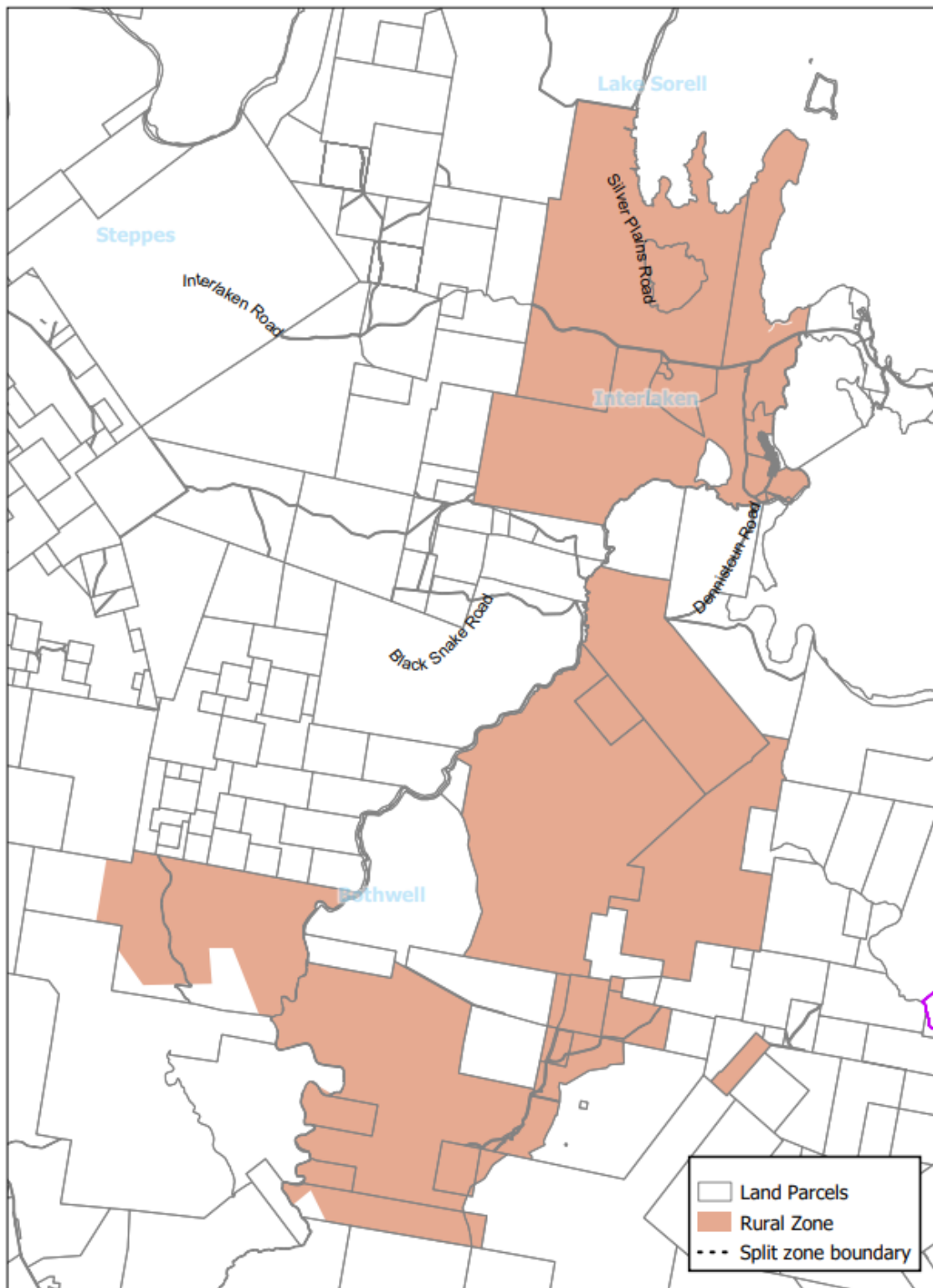


Figure 3 - Apply the Rural Zone to land at Interlaken, Bothwell and Lower Marshes.

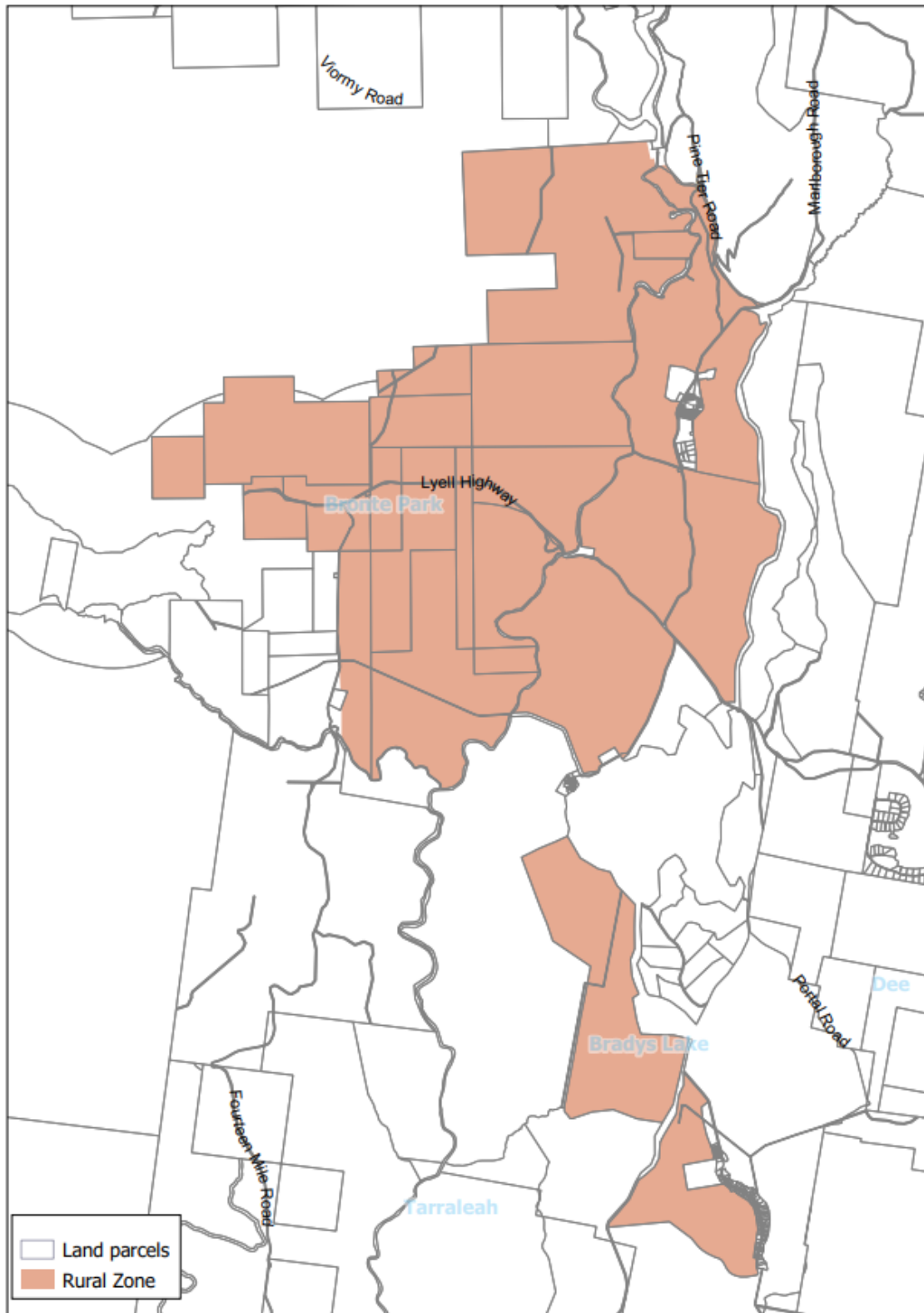


Figure 4 - Apply the Rural Zone to land at Bronte Park, London Lakes and Bradys Lakes.

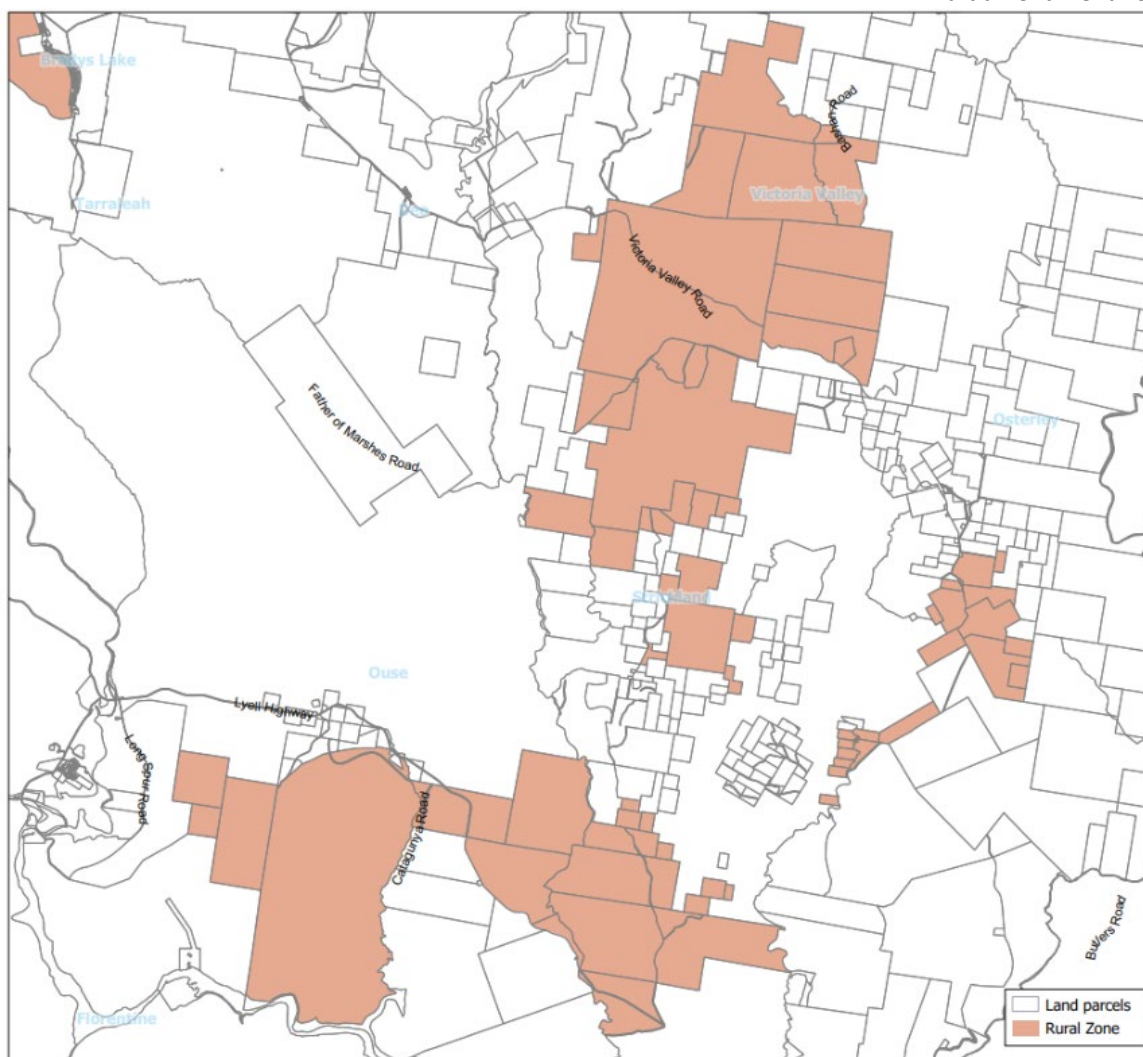


Figure 5 - Apply the Rural Zone to land at Victoria Valley, Strickland, Osterley, Ouse and Wayatinah.

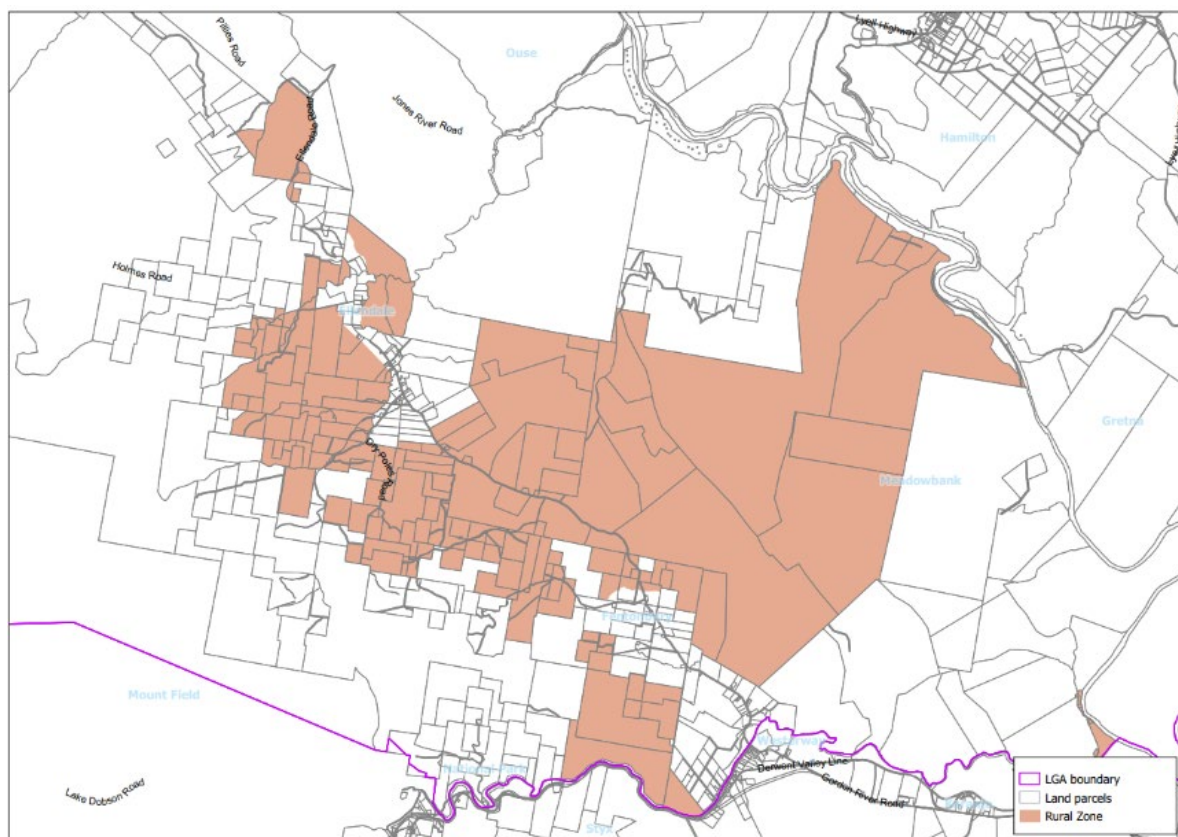


Figure 6 - Apply the Rural Zone to land at Ellendale, Meadowbank and Fentonbury.

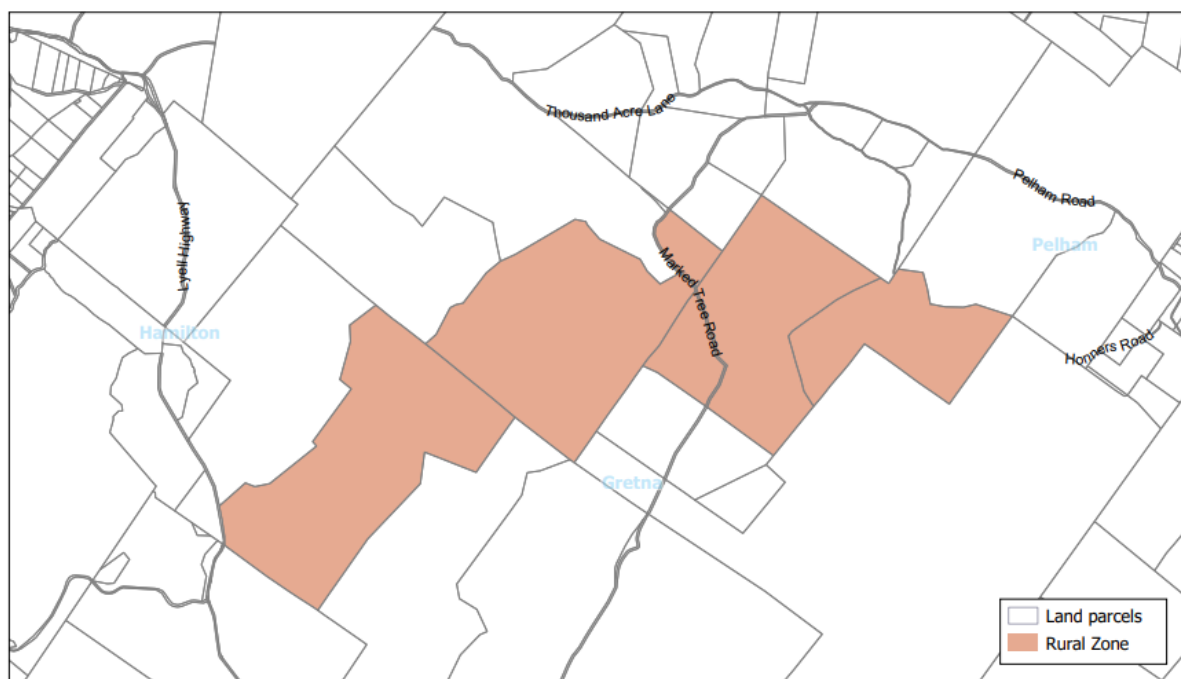


Figure 7 - Apply the Rural Zone to land at Hamilton, Gretna and Pelham.

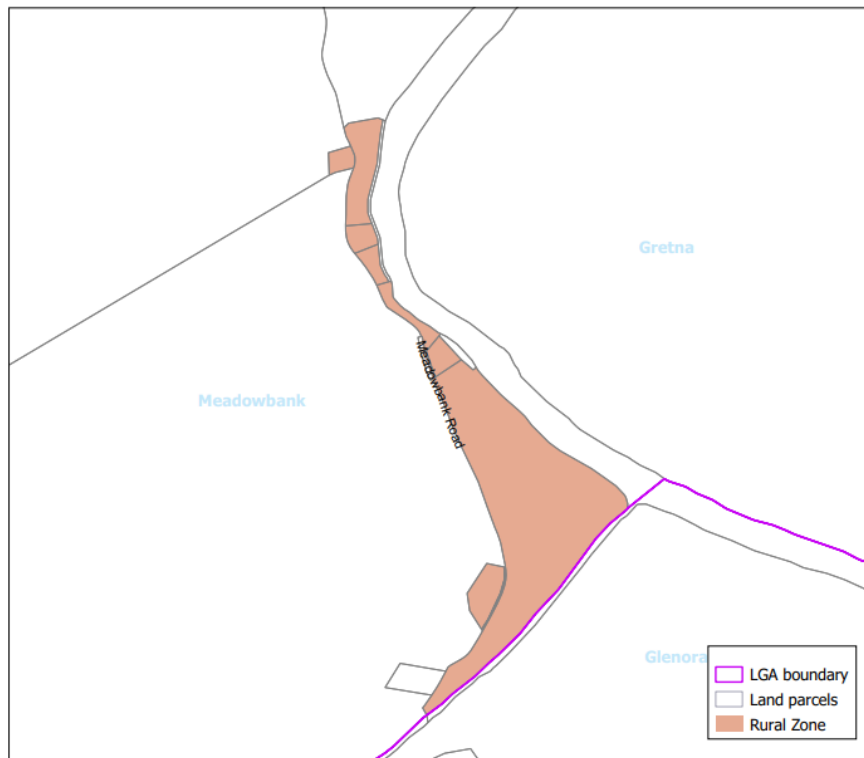


Figure 8 - Apply the Rural Zone to land at Meadowbank Road.

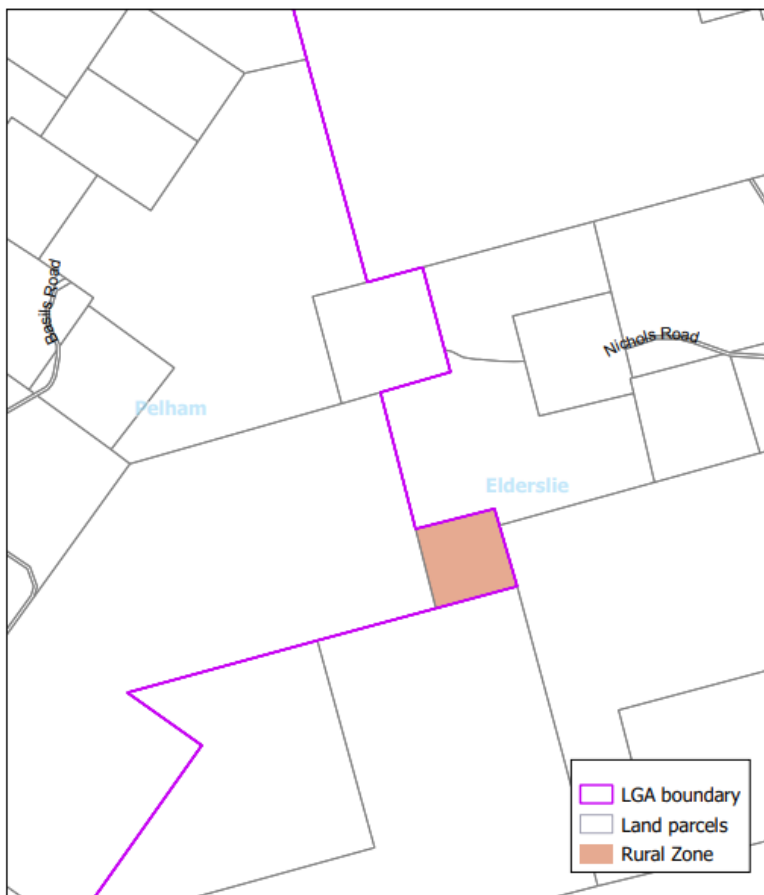


Figure 9 - Apply the Rural Zone to land at Pelham.

2. Apply the Priority Vegetation Area overlay, consistent with the Regional Ecosystem Model mapping, to all land shown in the draft amendment to be revised to Rural Zone in Figures 1 to 9, as shown below in Figures 10 to 18:

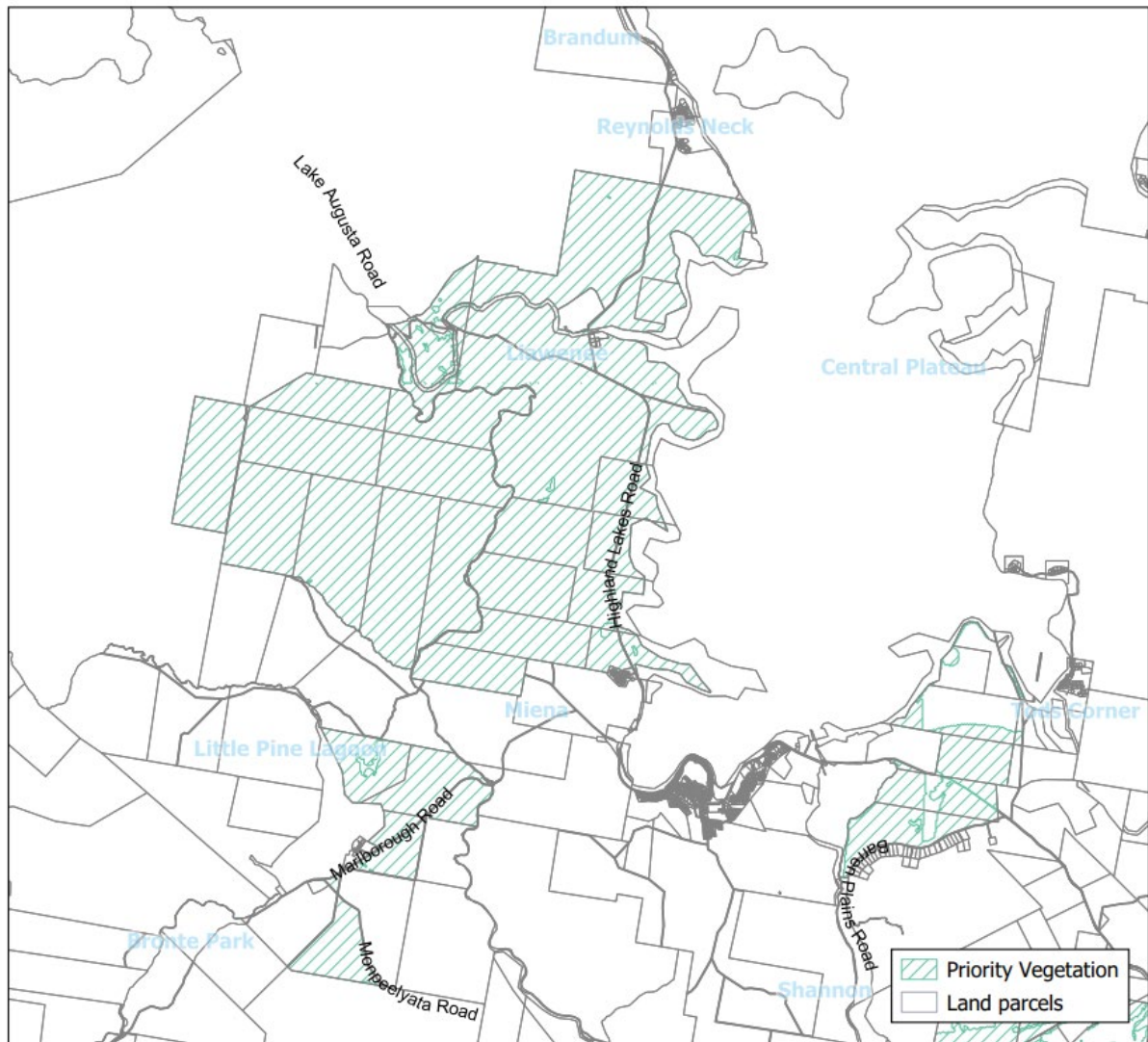


Figure 10 - Apply the Priority Vegetation Area overlay to land at Liawenee, Tods Corner, Little Pine Lagoon and Bronte Park.

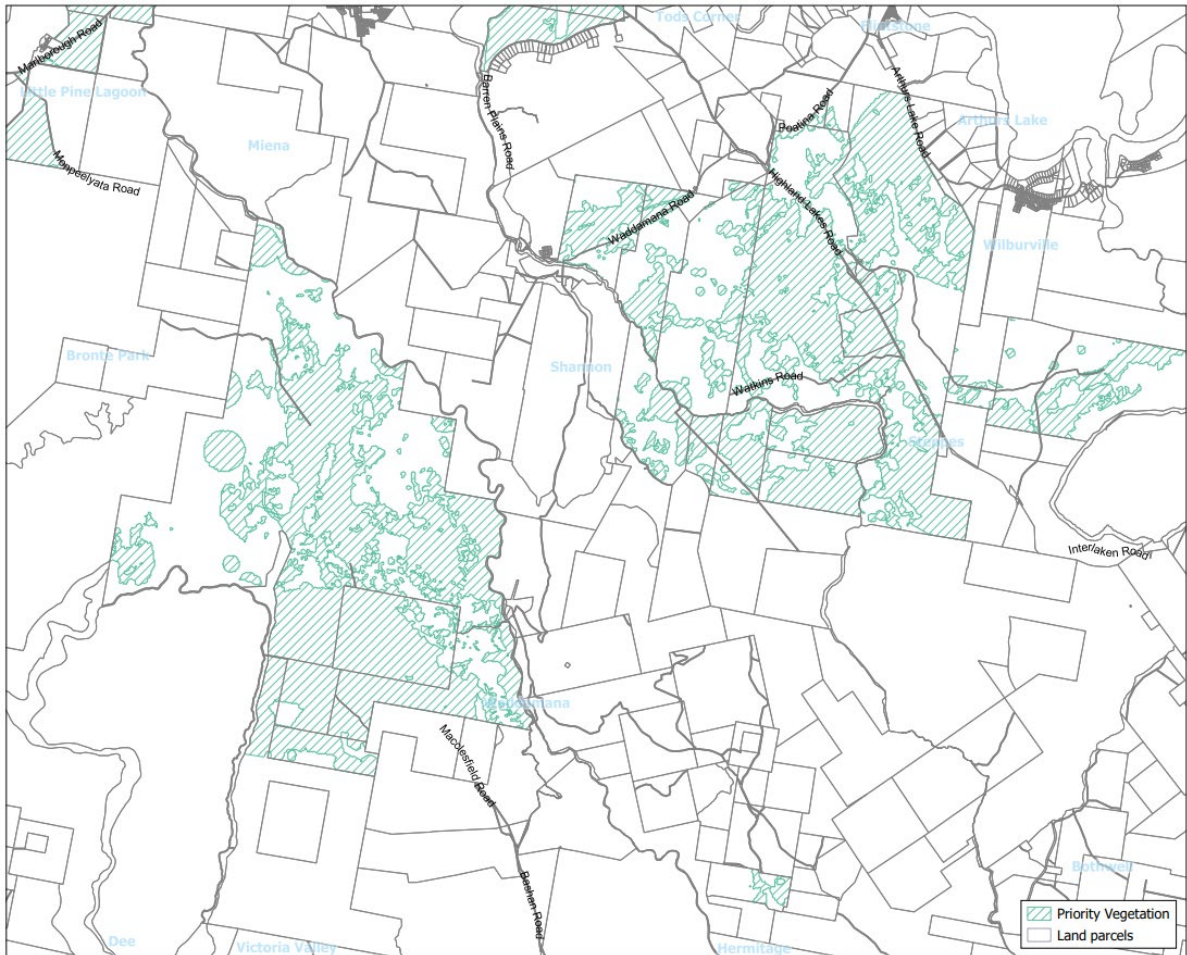


Figure 11 - Apply the Priority Vegetation Area overlay to land at St Patricks Plains, Steppes, Waddamana and Hermitage.

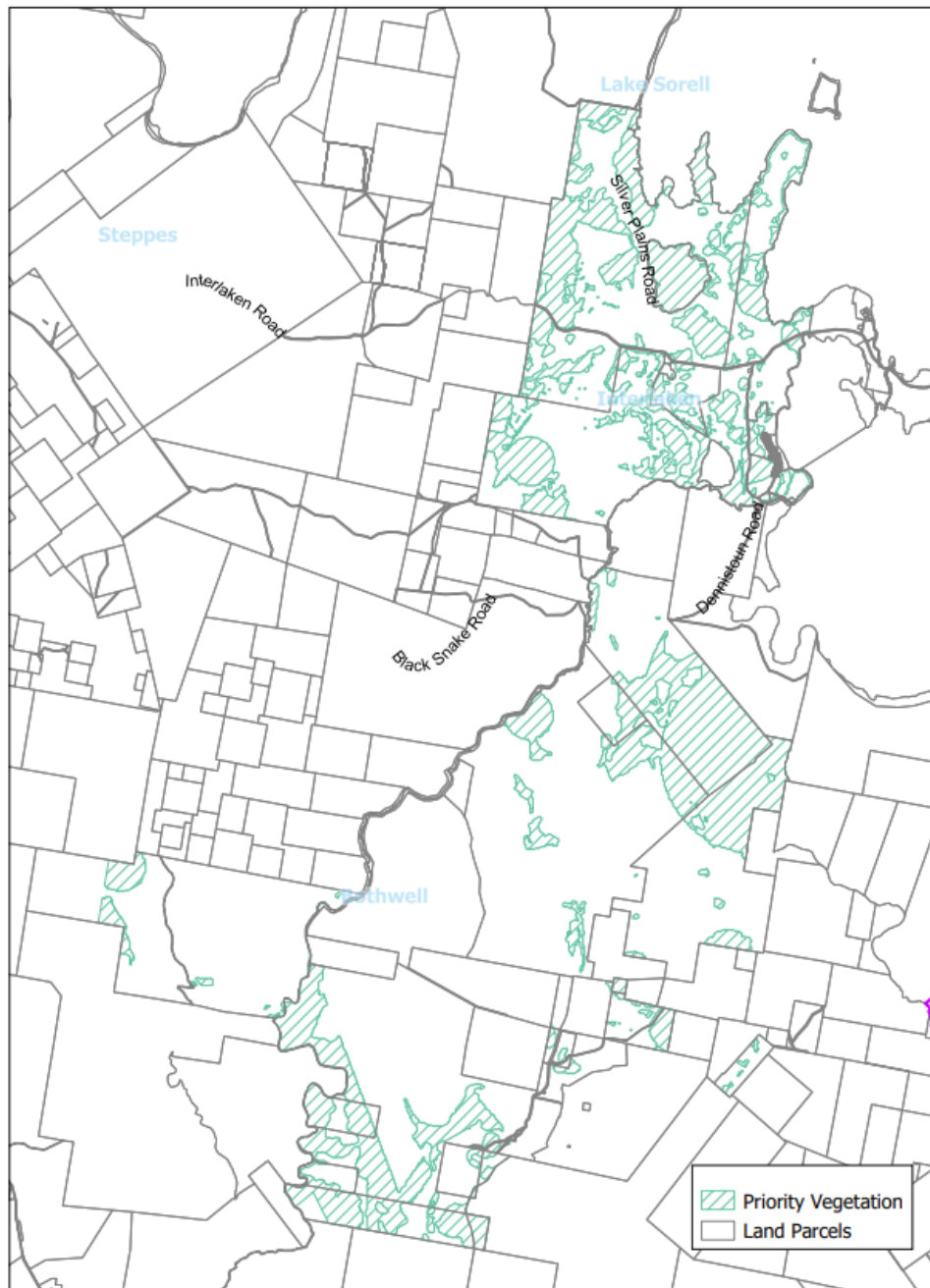


Figure 12 - Apply the Priority Vegetation Area overlay to land at Interlaken, Bothwell and Lower Marshes.

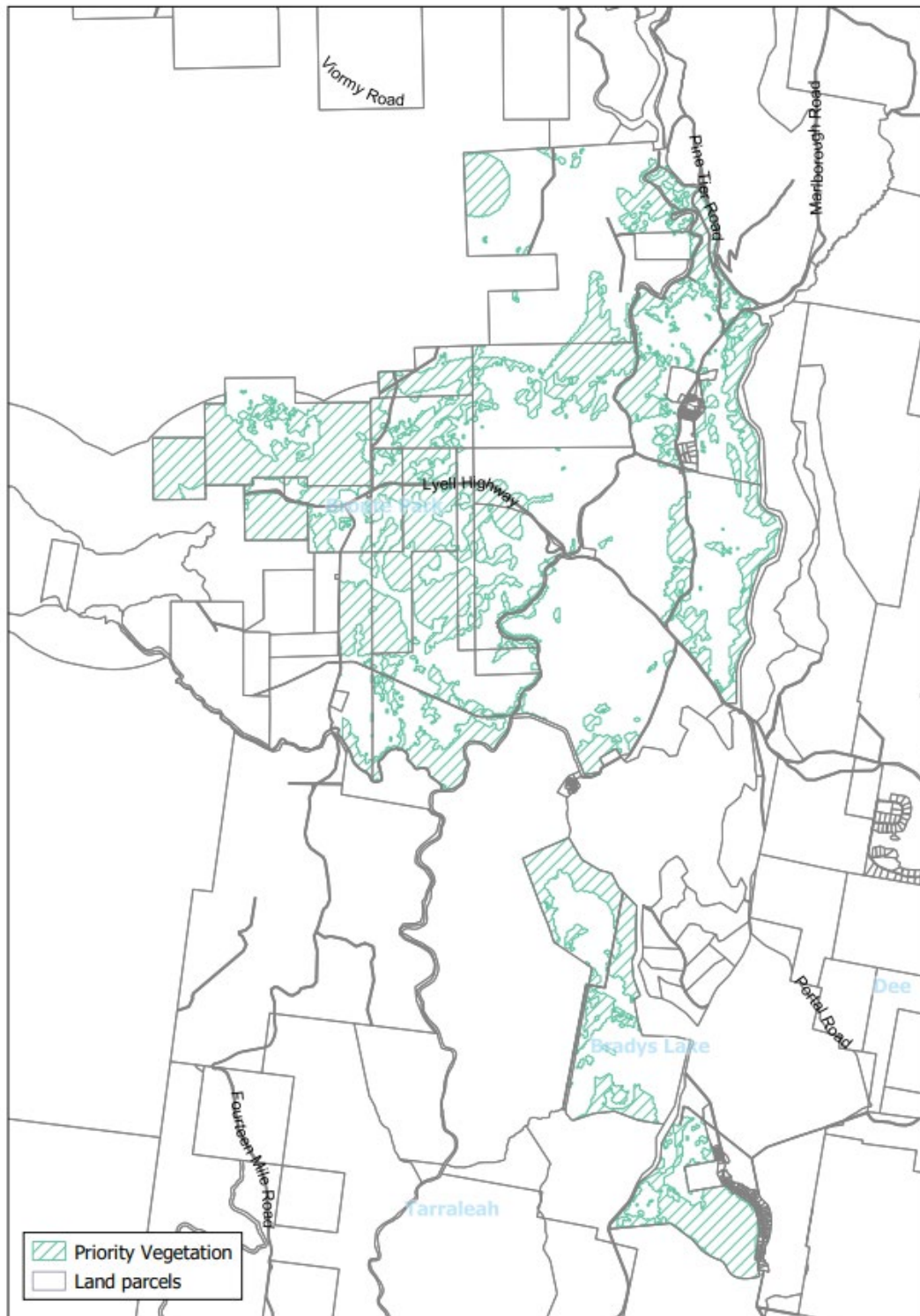


Figure 13 - Apply the Priority Vegetation Area overlay to land at Bronte Park, London Lakes and Bradys Lakes.

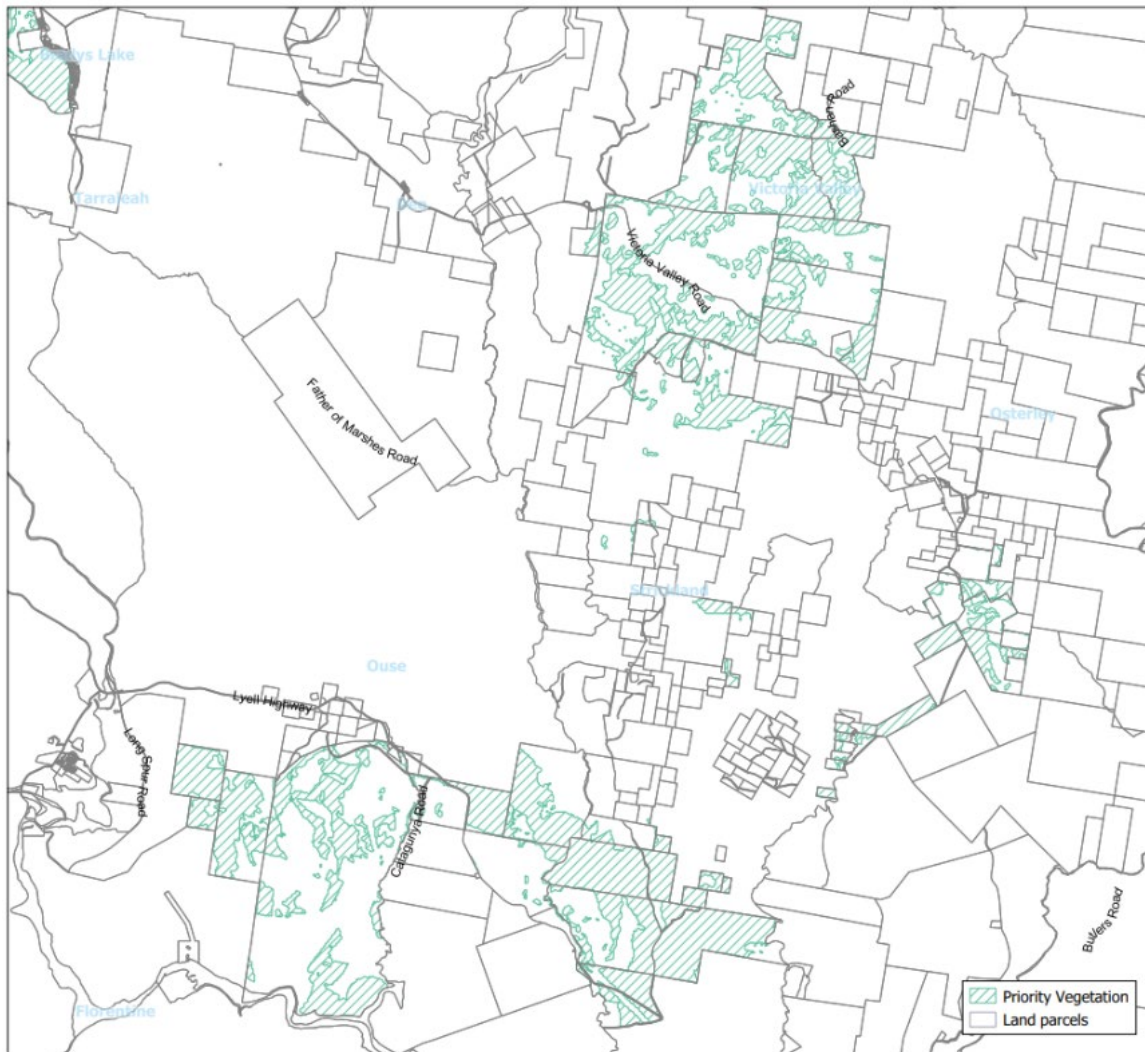


Figure 14 - Apply the Priority Vegetation Area overlay to land at Victoria Valley, Strickland, Osterley, Ouse and Wayatinah.

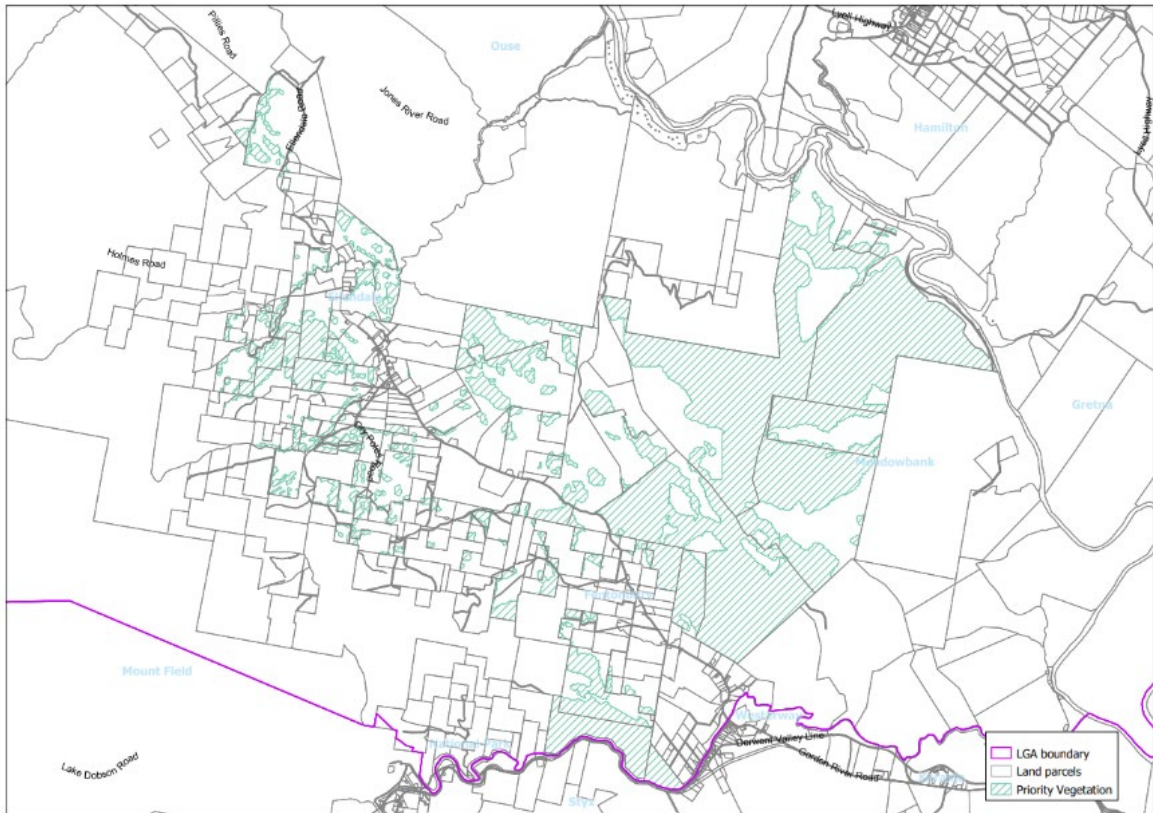


Figure 15 - Apply the Priority Vegetation Area overlay to land at Ellendale, Meadowbank and Fentonbury.



Figure 16 - Apply the Priority Vegetation Area overlay to land at Hamilton, Gretna and Pelham.

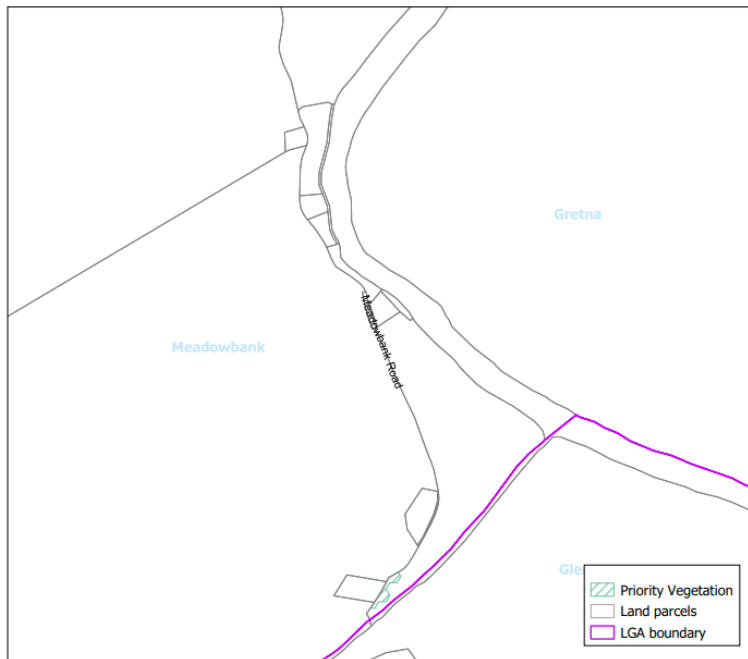


Figure 17 - Apply the Priority Vegetation Area overlay to land at Meadowbank Road.

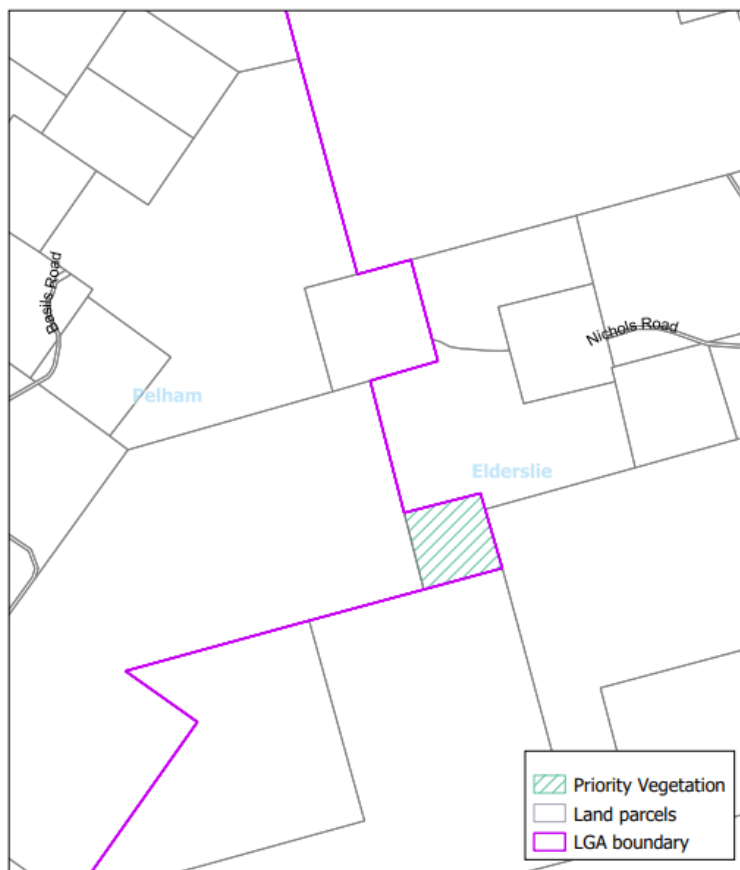


Figure 18 - Apply the Priority Vegetation Area overlay to land at Pelham.

TASMANIAN PLANNING COMMISSION

DECISION

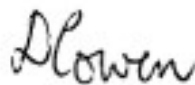
Planning scheme	Tasmanian Planning Scheme - Central Highlands
Amendment	2023-03 - Apply the Rural Zone and the Priority Vegetation Area overlay to various lots within Liawenee, Tods Corner, Little Pine Lagoon, Bronte Park, St Patricks Plains, Steppes, Waddamana, Hermitage, Interlaken, Bothwell, Lower Marshes, Bronte Park, London Lakes, Bradys Lake, Victoria Valley, Strickland, Osterley, Ouse, Wayatinah, Ellendale, Meadowbank, Fentonbury, Hamilton, Gretna and Pelham.
Planning authority	Central Highlands Council
Date of decision	15 November 2023

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Claire Hynes
Delegate (Chair)



Dianne Cowen
Delegate



Dan Ford
Delegate

REASONS FOR DECISION

Background

Substantial modification under section 35KB

On 4 January 2023, the Commission decided to modify the draft Central Highlands Local Provisions Schedule (draft LPS). The Central Highlands Local Provisions Schedule (LPS), as modified, became effective on 8 February 2023.

As part of its 4 January 2023 decision, the Commission found that the draft LPS required substantial modifications and accordingly, under section 35KB of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission directed the planning authority to prepare draft amendments to the LPS and to submit the draft amendments to the Commission after the LPS came into effect.

The subject draft amendment is one of three draft amendments to the Central Highlands LPS prepared in response to the Commission's direction under section 35KB. The Central Highlands planning authority publicly exhibited the draft amendment in accordance with section 40G of the Act and provided the Commission with its section 40K report.

Amendment

The draft amendment seeks to revise the zoning of land comprising multiple lots from the Agriculture Zone to the Rural Zone at the following localities:

- Liawenee
- Bradys Lake
- Tods Corner
- Victoria Valley
- Little Pine Lagoon
- Strickland
- Bronte Park
- Osterley
- St Patricks Plains
- Ouse
- Steppes
- Wayatinah
- Waddamana
- Ellendale
- Hermitage
- Meadowbank
- Interlaken
- Fentonbury
- Bothwell
- Hamilton
- Lower Marshes
- Gretna
- Bronte Park
- Pelham
- London Lakes

The draft amendment also seeks to apply the Priority Vegetation Area overlay to those lots proposed to be revised to the Rural Zone, in accordance with the Regional Ecosystem Model (REM) mapping which was developed by Natural Resource Planning Pty Ltd for the preparation of the overlay and application under Guideline No.1.

For assessment purposes, the planning authority defined the recommended revised spatial extent of the Agriculture Zone within the municipality as bounded by a "blue line". The draft amendment reflects this demarcation with all land outside the blue line that was previously exhibited as

Agriculture Zone in the draft LPS (except for Connorville Station zoned Agriculture at Millers Bluff which is to remain Agriculture) proposed to be revised to the Rural Zone.

The “blue line” is also referred to in this decision, the Commission uses this phrase to describe the outer edge of the extent of application of the Agriculture Zone within the municipality.

Site information

The draft amendment affects 392 privately owned titles (584 titles including road and authority land) distributed throughout the municipality, all of which are located outside the polygon defined by the blue line. The area proposed to be revised from the Agriculture Zone to the Rural Zone measures 593.5km² or 7.5% of the municipal area, which is shown as the hatched areas in the figure below:

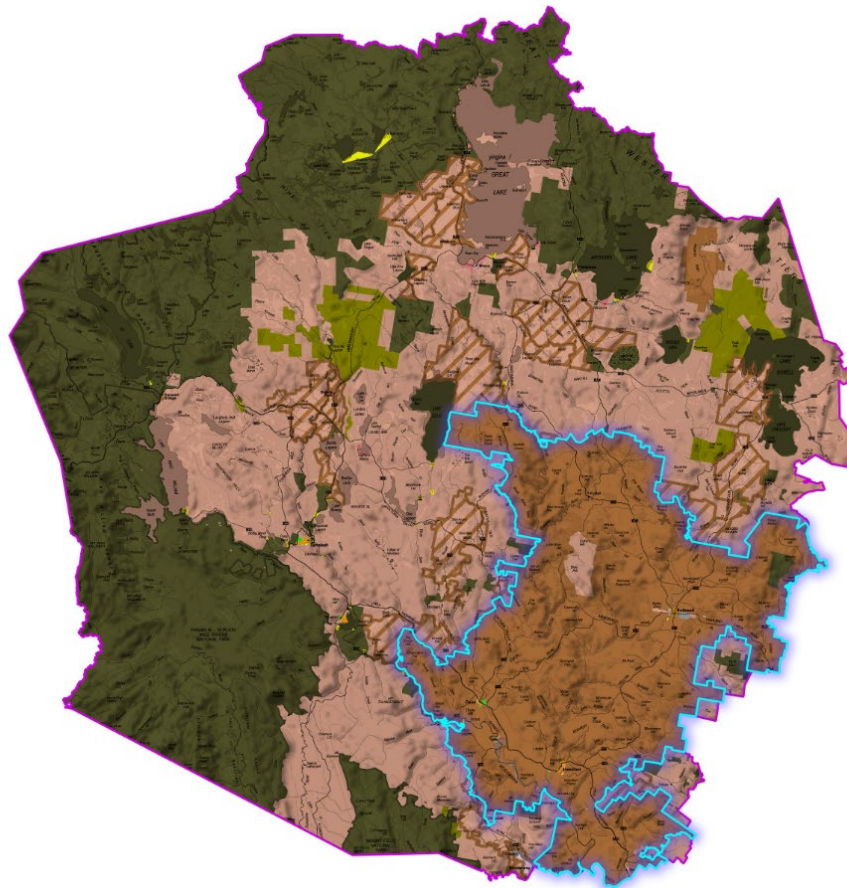


Figure: The blue line is shown in the context of the Central Highlands municipality, and the hatched areas form the land subject to the draft amendment (proposed to be revised from the Agriculture Zone to the Rural Zone)

Substantial variation in site characteristics exist across the municipality, ranging from the high-elevation plateau and lake regions of the highlands to the lower-elevation more densely populated southern areas of the municipality.

Issues raised in representations

Twenty-five representations were received by the planning authority during the exhibition period. The representations are grouped and summarised below.

Representations were received from Ms Fiona McOwan and Mr Michael Stevens, Ms Lucia Fitzgerald and Mr Lee Robinson supporting the draft amendment for the following reasons:

- they submit that their land is not suitable for commercial scale farming, the Rural Zone is an appropriate zone;
- the findings of the agricultural assessment undertaken by the planning authority during consideration of the draft LPS are supported; and
- application of the Agriculture Zone will result in land devaluation.

Representations were received from Mr Greg and Mrs Tanya Downham, Mr Tom and Mrs Sarah Clark, Mr Bert Lawatsch and Mr Ian Dungey, opposed to the draft amendment for the following reasons:

- their land is used for agricultural purposes, the Agriculture Zone is an appropriate zone;
- lack of support for the application of the Priority Vegetation Area overlay;
- the Landscape Conservation Zone should be applied to land at St Patricks Plains rather than the Rural Zone or the Agriculture Zone;
- the Priority Vegetation Area overlay will only be accepted if it has been accurately mapped; and
- the Rural Zone and Priority Vegetation Area overlay could severely impact the type of agricultural activity being conducted on the land.

A representation was received from Mr Raymond Daniels of Sunray Strawberries Pty Ltd which did not express support or otherwise for the draft amendment but rather posed questions in relation to the operation of the Rural Zone.

The remainder of the representations received from Mr Jeff Mount, Ms Cheryl Salter, Mr Dean and Mrs Suzanne Klower, Dr J Ranicar, Mr P and Mrs S Ranicar, Mr John Toohey, Mr Greg Pullen, Mr Alistair Duggan, Mrs Helen and Mr David Ridley, Ms Dominica Tannock, Mr Ian and Mrs Charlotte Ferrier, No Turbine Action Group, Mrs Victoria and Mr Phipps Onslow and Ms Mary Lou Ashton-Jones, made reference to the absence of the application of the Scenic Protection Code under the LPS. The representations raised the following concerns:

- the scheme contains insufficient provisions with which to oppose a proposed wind farm at St Patricks Plains given likely adverse visual impacts upon the landscape and scenic character of the area;
- new planning provisions should not be introduced which reduce the ability of the planning authority to refuse a development application for a wind farm;
- only new planning provisions which give effect to scenic protection should be considered;
- the planning authority should introduce provisions associated with the Scenic Protection Code as part of the draft amendment;
- before considering any new zoning, scenic provisions should be brought into the LPS;
- support for the Rural Zone but not without accompanying scenic provisions;
- it is irresponsible to change the zone without scenic provisions being in place within the LPS; and
- the Southern Councils methodology for the assessment of scenic values could be used by a consultant, at very little cost, to prepare Scenic Protection Code overlays.

The Department of Natural Resources and Environment (NRE) confirmed in their representation that it supported the application of the Priority Vegetation Area overlay based upon use of the REM.

TasWater offered no objection to the draft amendment and made no comment.

Planning authority's response to the representations

In its section 40K report, the planning authority recommended that no modifications to the draft amendment were warranted. Furthermore, regarding those representations advocating for the creation of scenic protection controls, the planning authority advised that such considerations were outside the scope of the draft amendment.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on Monday, 2 October 2023.

Appearances at the hearing

Planning authority: Mr Damian Mackey (Special Projects Officer, Central Highlands Council)
Ms Louisa Brown (Senior Planner, Central Highlands Council)
Mr Jason Lynch (Pinion Advisory for Central Highlands Council)

Representors: Ms Sarah Clark
Ms Fiona McOwan
Mr Michael Stevens

Consideration of the draft amendment

1. Under section 40M of the Act, the Commission is required to consider the draft amendment to the LPS and the representations, statements and recommendations contained in the planning authority's section 40K report and any information obtained at a hearing.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
4. In its approval of the draft LPS, the Commission determined that the planning scheme met the LPS criteria. As part of that decision, it follows that the Commission also established that the directed modifications to the LPS through section 35KB were also consistent with the LPS criteria.

Rationale for the amendment

5. The draft amendment is in response to directed modifications to the then draft LPS through section 35KB of the Act.

Application of the Rural Zone and Priority Vegetation Area overlay

6. During consideration of the draft LPS, the receipt of expert evidence from the planning authority assisted the Commission in reaching its decision in approving the LPS that the area subject to this draft amendment ought to be zoned Rural.
7. In the LPS decision, the Commission was satisfied that application of the Rural Zone, as proposed in the draft amendment, would be in accordance with Guideline No. 1, in particular RZ 3 and AZ 6, which provide for the Rural Zone to be applied to land identified as unconstrained in the Land Potentially Suitable for Agriculture Zone state mapping if supported by detailed site assessment and local strategic analysis. Based on the information submitted during the draft LPS hearing process, the Commission was also satisfied that the application of the Rural Zone was consistent with the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy).
8. The LPS decision directed the planning authority to prepare a planning scheme amendment to rezone the properties from Agriculture to Rural. The draft amendment also proposed the application of the Priority Vegetation Area overlay in accordance with REM mapping, as the Rural Zone is a compatible zone for application of the overlay.
9. In relation to this draft amendment, at the hearing, the planning authority noted the following representations did not support application of the Rural Zone to their properties and requested that the Agriculture Zone be applied:
 - Mr Greg and Mrs Tanya Downham (Representation 2) of 1719 Ellendale Road, Ellendale folios of the Register 245283/1, 239672/1, 242918/1 and 226811/1 and Ellendale Road, Ellendale folios of the Register 86319/1, 230663/1 and 242380/1;
 - Mr Greg and Mrs Tanya Downham (Representation 3) of 625 Ellendale Road, Ellendale folios of the Register 181016/1, 52660/2, 16474/1 and 222732/1; and
 - Mr Tom and Mrs Sarah Clark of Curlys Lane, Ellendale folio of the Register 223970/1, 30 Curlys Lane, Ellendale folio of the Register 252646/1 and Ellendale Road, Ellendale folios of the Register 247965/1, 225570/1 and 220530/3; and
 - Mr and Mrs Ian Dungey of Lot 2, Lyell Highway, Gretna folio of the Register 146220/2.
10. The parcels referred to in Representation 2 concern a holding which adjoins the blue line, while the parcels known as 625 Ellendale Road, Ellendale and referred to in Representation 3 are located to the south of the blue line and do not have a direct interface.
11. Mr Lynch of Pinon Advisory (agricultural expert) for the planning authority noted that a case could be made for the inclusion of the 1719 Ellendale Road, Ellendale parcels in the Agriculture Zone, but that questions of contiguous zoning were raised in relation to including 625 Ellendale Road, Ellendale in the Agriculture Zone. Mr Lynch was generally of the opinion that broad scale agriculture would not be able to be undertaken on the land and that irrigation water was limited to what could be drawn from tributary waterways and did not otherwise benefit from being in an irrigation district.
12. At the hearing, Mrs Clark confirmed they did not support application of the Rural Zone to their properties at Curlys Lane and Ellendale Road, Ellendale. She also raised concern about the inaccuracies in the application of the Priority Vegetation Area overlay and the extent of additional reporting required should development applications be lodged, triggering the

requirements of the overlay. Mrs Clark submitted that land of lesser capability had been included in the Agriculture Zone so it was unclear as to why her property could not also be considered for inclusion in the Agriculture Zone. In describing the primary production activity occurring on her property, Mrs Clark indicated that there was likely capacity to extend irrigation infrastructure currently in place to pump water from the Jones River which passes through the property.

13. Mr Lynch advised that the land which was the subject of the Clark representation had access to water from the Jones River and that the land was comprised of class 5 and 6 soils. He noted that of all the land raised in those representations where landowners sought to remain in the Agriculture Zone, the Clark land was the only land large enough to operate a pivot irrigation system.
14. The representation by Mr and Mrs Dungey related to land at Lot 2, Lyell Highway, Gretna folio of the Register 146220/2. There was some discussion at the hearing as to what zone the representation sought. It was generally agreed however, that the representation sought application of the Agriculture Zone to that portion of the land which was not subject to a conservation covenant. The Commission noted that insufficient evidence had been submitted as to how the uncovenanted portion of the land was used for primary production purposes, thus warranting application of the Agriculture Zone.
15. The representation by Mr Daniels of Sunray Strawberries Pty Ltd related to land at 1084 Ellendale Road, Ellendale folios of the Register 14580/1 and 14580/2. Mr Mackey indicated that the planning authority had further discussions with Mr Daniels and that no further submissions were received. The Commission notes that the representation was questioning in nature and did not express a view in relation to support or otherwise for the draft amendment.
16. Ms McOwan and Mr Stevens attended the hearing and reiterated their support for the application of the Rural Zone to their property at 370 Strickland Road, Strickland, folio of the Register 160316/1. Mr Lynch indicated that there were challenges present in terms of agricultural productivity.
Ms McOwan indicated further that the application of the Priority Vegetation Area overlay to 370 Strickland Road, Strickland, as exhibited, was acceptable.

Commission consideration

17. The Commission is persuaded that the Rural Zone, together with the Priority Vegetation Area overlay, ought to be applied to all properties which are the subject of the draft amendment, except for the following properties which should remain in the Agriculture Zone:
 - 1719 Ellendale Road, Ellendale folios of the Register 245283/1, 239672/1, 242918/1 and 226811/1 and Ellendale Road, Ellendale folios of the Register 86319/1, 230663/1 and 242380/1; and
 - Curlys Lane, Ellendale folio of the Register 223970/1, 30 Curlys Lane, Ellendale folio of the Register 252646/1 and Ellendale Road, Ellendale folios of the Register 247965/1, 225570/1 and 220530/3.
18. In relation to 1719 Ellendale Road and those other parcels which are the subject of Representation 2, the Commission notes that while the land is unconstrained under the Land Potentially Suitably for Agriculture Zone state mapping, native vegetation is also present. With the use of TASVEG, the vegetation is determined as not threatened or part of a threatened vegetation community. The Commission also notes that the land does not adjoin small lots or land in the Village Zone where sensitive uses could occur. The Commission is satisfied that it has been demonstrated that the land is an active farm, and at approximately 166ha, the land

is of sufficient size to warrant application of the Agriculture Zone and is consistent with AZ 1 of Guideline No. 1. The Commission is satisfied that in this case the property at 1719 Ellendale Road and those other parcels which are the subject of Representation 2 should remain in the Agriculture Zone.

19. In relation to land at 625 Ellendale Road, Ellendale being the subject of a further and separate representation from Mr and Mrs Downham, the Commission notes that the land is somewhat isolated being located further to the south of the blue line and does not directly interface with land in the Agriculture Zone. The land is comprised of five titles which collectively have a combined area of approximately 129ha. It is marginally affected by the proposed application of the Priority Vegetation Area overlay. The Commission is not satisfied that retaining the Agriculture Zone on this land results in a harmonious zoning pattern. Evidence given by Mr Lynch during the hearing referred to the difficulty in applying either the Rural or the Agriculture Zone. In this instance, the Commission supports the planning authority's recommendation and is persuaded that the land ought to be zoned Rural.
20. The Commission notes the Agriculture Zone is not a compatible zone for application of the Priority Vegetation Area overlay. The Commission is satisfied that the vegetation present on the land is not significant and that approval processes administered by the Forest Practices Authority will provide appropriate pathways to manage any potential future clearing.
21. In relation to land at Curlys Lane, Ellendale and 30 Curlys Lane, Ellendale, the Commission is persuaded that the Agriculture Zone ought to apply. The Commission accepts the Priority Vegetation Area overlay will not apply as it is not a compatible zone for application of the overlay. The Commission notes that *Eucalyptus tenuiramis* forest and woodland on sediments may be present on the land which is a threatened vegetation community under the *Nature Conservation Act 2002*. Notwithstanding, the Commission has received evidence which demonstrates that the land is being used for agricultural and primary production purposes and as such application of the Agriculture Zone is warranted. In this instance and given the dispersed nature of the native vegetation present, it is considered that management of this vegetation can be achieved through approval processes administered by the Forest Practices Authority.
22. It is noted further that the land at Curlys Lane is mapped as unconstrained under the Land Potentially Suitable for Agriculture Zone state mapping and that it adjoins the blue line. The Commission considers that application of the Agriculture Zone, although not in accordance with the recommendation of the planning authority, aligns with the rationale for the draft amendment which essentially seeks to distinguish between land capable to be used for primary production purposes and land that is more suitable to be zoned Rural where a wider range of uses can be considered. Application of the Agriculture Zone to this land also furthers the PAL Policy more so than the application of the Rural Zone given Mr Lynch's evidence during the hearing, which emphasised the availability of water for irrigation purposes from the Jones River.
23. In relation to Lot 2, Lyell Highway, Gretna (folio of the Register 146220/2) and the representation made by Mr Dungey, the Commission is not persuaded that the application of the Agriculture Zone to the uncovenanted portion of the land is appropriate. No further evidence was submitted on how the land is used for agricultural or primary production purposes. Most of the land is vegetated, and a conservation covenant is in place. In the absence of further information, the Commission supports the planning authority's recommendation that the Rural Zone and the Priority Vegetation Area overlay ought to apply.
24. In relation to 1084 Ellendale Road, Ellendale folios of the Register 14580/1 and 14580/2 and the representation received from Sunray Strawberries, the Commission understands the representor was not requesting application of the Agriculture Zone but enquiring as to the

operation of an existing strawberry farm under the provisions of the Rural Zone. It is noted that the Rural Zone would not prevent the on-going operation of the strawberry farm which lists Resource Development as a no permit required use with no qualifications. The rationale for application of the Rural Zone through the draft amendment remains unchanged and the Commission supports the planning authority's recommendation to apply the Rural Zone and the Priority Vegetation Area overlay to this land.

25. Regarding those representations that raised concern about the planning scheme not applying any overlays for the Scenic Protection Code, the Commission notes that the application of the Scenic Protection Code does not form part of the draft amendment. The Commission observes that this may form part of a separate amendment to the planning scheme, supported by suitable strategic analysis that identifies and describes important landscapes and supports the protection of their scenic values.
26. Finally, the Commission notes the representation received from Mr Bert Lawatsch seeking application of the Landscape Conservation Zone to land located at St Patricks Plain. The Commission notes that application of the Landscape Conservation Zone did not form part of the draft amendment. The Commission does not support this zone change.

State Policies and Resource Management and Planning System Objectives

27. The Commission finds that the draft amendment with modification (see below) remains consistent with the PAL Policy, as discussed above. The Commission considers that no other State Policies are relevant to the assessment of this draft amendment.
28. The Commission is satisfied that the draft amendment with modification (see below) seeks to further the Objectives of the Resource Management and Planning System in Schedule 1 of the Act.

Modifications required to draft amendment

29. Under section 40M of the Act the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
30. The Commission finds the following titles should be removed from the draft amendment, as the Agriculture Zone is considered appropriate to apply to this land (for reasons discussed above) and therefore the Agriculture Zone should remain:
 - 1719 Ellendale Road, Ellendale folios of the Register 245283/1, 239672/1, 242918/1 and 226811/1, Ellendale Road, Ellendale folios of the Register 86319/1, 230663/1 and 242380/1; and
 - Curlys Lane, Ellendale folio of the Register 223970/1, 30 Curlys Lane, Ellendale folio of the Register 252646/1 and Ellendale Road, Ellendale folios of the Register 247965/1, 225570/1 and 220530/3.

Decision on draft amendment

31. Subject to the modifications described above, as set out in Annexure A, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A - Modified amendment

Annexure A

Modified amendment 2023-03, Tasmanian Planning Scheme - Central Highlands

1. Apply the Rural Zone to all parcels and road reservations as shown below in Figures 1 to 9:

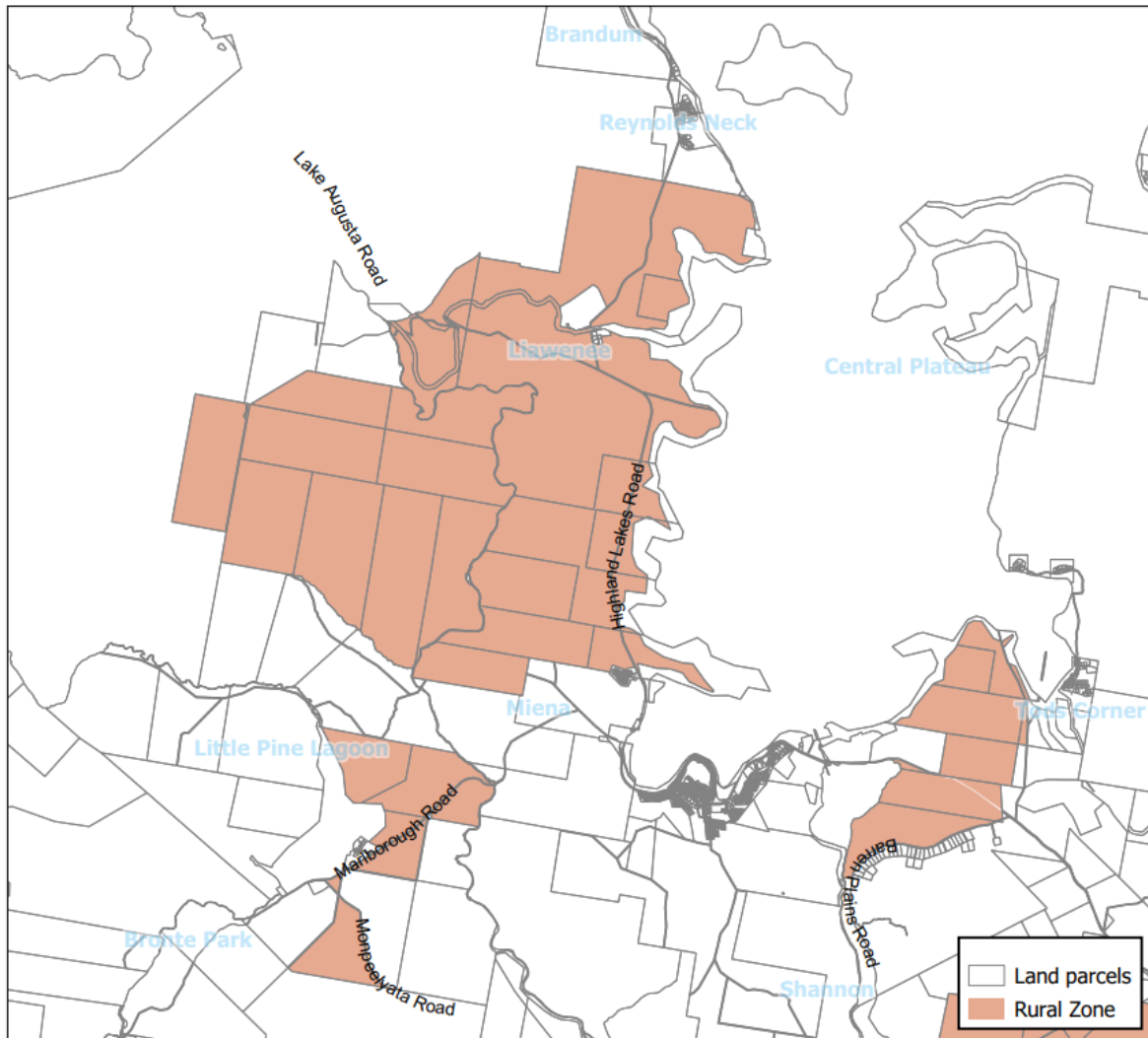


Figure 1 - Apply the Rural Zone to land at Liawenee, Tod's Corner, Little Pine Lagoon and Bronte Park.

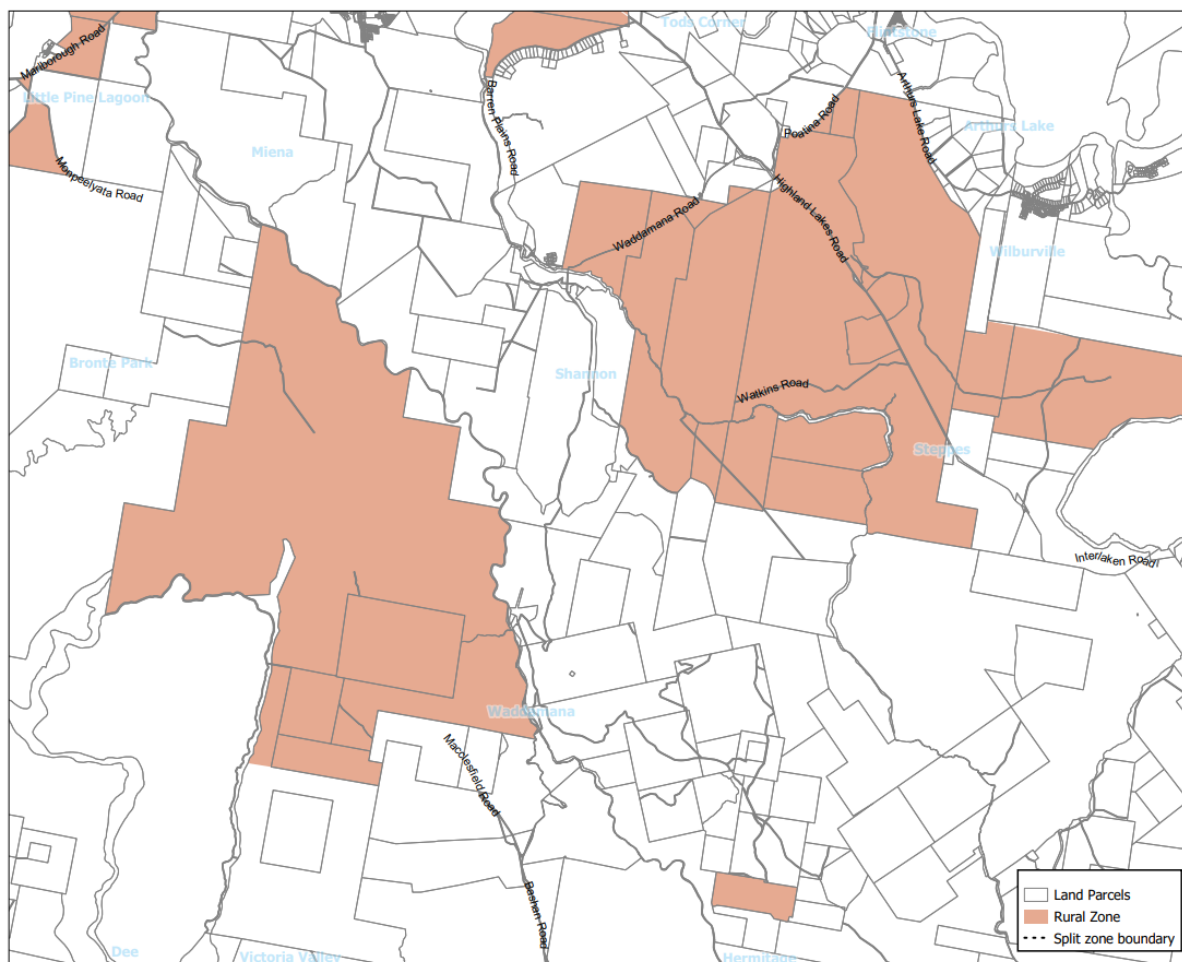


Figure 2 - Apply the Rural Zone to land at St Patricks Plains, Steppes, Waddamana and Hermitage.

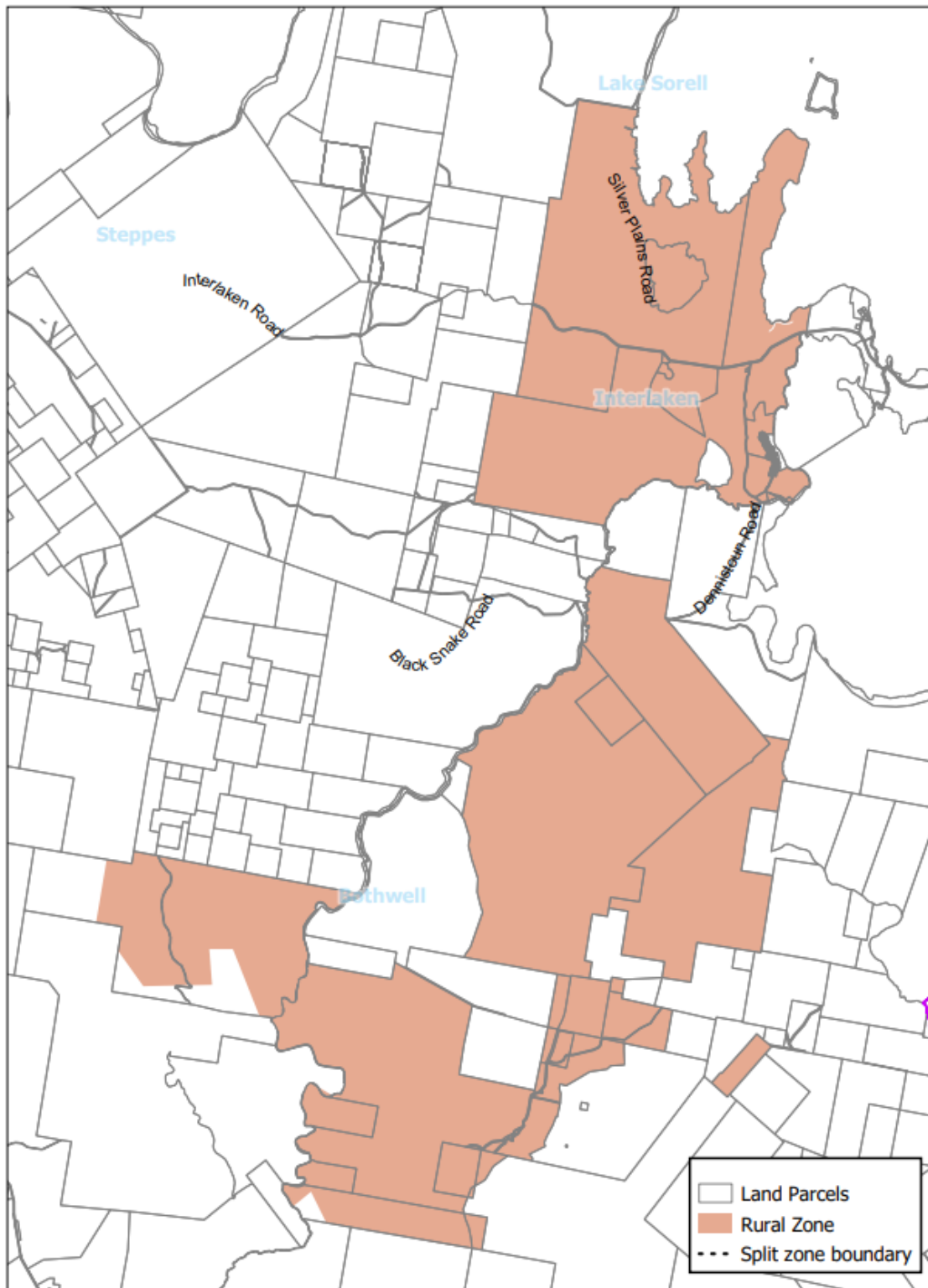


Figure 3 - Apply the Rural Zone to land at Interlaken, Bothwell and Lower Marshes.

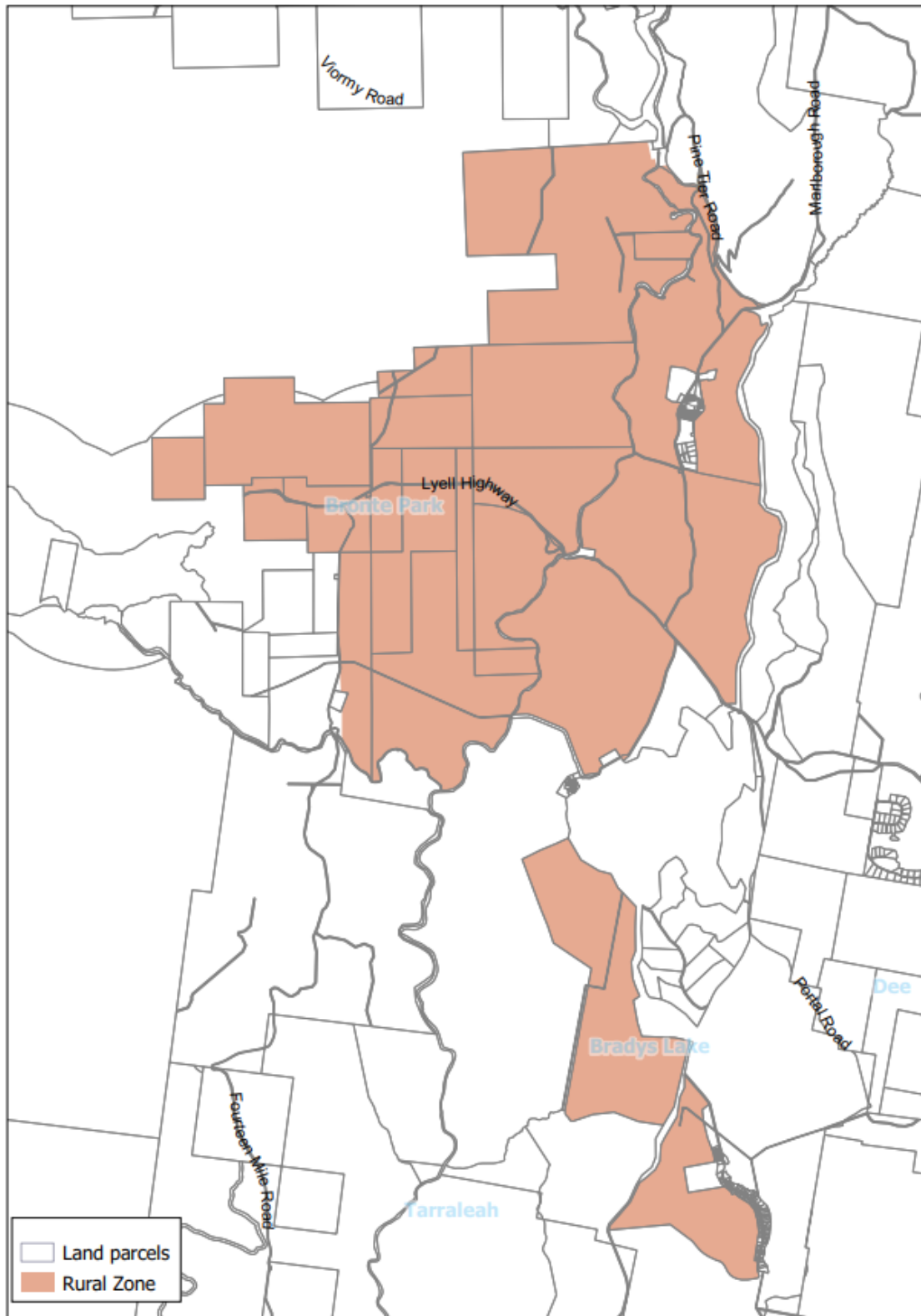


Figure 4 - Apply the Rural Zone to land at Bronte Park, London Lakes and Bradys Lakes.

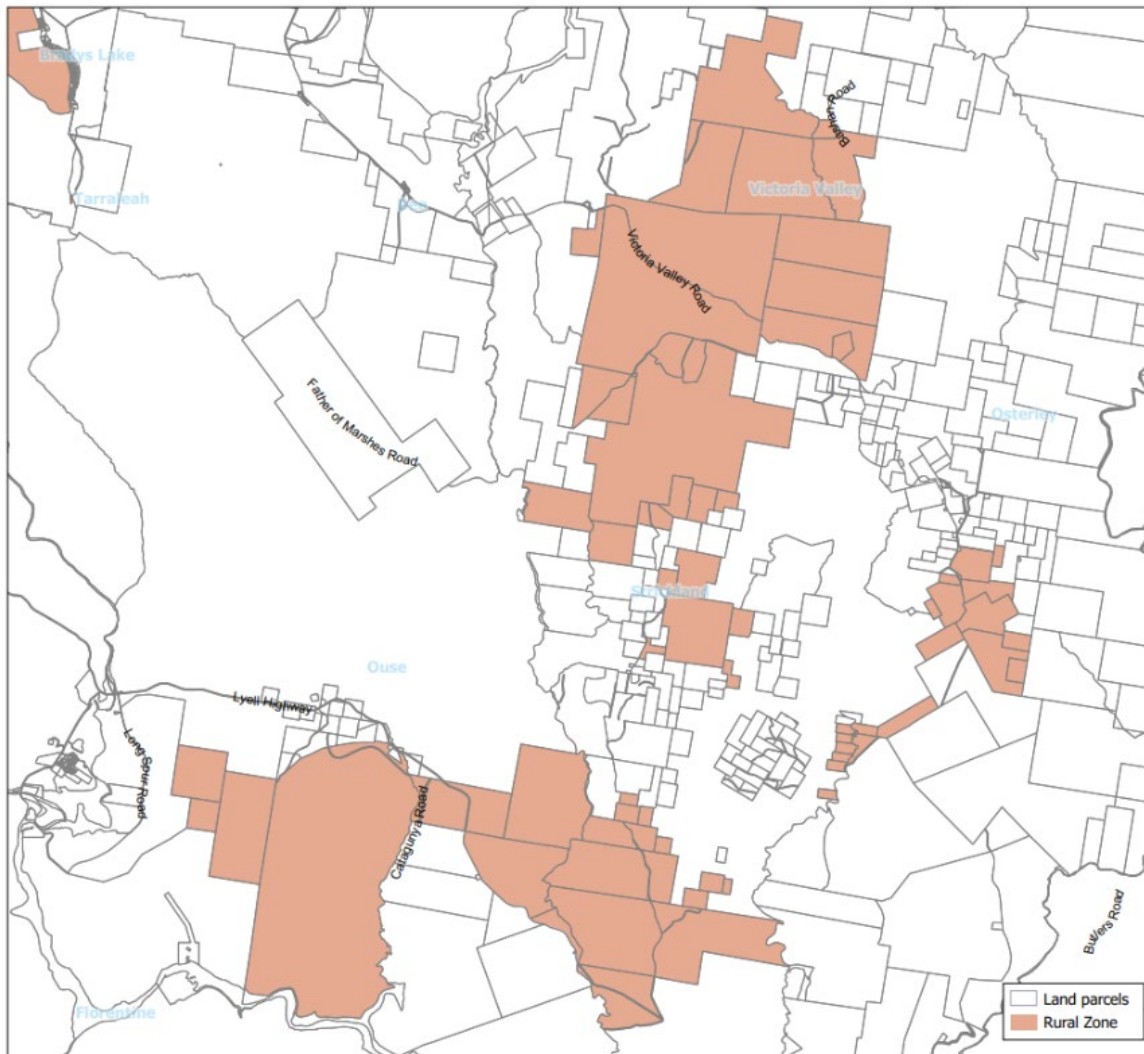


Figure 5 - Apply the Rural Zone to land at Victoria Valley, Strickland, Osterley, Ouse and Wayatinah.

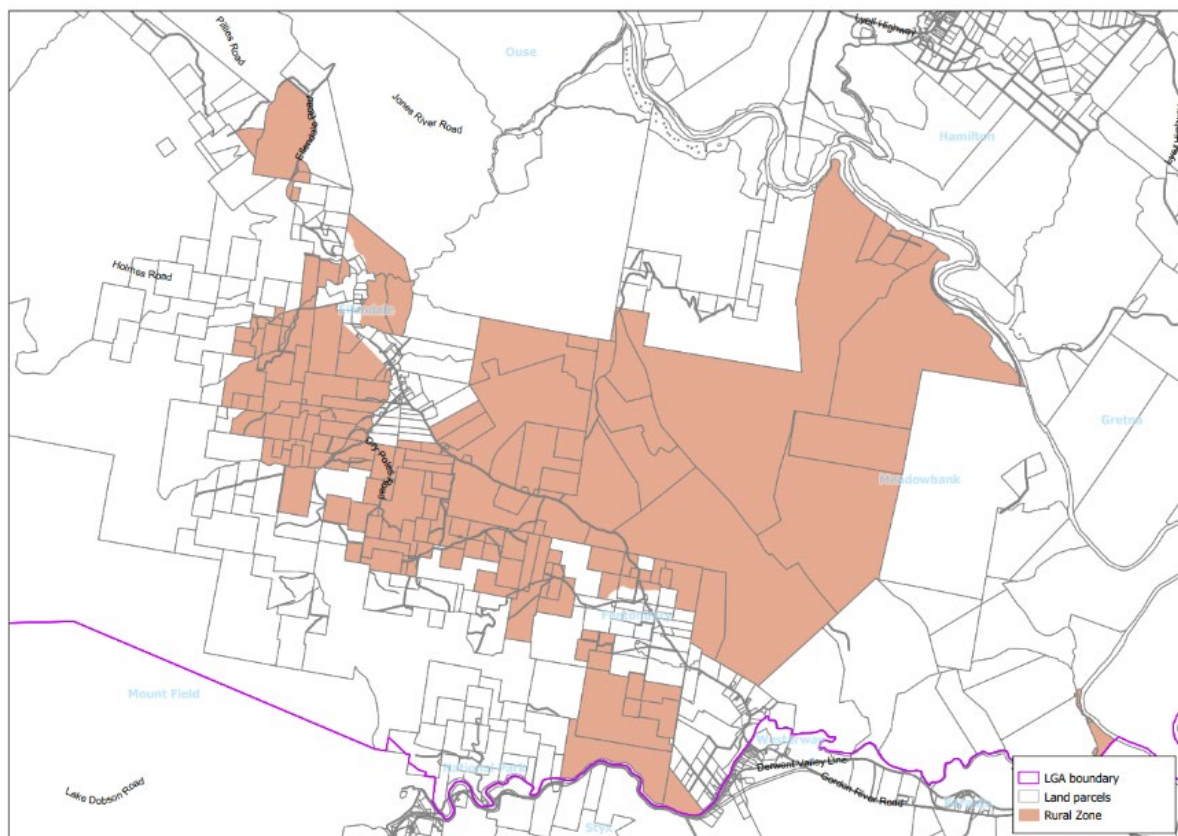


Figure 6 - Apply the Rural Zone to land at Ellendale, Meadowbank and Fentonbury.

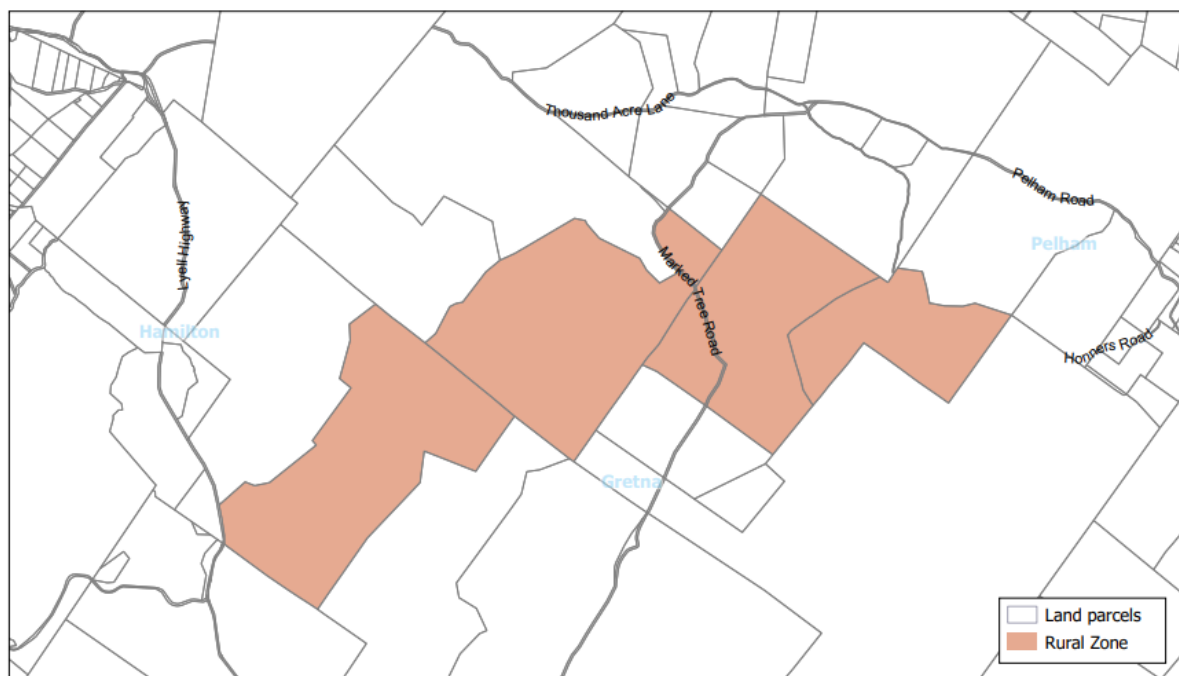


Figure 7 - Apply the Rural Zone to land at Hamilton, Gretna and Pelham.

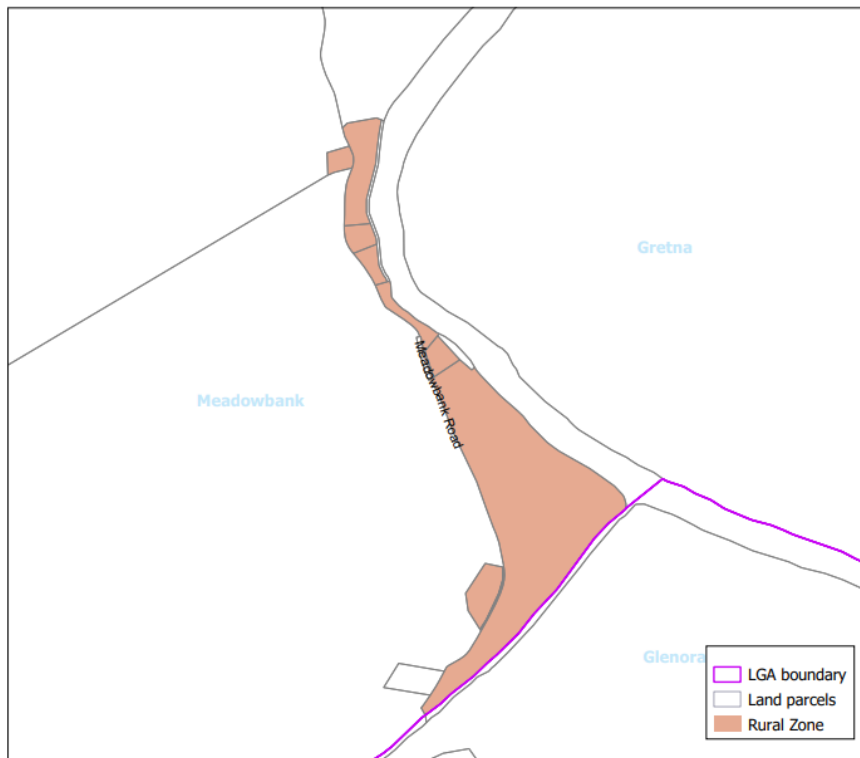


Figure 8 - Apply the Rural Zone to land at Meadowbank Road.

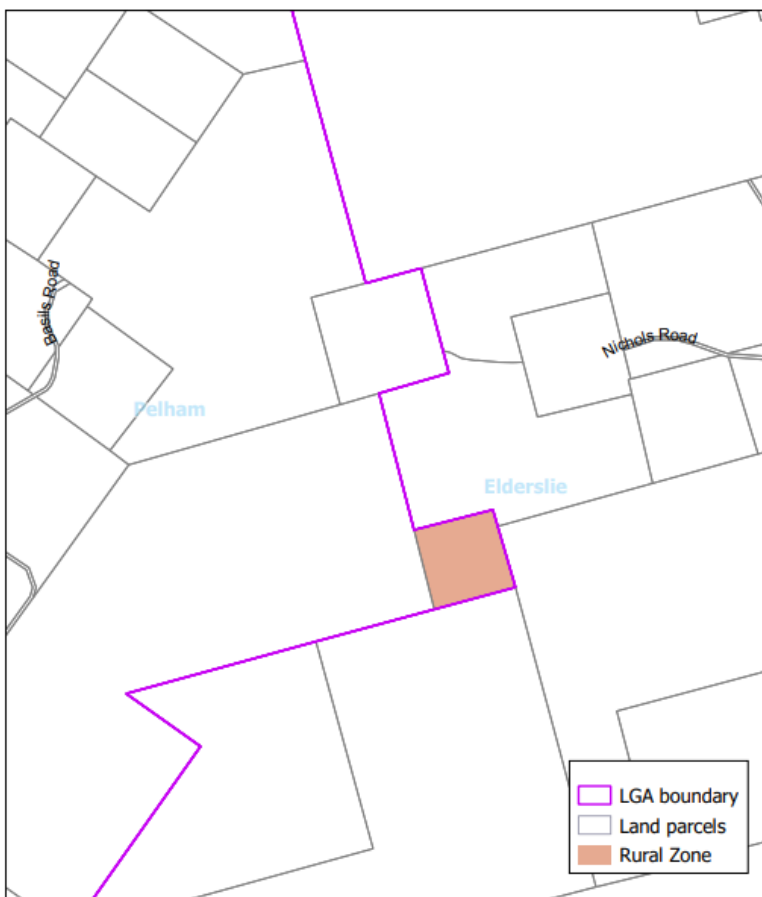


Figure 9 - Apply the Rural Zone to land at Pelham.

2. Apply the Priority Vegetation Area overlay, consistent with the Regional Ecosystem Model mapping, to all land shown in the draft amendment to be revised to Rural Zone in Figures 1 to 9, as shown below in Figures 10 to 18:

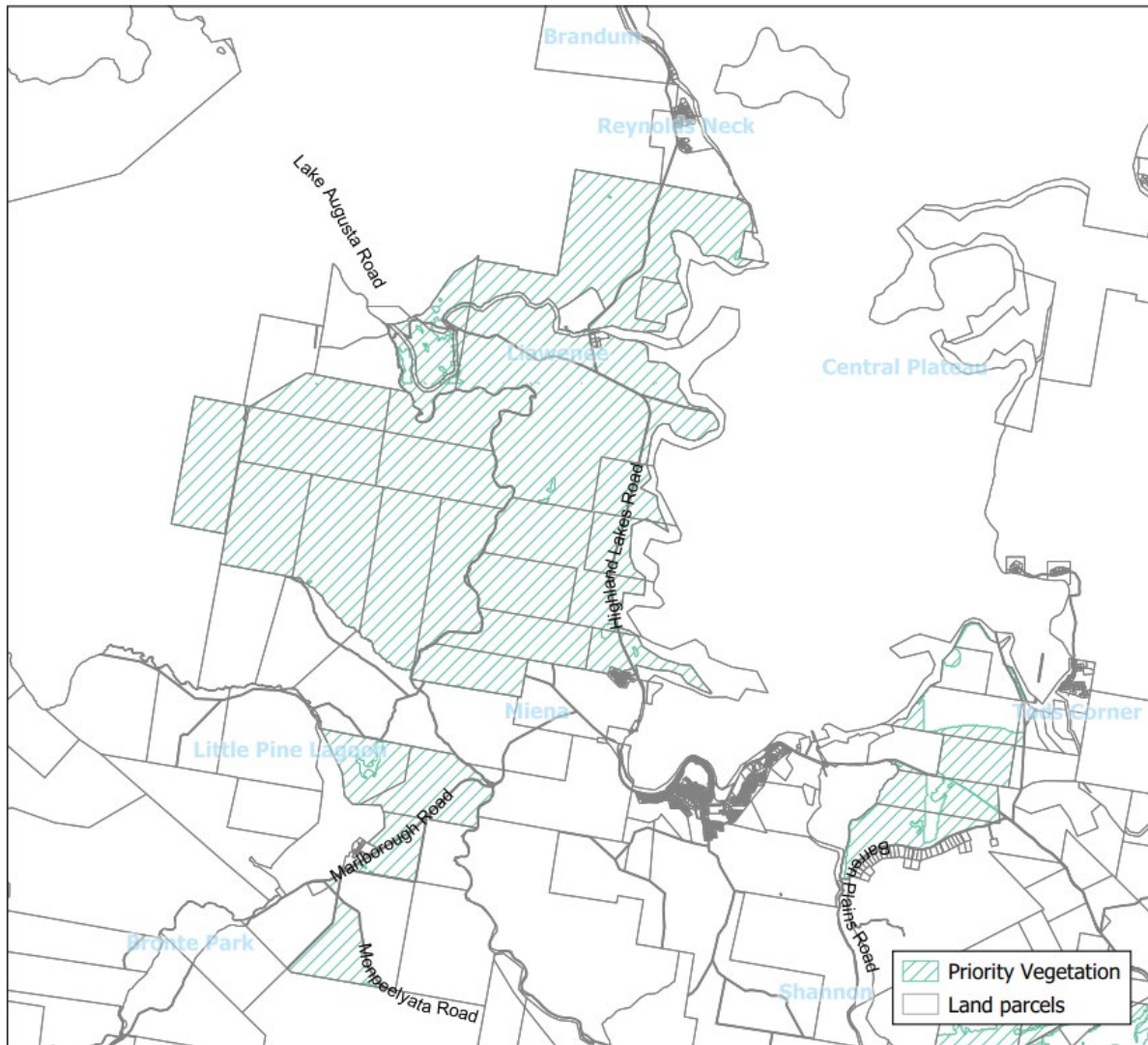


Figure 10 - Apply the Priority Vegetation Area overlay to land at Liawenee, Tod's Corner, Little Pine Lagoon and Bronte Park.

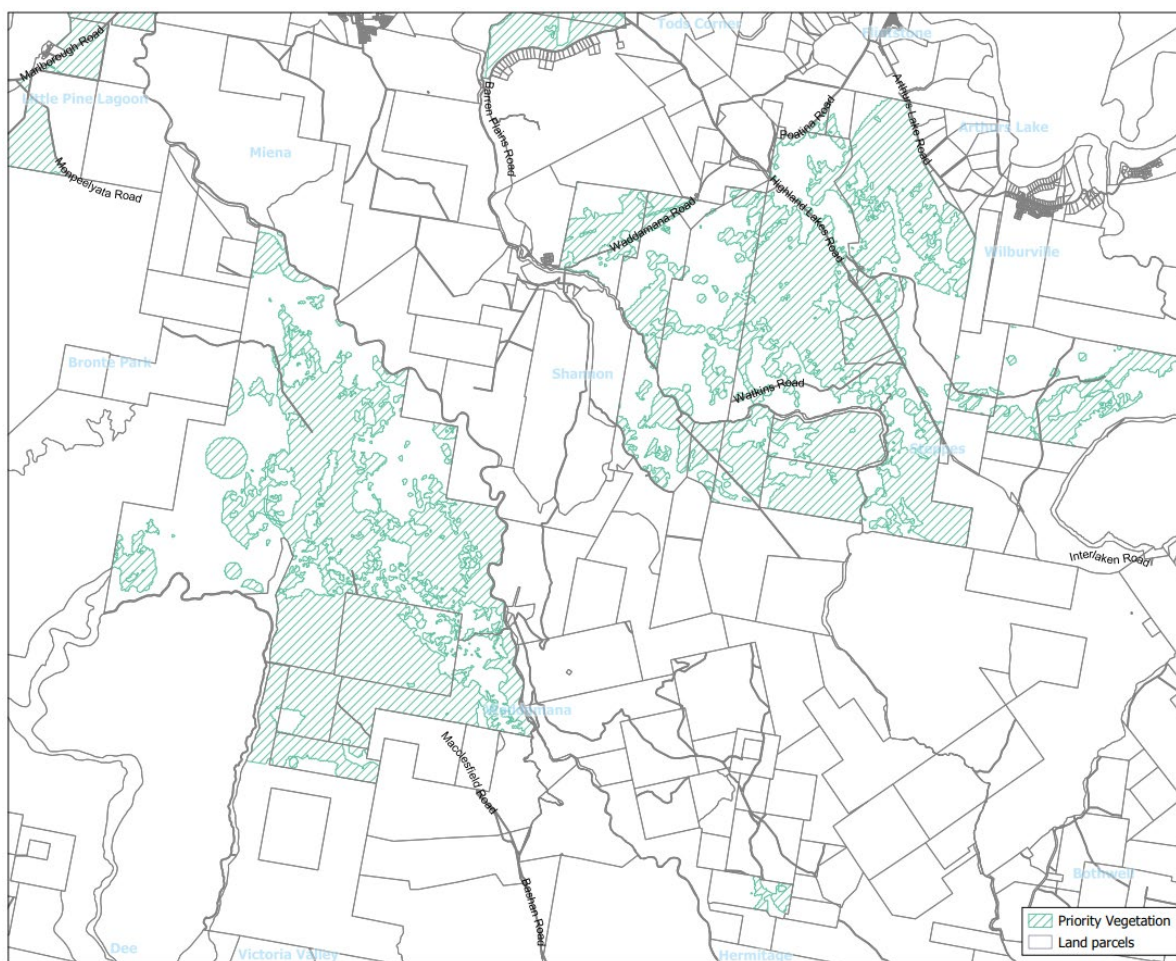


Figure 11 - Apply the Priority Vegetation Area overlay to land at St Patricks Plains, Steppes, Waddamana and Hermitage.

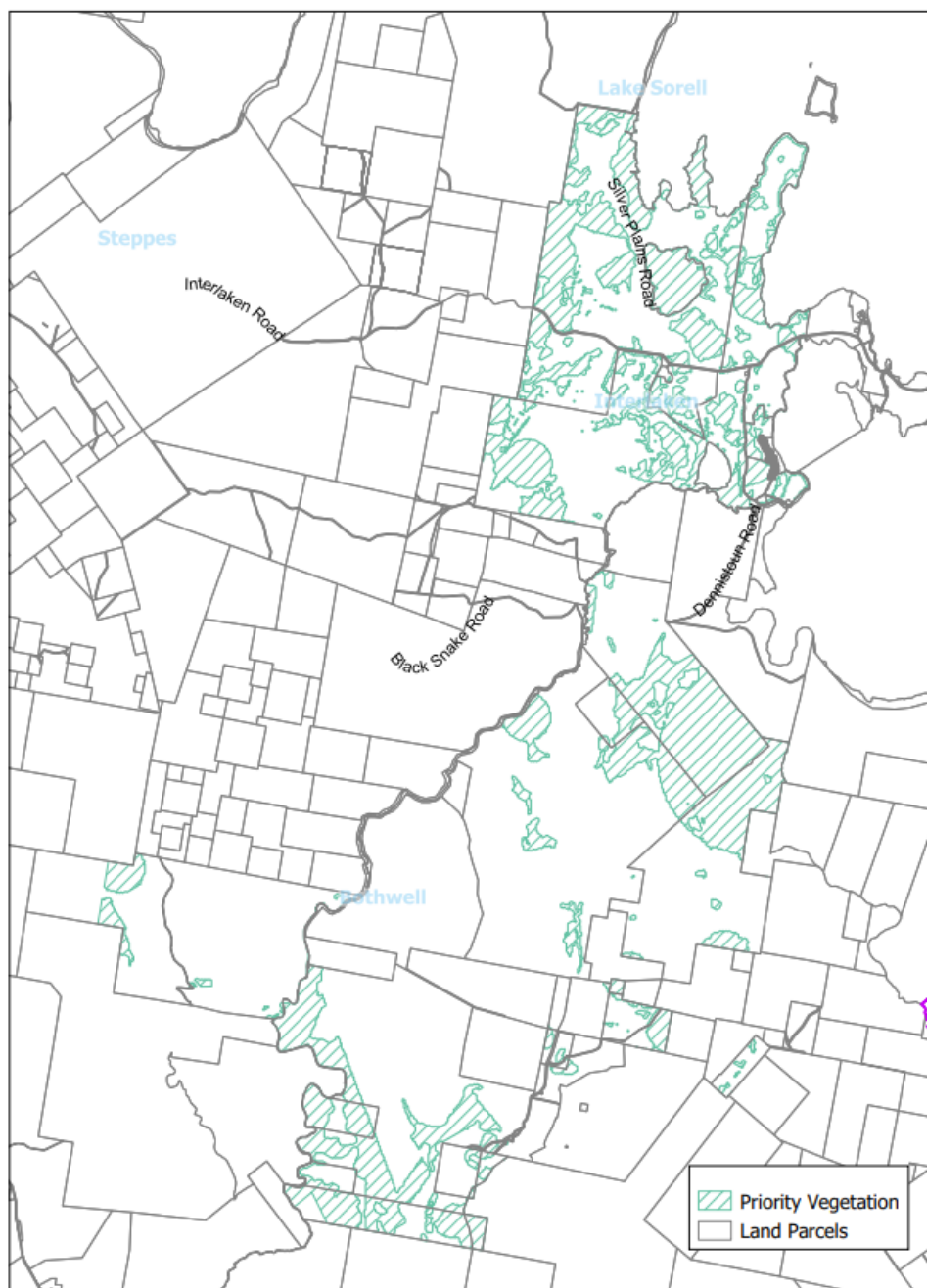


Figure 12 - Apply the Priority Vegetation Area overlay to land at Interlaken, Bothwell and Lower Marshes.

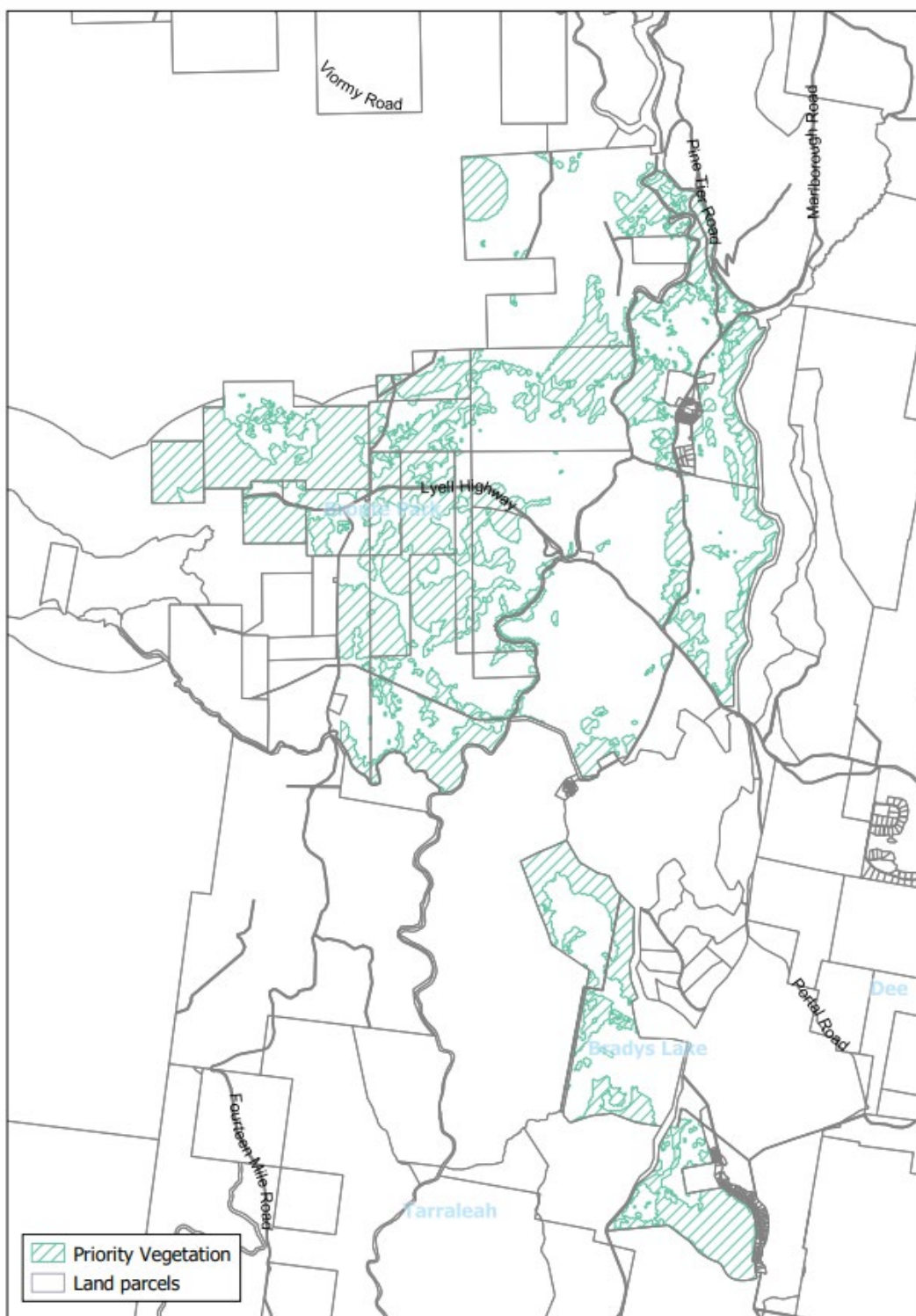


Figure 13 - Apply the Priority Vegetation Area overlay to land at Bronte Park, London Lakes and Bradys Lakes.

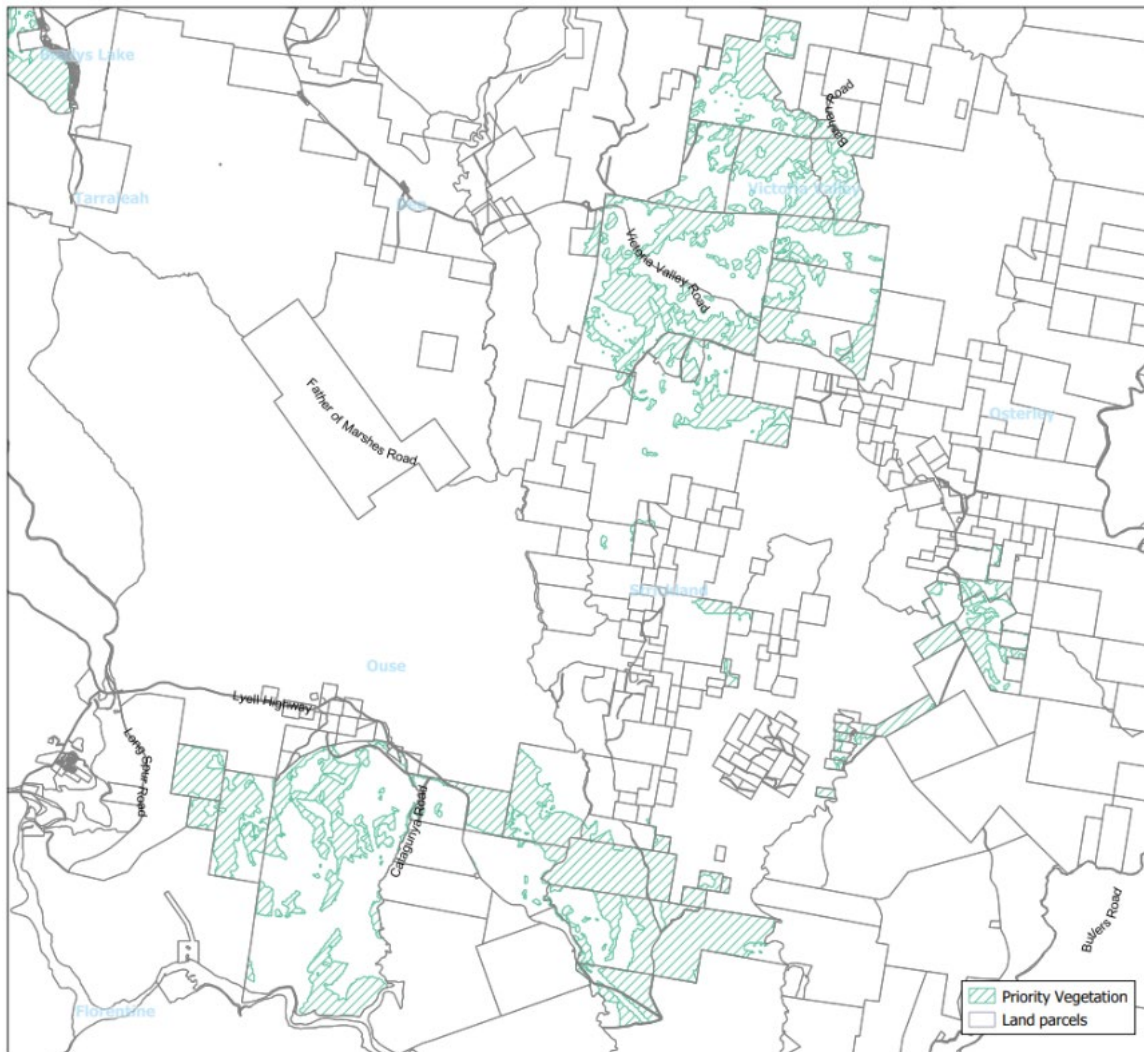


Figure 14 - Apply the Priority Vegetation Area overlay to land at Victoria Valley, Strickland, Osterley, Ouse and Wayatinah.

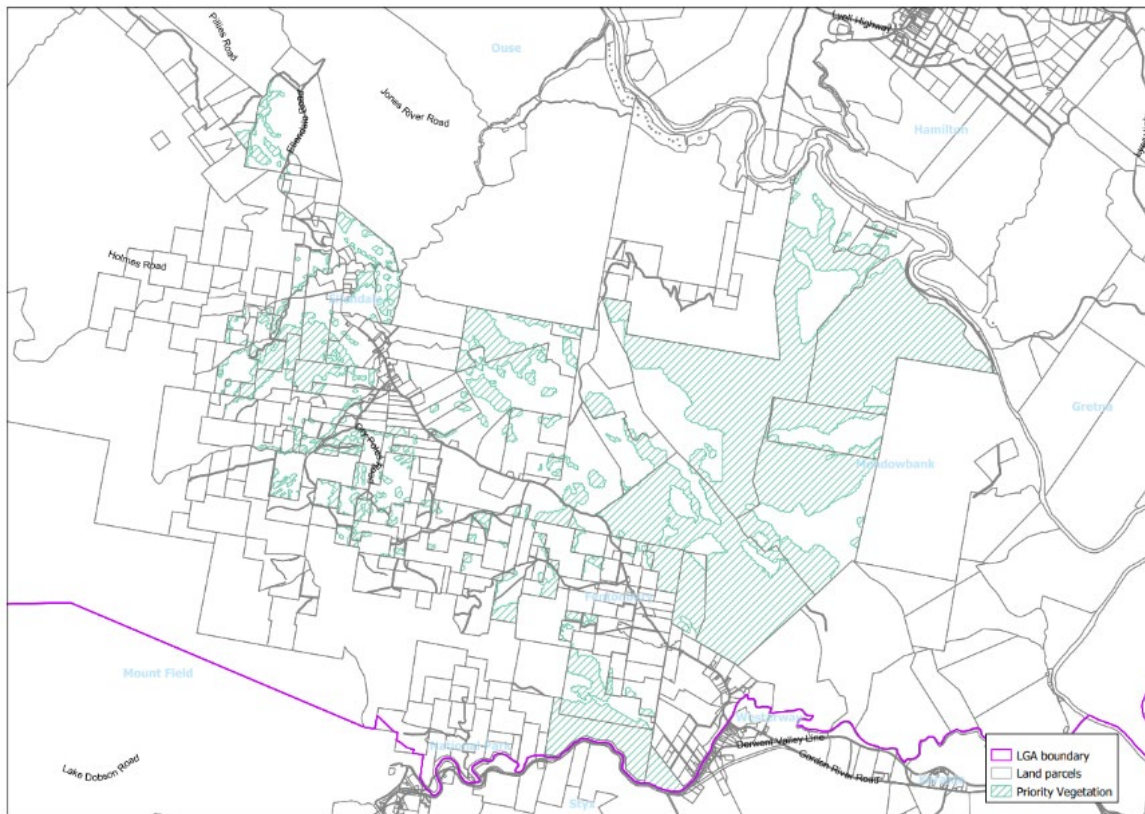


Figure 15 - Apply the Priority Vegetation Area overlay to land at Ellendale, Meadowbank and Fentonbury.



Figure 16 - Apply the Priority Vegetation Area overlay to land at Hamilton, Gretna and Pelham.

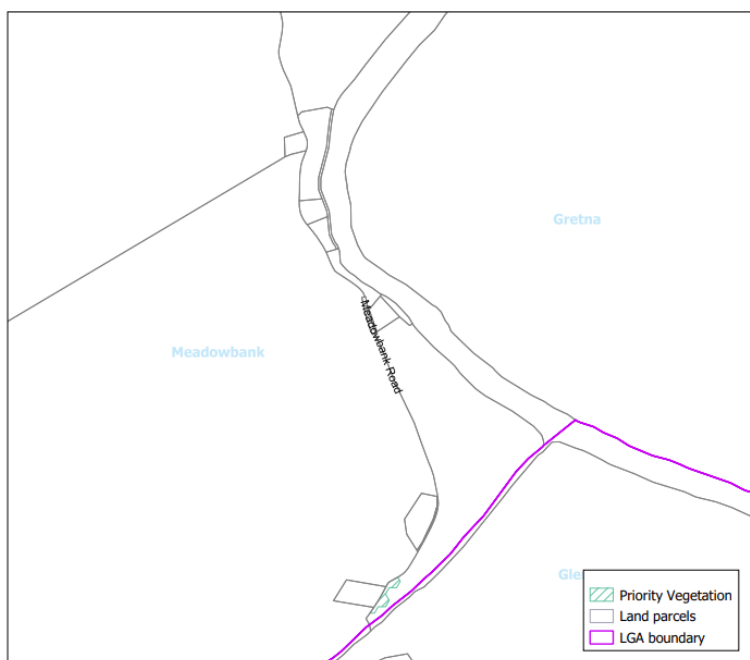


Figure 17 - Apply the Priority Vegetation Area overlay to land at Meadowbank Road.

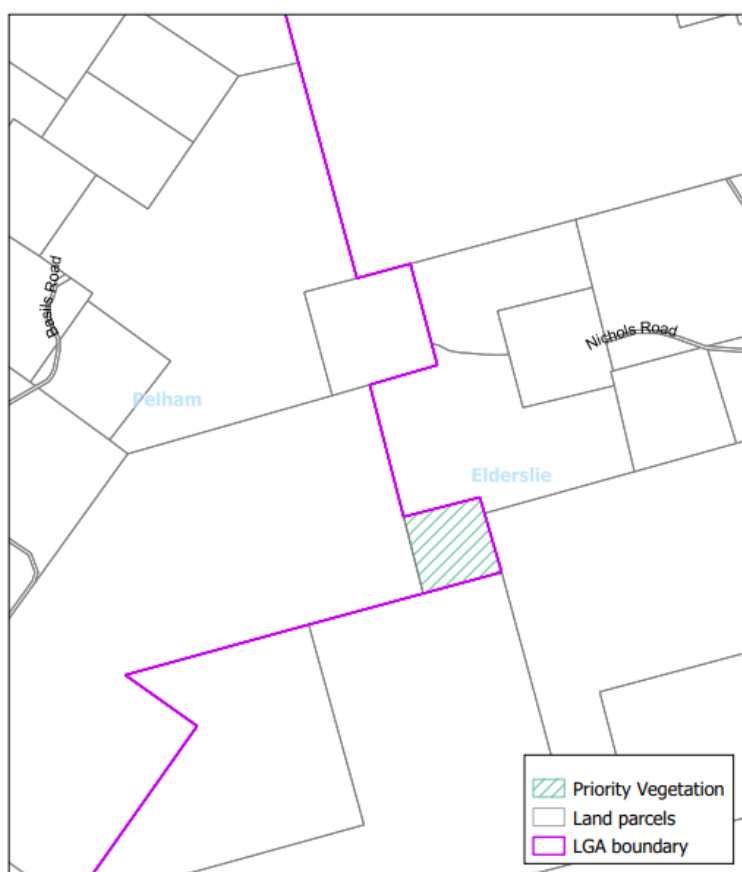


Figure 18 - Apply the Priority Vegetation Area overlay to land at Pelham.

COMMUNITY CONSULTATION STRATEGY

Date:	16 November 2023
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STAGE 1

There are two main components to the community consultation required in this stage. The first component is to gather information to inform the opportunity and constraint analysis from relevant stakeholders and community organisations. The second component involves raising awareness of the general community to the project at hand, its aims, and how community members can contribute.

INFORMATION COLLECTION

Site visit

We note that although Niche are familiar with the region, a site visit will be beneficial in better understanding the broader placemaking opportunities prior to engaging with the community. Niche will look to document and understand the existing conditions and key challenges and opportunities that will need to be reviewed, addressed and assessed through subsequent phases of the project.

Following the inception meeting with the Project Steering Group (PSG), Niche will undertake a site visit to each subject town accompanied by members of the PSG to highlight opportunities and constraints unique to each location. This will inform development of questions and scope of interviews with Government stakeholders and community groups during the consultation phase of Stage 1.

One on one interviews with targeted stakeholders (up to six):

To ensure access to all relevant information ahead of any formal consultation with targeted community groups, Niche will undertake one-on-one interviews with six (6) key government stakeholders/referral authorities (ie TasWater, State Growth etc). These stakeholders will enable us to understand key strategic planning directions which may impact the ongoing direction of planning for the Ouse, Bothwell and Hamilton, and somewhat more broadly the municipal area of the Central Highlands. Niche are happy to advise relevant and appropriate government bodies to liaise with, but are also happy to take direction from the Project Steering Group. These one-on-one interviews will be held online, will be preceded by a detailed agenda and will be followed up with minutes that will be confirmed by the relevant parties for inclusion in the report (as relevant).

Consultation with Community Organisations

Subsequent to conclusion of the targeted government stakeholder one-on-one interviews, Niche propose targeted discussions with community organisations local to Ouse, Bothwell and Hamilton, either online or over the phone. =

Planning and Urban Design

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WADAWURRUNG & DJA DJA WURRUNG COUNTRY

Suite 8, 11 Davey Street
Ballarat Central VIC 3350

WA WHADJUK NOONGAR COUNTRY

Level 2, 896 Canning Highway
Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
Hobart, TAS, 7000

The intention of these discussions is to test existing mapping and data with the local community. It is often at this point that we uncover locally relevant items that may not have been distilled from the available background documents.

We have allocated time to undertake interviews with key groups within the community, specifically with, though not limited to high interest/high influence landowners, Central Highlands businesses, and community and advocacy groups as advised (and as relevant/necessary) by the Project Steering Group.

COMMUNITY AWARENESS

Niche propose to assist Central Highlands Council in raising awareness in the communities of Bothwell, Hamilton and Ouse of the Township Structure Plans project.

Niche will provide a short project description, with information on how community members can be involved and the expected outcomes of the project for publication in the Highland Digest.

Additionally, Niche propose to have a presence at the Central Highlands Council tent for half a day of Bushfest over the weekend of November 25th/26th. Contact details for community members interested in participating in the Community Workshops being held in Stage 2 will be recorded by Niche/Council staff in attendance. Niche will prepare a short description of the project on a poster informing the community about the process, and ways for them to be involved. These informational posters will also be located at key traffic points throughout the three towns, providing information and access for community members not attending Bushfest.

KEY TASKS:
<ul style="list-style-type: none"> • Targeted government stakeholder conversations (incl. servicing authorities). Prepare agendas and minutes. • Site visit to each town. • Round 1 Community Consultation tasks; introduce and explain project, identify areas of stakeholder concern to inform Site Analysis Plans: <ul style="list-style-type: none"> ○ Preparation of consultation materials: <ul style="list-style-type: none"> ▪ Survey questions, online and in-person. ▪ Plans. ○ Attendance at Bushfest, ½ day. ○ Write copy for <i>Highland Digest</i>. • Targeted community organisation conversations. Prepare agendas and minutes. • Prepare preliminary summary of Phase 1 Consultation

KEY OUTPUTS:

- 1 x Inception Meeting with Project Steering Group and Niche Studio.
- Draft Consultation Strategy for Project Steering Group to review, including consultation materials:
 - Survey questions, online and in person.
 - Plans.
 - Copy for *Highland Digest*.
- 1 x Meeting with the Project Steering Group to discuss feedback for Draft Background Summary, Site Analysis Plans.
- Final Consultation Strategy including survey questions.
- Draft Initial Stakeholder Engagement Summary/Memo.

STAGE 2: INFORMATION BUILDING/COLLABORATION

Drawing on themes identified through the background site analysis and detailed document review, as well as through initial rounds of community consultation, Stage 2 will consist of “Community Workshops” which provide opportunity for the community to decide how they would like to see their towns develop over the next decade. This provides a sense of ownership and buy-in for the community and gives a unique sense of place to each finalised Structure Plan.

Community Workshops

One half-day community workshop will be held in each town (for a total of three workshops). These workshops will encompass a guided assessment of community strengths, and opportunities, and facilitate development of a shared vision for the future of each township. This vision will form the basis of the Structure Plan developed for each township, ensuring a local, place-based approach led by the community drives future growth and development.

These workshops will also provide an opportunity for the community to provide input on growth priorities and areas, physical and social infrastructure needs, economic development opportunities and so on.

The community workshops will expand and develop the themes identified by the community during Stage 1 of the project.

Community Workshops – Alternate Online Submission Process

To ensure a diversity of voices is represented in the community vision and to capture those residents unable to make it to the Community Workshops, we will provide a series of questions to be uploaded to an online survey (or communication channel). The survey, approved by the Project Steering Group can be answered face to face, via phone, or online (dependent upon the individual’s preference). A social pinpoint survey, whereby individuals can pin locations of interest on digital maps and add comments, can be a useful additional tool for online consultation in identifying opportunities and constraints.

We understand Council will also provide opportunities for the community to make further written or verbal submissions, through physical mail, email or over the phone, to the Central Highlands Council around the key themes of the Community Workshops.

We are happy to assist Council in preparing collateral for this process, and we have assumed that Central Highlands Council will upload the questions to an online portal, obtain and distribute to the project team the coded data. Niche Studio will then analyse the data and incorporate into the relevant Structure Plans.

Intercept Surveys

Niche will also run Intercept Survey engagement at three select locations (1 per town). Intercept surveys are an engagement method used to gather feedback onsite (often in a public place) from a targeted audience. In this instance, it may include both residents and visitors to the townships. Proven to be highly successful at Seven Mile Beach, this method is a well-regarded approach to community consultation, and often results in feedback from a good cross-section of the audience. The purpose of this short 3-question survey is to capture members of the community who are time-poor, unable to attend the workshop or access the online survey. The survey could be undertaken at a local café, school, general store etc

Survey Mailout

Niche propose to prepare a double-sided A4 informational handout to be mailed out to households in Bothwell, Ouse, Hamilton and surrounds. This flyer will describe what a structure plan is, what the township structure plan project is hoping to achieve and the various opportunities and constraints identified to date.

A survey will accompany the informational flyer which community members can complete and return if they choose. Contact details for community members to make submissions online or over the phone to Council will also be provided.

Data collation

Niche will analyse and code the data obtained from community workshops, interviews and submissions made to Council to deliver an analysis of information for a draft Consultation Outcomes summary to the Project Working Group. Upon review and feedback from the Project Steering Group on the draft Consultations Outcomes summary, Niche will deliver a finalised version to the Project Steering Group should it be deemed necessary.

KEY TASKS:
<ul style="list-style-type: none">• Preparation of material for Stage 2 consultation sessions, informational flyer, and survey mailout.• Three half-day Community Workshops.• Intercept surveys in each town.• Mail out informational flyers and surveys.• Consultation analysis (coding) and issue of draft summary of consultation outcomes.• One meeting with Project Steering Group to discuss consultation outcomes and draft Community Visioning document.• Completion of a summary Community Visioning document for Central Highlands Project Steering Group discussing outcomes of workshops, consultation and engagement activities.

KEY OUTPUTS:

- Consultation material (plans for consultation, survey, mail out documents, and intercept questions).
- Draft Community Visioning document.
- Final Community Visioning document.
- One meeting with Project Steering Group to discuss consultation outcomes and draft summary.

STAGE 4: INFORMATION VALIDATION

Niche propose to hold three (3) drop-in sessions of two hours each in a workshop format, where community members will have the opportunity to put pen to paper and participate in interactive activities to provide commentary on the draft Structure Plan layout. This will draw on our experience of previous drop-in sessions and workshops from Stages 1 and 2 of the Project. Niche are flexible, and will adapt community consultation approaches dependant on engagement and results obtained from previous engagement work in the region. Niche are happy to collaborate with the Project Steering Group and Council to fine-tune strategies as required to ensure best possible outcomes for Council and the community.

This stage will also include the option for community members to submit feedback directly to Central Highlands Council, as in previous stages, through written submissions online or through mail, or verbally in a phone-call.

With the assistance of the project team, Niche will collate and distil information required to support the proposed Structure Plans for Ouse, Bothwell and Hamilton. This will consist of editing and adapting the plans based on further received feedback from the communities and the Project Steering Group.

KEY TASKS

- Preparation of collateral for Community Drop-in Sessions, face to face and online.
- Attendance at three Community Drop-in Sessions at a location determined by the Project Steering Group.
- Coding of consultation data and integration into the draft Structure Plans and Report.
- One meeting with the Project Steering Group on the outcomes of the community consultation.
- Preparation of final Consultation Strategy for Project Steering Group.

KEY OUTPUTS

- Community Consultation materials, including survey questions and plans.
- One meeting with the Project Steering Group on the outcomes of the community consultation.
- Final Consultation Summary.



PROJECT PLAN

CENTRAL HIGHLANDS TOWNSHIP STRUCTURE PLANNING PROJECT

BOTHWELL

OUSE

HAMILTON

9 May 2023

1. INTRODUCTION:

The Central Highlands Council will undertake a coordinated project to develop structure plans for the townships of Bothwell, Ouse and Hamilton.

The work will begin with an overview of the municipal area combining economic development and settlement analysis. This will establish municipal economic development strategies and municipal settlement strategies. This will include growth management strategies for individual townships, which will inform the pending revision of the Southern Tasmania Regional Land Use Strategy, (STRLUS).

2. PROJECT DETAILS:

Project details are set out in the Project Brief 9 May 2023. This document will be provide to potential consultants during the call for Expressions of Interest to undertake the work.

3. INDICATIVE PROJECT TIMELINE:

September 2022	Project Plan & Project Brief developed to draft stage. (Completed).
November 2022	Project Steering Group appointed. (Completed).
May 2023	Project Plan & Project Brief endorsed by Council.
May 2023	State Government Grant Deed finalised.
20 May 2023	Request for Proposals advertised. Project Brief distributed to potential consultants.
3 July 2023	Deadline for submissions from potential consultants.
July 2023	Assessment of proposals by Project Steering Group.
August 2023	Interview(s) with potential consultant(s) by the Project Steering Group.
August 2023	<u>Key decision point:</u> Appointment of consultant. Project Steering Group recommends, and Council confirms.
September 2023	Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.

October 2023	Community Consultation: residential demand & supply analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints.
November 2023	Community Consultation Round One: Project introduction and explanation. Call for initial input from the community. Government agencies and infrastructure providers – input.
January 2024	Stage 1 completed.
Feb-March 2024	Stage 2: Community Consultation Round Two. Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed ‘town vision’, growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.
April - May 2023	Stage 3: Draft Structure Plans prepared by consultants.
June 2024	Stage 3 completed. Consideration by Project Steering Group & full Council. <u>Key decision point:</u> Draft Structure Plans recommended by Project Steering Group and endorsed by Council as suitable for community consultation.
July 2024	Stage 4: Community Consultation Round Three: Each draft structure plan is subject to final community consultation within each township.
August 2024	Stage 4 completed.
September 2024	Stage 5 completed: Final Structure Plans prepared by consultants.
October 2024	<u>Key decision point:</u> Final Structure Plans recommended by Project Steering Group and endorsed by Council.

4. GOVERNANCE & COMMUNICATIONS:

The Project Steering Group will guide the project and provide a sounding board for the Consultant.

Key decision points will be referred to full Council with the Steering Group's recommendation.

The Project Manager will report to the Project Steering Group.

The Consultant's primary point of contact will be the Project Manager.

The Consultant will, at times, be required to discuss the development of the plans with the Project Steering Group and possibly full Council at key decision points.

Communications with the media will be undertaken by the Mayor.

Day-to-day communications from the community or stakeholders will be filtered by the Project Manager.

Where appropriate, communications from the community or stakeholders will be directed to the Project Steering Group and/or the Consultant, as determine at the Project Inception Meeting.

5. BUDGET

Structure planning work would extend over two financial years. This extended timeframe is necessary, in part, to accommodate thorough community consultation.

The cost of the project is estimated at \$160,000, over two financial years, (noting approximately \$15,000 in additional value that will be provided from the Regional Residential Land Demand and Supply Study that is currently underway).

The State Planning Office (SPO) within the Department of Premier and Cabinet has provided a draft Grant Deed for \$80,000 this of work, 50% of the estimated cost.

Anticipated approximate budget breakdown is as follows:

Municipal economic development strategies	\$10,000
Municipal settlement & activity centre strategies:	\$10,000
Bothwell Structure Plan:	\$45,000
Ouse Structure Plan:	\$45,000
Hamilton Structure Plan:	\$45,000
Project Management costs offset:	\$5,000
Total:	\$160,000

6. REGIONAL RESIDENTIAL LAND DEMAND AND SUPPLY STUDY

The SPO has funded and initiated a Regional Residential Land Demand and Supply Study. This will cover all rural areas in Southern Tasmania outside Greater Hobart and nearby towns.

The outcomes for Central Highlands' settlements will feed down into the township structure planning process and up into the pending review of the Regional Land Use Strategy.

The SPO considers that the value of the inputs to Central Highlands' Structure Plan Project from the Regional Residential Land Demand and Supply Study will be in the order of \$15,000.

7. PROJECT STEERING GROUP

Group Members:

Chair:	Deputy Mayor Jim Allwright
Deputy Chair:	Councillor Robert Cassidy
Member:	Mayor Loueen Triffitt
Member:	Councillor Scott Bowden
Member:	Councillor Julie Honner
Member:	Councillor Tony Bailey
Member:	Councillor Yvonne Miller

All Councillors able to attend meetings.

Group Advisors:

Council Officer:	Manager Development & Environmental Services
Council Officer:	Manager Works & Services
Council Officer:	Planning Officer

Other advisors as considered necessary.

State Planning Office:

Officer invited to attend meetings, and otherwise kept informed.

Project Consultants:

To attend meetings when necessary.

Project Manager:

Special Projects Officer (Damian Mackey)

Directions from the Project Steering Group will be implemented by the Project Manager.

WHY IS COUNCIL PREPARING A STRUCTURE PLAN?

COMMUNITY FEEDBACK

During advertising of the Central Highlands component of the State Planning Scheme, community response requested investigation of future growth and development of the towns.

CREATING A VISION AND A PLAN

It's been many years since we holistically planned for the future of our towns. The structure planning process provides the means by which Council and the community, with expert help, can build a vision for the future.

KEY AREAS OF FOCUS

Key areas of focus will be liveability & sustainability, and long-term population and economic growth. The final Structure Plans will include recommendations for town improvements, planning scheme amendments, actions to achieve community goals, and other strategies desired by the community.

CONTACT CENTRAL HIGHLANDS COUNCIL:

email: development@centralhighlands.tas.gov.au
Damian Mackey, Special Project Manager: 0499 782 584



SCAN TO BE INVOLVED



WHAT IS A STRUCTURE PLAN?

DEFINE FUTURE GROWTH

Council works with the community to determine exactly how the towns should grow, taking into account regional population trends and regional growth over the next 15 - 20 years.

Structure Plans give effect to policy and objectives set out at State level, and provide for changing community needs.

They guide major changes to land use, built form, subdivision and public spaces that together can achieve economic, social and environmental objectives.

BENEFITS

- Provides certainty to the local community and stakeholders about expectations for the future of Bothwell, Hamilton and Ouse.
- Manage change, to ensure the towns are attractive and vibrant places to live and work.
- Ensure economic and social vitality of the region.
- Make best use of Council resources and focus Council investment to best serve the community.



AT A GLANCE

Structure Plans guide future development of towns.

We want YOU to tell us what Bothwell, Hamilton and Ouse should look like in the future.



Bothwell Recreational Grounds



Hamilton Pub



Ouse Church



PLANNING FOR OUR FUTURE: BOTHWELL, HAMILTON & OUSE

Council has initiated a project to develop 'Structure Plans' for the major townships in the municipality: Bothwell, Hamilton & Ouse. This project will be **very important for the future of the Central Highlands Municipality.**

This will be a **once-in-a-generation opportunity** for community members, community groups, business owners, and anyone with an interest in the future of these towns to contribute their ideas and help establish a 'vision' for each town.

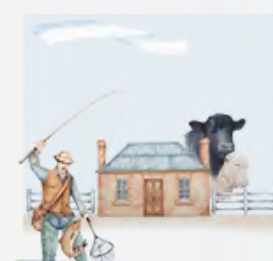
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Or via email at development@centralhighlands.tas.gov.au



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COUNCIL

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Southern Tasmanian
Regional Waste
Authority



Annual Report

2022/23



Acknowledgement of Country

The Southern Tasmanian Regional Waste Authority acknowledges with deep respect the palawa people as the traditional owners and custodians of lutruwita / Tasmania. We recognise that the Tasmanian Aboriginal people belong to the oldest continuing culture in the world *who have survived invasion and dispossession, and continue to maintain their identity, culture and rights.* We pay our respect to elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today. As we add our efforts to caring for this amazing place we live in; we acknowledge that they cared for and protected country for thousands of years and continue to be the ongoing custodians of this land.

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Chairperson's Report

It gives me great pleasure to present the Southern Tasmanian Regional Waste Authority's (STRWA) inaugural Annual Report.

While this report is for 2022/23, the Board only had its first meeting in February 2023, the CEO only commenced at the end of April 2023, and we only received our funding in May 2023! We haven't been able to spend all of that new funding, because as you can imagine it is not easy to deliver on projects in a 6-week period; but our grant deed allows us to carry forward our key projects and we are now well primed to deliver on those priorities and more in 2023-24. I will let the CEO talk about the considerable activity he has initiated in a very short time, but it is a strong indicator of what we will be able to deliver next year.

A lot of STRWA's energy this year has been spent on establishment activities, but thanks to the considerable efforts of the Local Government Association of Tasmania, River Road Consulting, the City of Hobart and officers from our Member Councils, we were not working from a totally blank slate. We are very grateful for the good faith, energy and investment prior to the recruitment of the Board and CEO. It is also vital to recognize that STRWA has been made possible through the introduction of a waste levy in Tasmania. The waste levy is an economic instrument, designed to reduce waste to landfill, that also generates funds for a range of waste and environmental purposes. Under legislation STRWA can access up to \$7.50 per tonne of waste in the Southern Region. While we have not needed or asked for that much in our

establishment phase, it does give us confidence that we can deliver impactful projects going forward.

It has already been very rewarding to be part of the STRWA journey. Waste was very much at the forefront of LGAT's advocacy activity while I was CEO and STRWA's early beginnings were in a meeting I convened with General Managers in 2020, after which it was agreed to commit to working more collaboratively on waste issues under an MOU. Thanks to the efforts of the then Policy Director and now CEO of LGAT, Dion Lester, this collaborative approach has been given solidity, and access to funding, to support STRWA's purpose of "coordinat(ing) local government's resource recovery and management of solid waste in the Southern Region for a more sustainable future".

We have a diverse and skilled Board in Kerry Vincent (Chief Member Representative), Bec Thomas (Deputy Chief Member Representative) and independent members Corey Peterson and Ernie Hacker. Our first major task was to appoint a CEO and after considering more than 30 candidates, we were delighted that Paul Jackson agreed to take up the position. Paul's legal, local government and governance experience means he is well placed to drive the establishment of STRWA, build strong stakeholder relations and establish and manage contracts which deliver outcomes for the whole region.

The Waste Hierarchy

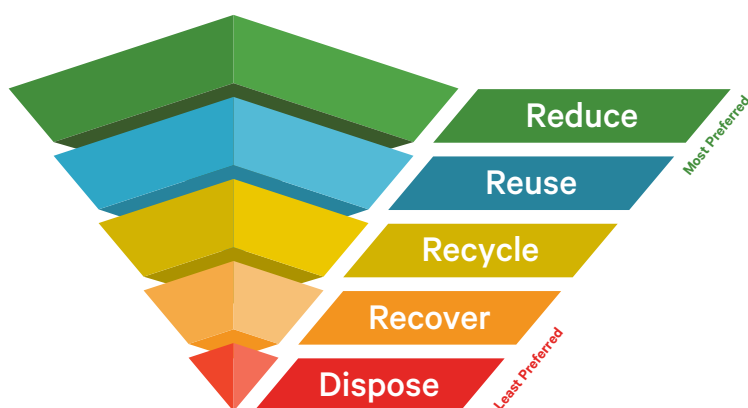


Fig 1.

During this recruitment period, we also needed to work with the Department of Natural Resources and Energy (NRE) and the Waste and Resource Recovery Board (WRRB) to finalise our grant deed for three years. While there was goodwill on both sides and bridging finance from the LGAT and the City of Hobart, there was considerable relief when funds appeared in our bank account towards the end of the financial year.

With consideration of our early stage of development and commitments made even prior to our formal establishment, agreeing an operational plan was our next important activity. The Board recognized that while ideally, we would have a strategic plan in place, we had a broadly agreed direction with our funders and our members and matters to progress in a timely fashion. Strategic planning will be a strong focus next year and we are already collecting a range of inputs to support us in that work. The other advantage of waiting to do our strategic planning is that we should be able to consider and align with the final Tasmanian Waste and Resource Recovery Strategy which, at the time of writing, is pending.

As a Board we have strongly aligned views on key matters. For example, the importance of working with the other regions to avoid duplication

of effort and maximise outcomes for all Tasmanians; the need to listen, learn and understand the issues facing our member councils and their communities when it comes to waste and resource recovery; to think holistically about the circular economy through waste prevention, waste reduction and waste reuse; and to ensure strong lines of communication and partnerships with the Waste and Resource Recovery Board, NRE, Southern Waste Solutions, Cleanaway and other critical stakeholders. We also recognize that regulatory and technological changes mean that we need to remain well informed, be prepared to be nimble and responsive, and leverage off an environment that is in flux to meet our objectives. We already have on our radar the forthcoming introduction of a Tasmanian container refund scheme.

WMRR Australia's National Waste Report 2022 states that in 2020-21 468,000 tonnes of waste went to landfill in Tasmania. While our recycling rate is strong, it's not the strongest in the nation. In all areas of the waste hierarchy, we can and need to be doing better. (See Fig 1) For many people the waste 'problem' seems insurmountable. But there is hope. I was fortunate to attend, with the CEO, the National Waste Conference in Coffs Harbour

Ladder of Circularity

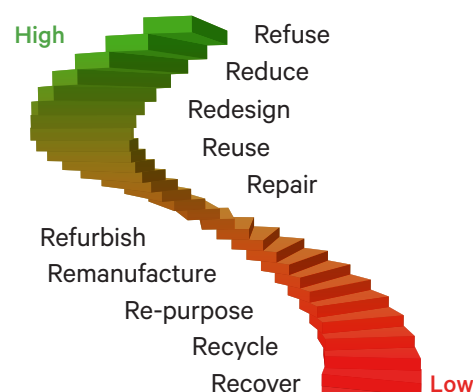


Fig 2.

in May and be exposed to a wealth of information - about what is working and what isn't, emerging technologies, innovation in waste education, recovery and reuse and more. At that conference we were challenged to build a different narrative, one that recognizes the value in the things that we currently call waste and the processes we use to manage them. We need to think about the value as well as cost of waste; to better connect collection, sorting and processing to the end user; about the impact of inequality not only on people but our environment; about the 'ladder of circularity' (See Fig 2); about the language of waste; the importance of education and much, much more.

This is a global issue that everyone has a part to play in delivering a solution. As Rebecca Gilling from Planet Ark said in her address *"We require the greatest feat of collaboration the world has ever seen"*. There is a myriad of possibilities for reducing the negative impact of modern life on our planet and STRWA is focused on helping our members and the broader southern region explore and implement those.

Dr Katrena Stephenson

CHAIR



CEO's Message

It is a privilege to be the inaugural CEO of the Southern Regional Waste Authority (STRWA) and a pleasure to include this message in our first Annual Report.

It has been a whirlwind few months since beginning in the role as CEO in late April 2023 and only receiving funding in mid-May, however we have been able to achieve some important milestones in establishing the STRWA.

The amount of work required to create an organisation from scratch is quite surprising and thankfully much of this work was underway prior to my commencement, due to the efforts of LGAT and River Road Consulting. Fortunately, most establishment tasks are now complete and the STRWA is now operating relatively smoothly.

Our Board meets regularly and is developing a sound routine. The Board's work has been concentrated on balancing tasks required for establishment with trying to hit the ground running and achieve some tangible deliverables in the waste and resource recovery space.

Each month has seen a range of policies adopted - necessary for any contemporary business, however the Board has also approved its Operational Plan for 2023-2024 and signed off on a specification for the development of its inaugural Strategic Plan. This will be a critical piece of work for the future success of the STRWA.

The Chair and I have been busy meeting with member councils to brief them on our current activities, build relationships and outline the future

plans for the STRWA. The key message that I've been relaying is that it is really important that the STRWA adds value to the work of councils in the region. We can't afford to invest our limited resources in the wrong areas or by duplicating effort. Local government has been at the forefront in managing waste and driving policy development over a number of years and the STRWA is now just a vehicle to continue that excellent work.

The focus for the STRWA will now transition away from establishment tasks toward more tangible waste related outcomes. We will deliver a regional litter management plan and respond to the Tasmanian Waste and Resource Recovery Plan once it has been finalised.

There have been challenges and significant work involved in establishing the organisation, however it now presents a great opportunity given the current state of the waste sector in Tasmania at the policy level.

Paul Jackson

CEO - STRWA

STRWA in focus

The Southern Tasmanian Regional Waste Authority (STRWA) is a joint authority established pursuant to section 30 of the *Local Government Act 1993*.

It is a body corporate with perpetual succession and has the powers and functions specified in the Act and its Rules. The Rules for the STRWA came into effect on 8 December 2022 following a resolution of the STRWA Local Government Forum.

The following councils are members of the STRWA:

- Brighton
- Central Highlands
- Clarence City
- Derwent Valley
- Glamorgan Spring Bay
- Glenorchy City
- Hobart City
- Huon Valley
- Kingborough
- Sorell
- Southern Midlands
- Tasman



Fig 3. Southern Tasmanian local government areas

Background

In 2020, 12 southern Tasmanian councils agreed to co-operatively work on waste management and resource recovery issues and projects.

The establishment of the Southern Tasmanian Regional Waste Authority (STRWA) commenced in 2021 as a direct result of:

- impacts of China's decision to restrict the importing of recyclable material.
- decisions by the Australian Government to restrict the exporting of recyclables.
- the (then) contractor responsible for the processing of recyclables (SKM Industries Pty Ltd) in Southern Tasmania being placed into administration and the subsequent acquisition of SKM's assets by Cleanaway Pty Ltd.
- agreement (in December 2019) that Cleanaway Pty Ltd would accept the councils' recyclables for a period of 2-years. This arrangement allowed the councils in the southern region time to prepare and procure a new contract for the processing of recyclables whilst service continuity was maintained.

In 2020, the 12 southern councils collectively signed a Memorandum of Understanding (MOU) to enter an arrangement to work co-operatively on waste management and resource recovery issues and projects for the southern Tasmanian region.

Under the auspices of the MOU it was determined a joint tendering process would be undertaken for the procurement of a contractor for the processing of co-mingled recyclable materials. Due to the nature and value of the contract, it was necessary for the councils to make application to the ACCC for authority to undertake a 'collective tender of recycling services'.

As a direct result of the 'collective tender', Cleanaway Pty Ltd was appointed to undertake the recycling processing at their Materials Recovery Facility (MRF) at Derwent Park. The contract will now be administered by STRWA.

Subsequent to that process, a proposal was developed for the establishment of a new Joint Authority to manage the new recycling contract and progress other waste related issues for the region. All 12 councils in the region agreed to become members of the Joint Authority, now known as the Southern Tasmanian Regional Waste Authority.





PURPOSE

The Rules identify the purpose of the STRWA is to coordinate local government's resource recovery and management of solid waste in the southern region for a more sustainable future.

The objectives and goals are to:

- a. foster sustainable use of resources.
- b. deliver efficient collection and reprocessing of resources.
- c. support opportunities for the circular economy to reduce environmental impact and grow Tasmania's economy.
- d. provide a collective voice for Member Councils on the circular economy, resource recovery and waste management.

FUNCTIONS

The functions of the STRWA are to:

- a. support Members to deliver on their Council's resource recovery and waste management strategies or objectives.
- b. manage resource recovery or waste management contracts on behalf of Members, ensuring contract compliance and timely, on-budget delivery of contract outcomes and output.
- c. develop a Strategic Plan, and subsidiary plans, for the region to deliver upon its purpose and objectives.
- d. identify and implement, with partners, opportunities to recover more resources from waste.
- e. identify and seek external funding opportunities and partnerships to support the objectives of the STRWA.
- f. partner with the Tasmanian Government on delivery of the Waste Action Plan, or future similar strategy, where appropriate.
- g. support Members to engage their communities through resource education and behaviour change programs.
- h. support the development of policies and guidance for Members in their resource recovery and waste management activities.
- i. undertake reasonably incidental actions in achieving its purpose and objectives that are not explicitly identified.
- j. advocate for policy or legislative change in collaboration with the Local Government Association of Tasmania that will support the achievement of the STRWA's objectives.

Board

The Southern Tasmanian Regional Waste Authority (STRWA) is governed by a Board which has the responsibility to manage the business and other affairs of the STRWA, ensuring that the STRWA acts in accordance with the Rules.

The Board comprises five Directors all of whom are appointed by the STRWA Local Government Forum. The STRWA Local Government Forum is made up of one appointed member from each of the 12 member councils.

The CEO reports directly to the Chair and Board of the STRWA.



Dr Katrena Stephenson

*BSc GradDipEnvStudies (Hons),
PhD (Health Sociology), GAICD, FLGP*

CHAIR

Katrena has over 15 years management experience including as CEO of the Local Government Association of Tasmania (LGAT) and Director Environment, Development and Community at Kingborough Council. Before entering the Local Government sector, Dr Stephenson held operational, policy and evaluation roles in a number of Tasmanian State Government departments and in the UK.

Katrena is now undertaking Non-Executive Director and consulting roles. She is a graduate of the Australian Institute of Company Directors and in addition to her role as Chair of STRWA she is on the Board of Primary Health Tasmania and a member of the AICD Tasmanian Divisional Council. She is also a member of the Premier's Health and Wellbeing Advisory Council. Other recent Board experience includes Deputy President Local Government Professionals, member of the MAV Insurances Board, and Vice President of the Kingston Neighbourhood House.

As the former CEO of LGAT Katrena has been "in the conversation" about a Waste Authority from the beginning. She understands the issues waste poses for local government and has been a strong advocate for reform. Katrena looks forward to working with Southern Councils and other stakeholders to contribute to a more sustainable future.



Kerry Vincent

CHIEF MEMBER
REPRESENTATIVE

Cr Kerry Vincent has served on Sorell Council since 2009 and as Mayor since 2012.

Kerry comes from a business management background and has owned several of his own businesses over the years. He currently owns and runs a rural supply business in Sorell with his son Brett.

He is very community focused and engages with the local community through his work with Council and his membership on a number of different boards and committees across Sorell and the greater southeastern region of Tasmania.

It is through this engagement with the community and on Council that he has developed a keen interest in the management of waste. Kerry is currently the Deputy Chair of the Copping Refuse Disposal Site Joint Authority and has previously served as Chair. This has positioned him well to fulfill the role of Chief Member Representative on the STRWA Board.



Bec Thomas

DEPUTY CHIEF MEMBER
REPRESENTATIVE

Bec has served as a Glenorchy City Council Alderman since January 2018, and as Mayor since July 2021.

Glenorchy born and bred, educated locally and involved in sport most of her life, Bec has a strong connection to the local community. Her first jobs were at 'Purity' Glenorchy Central and Cooleys Hotel in Moonah, before graduating from UTAS with a Bachelor of Arts and First Class Honours in Sociology in 2006.

Bec's career has included various roles in the bureaucracy of federal and state government, as well as working as an Advisor to the Speaker of the House of Assembly.

Bec also has her own consultancy, 'Rising Kind', through which she delivers Mental Health First Aid training.

Bec is the Member Representative to STRWA for Glenorchy City Council which sees her fulfil the role of Deputy Chief Member Representative on the STRWA Board.



Corey Peterson

DIRECTOR

Corey is the Chief Sustainability Officer at the University of Tasmania, where he has successfully led a wide range of innovations and initiatives to reduce and recycle waste and make sustainability a core value of the organisation.

Corey brings both waste policy and operational experience to the STRWA Board, along with strong governance credentials from membership in various not-for-profit boards. This includes eight years on the University of Tasmania governing Council where he served on both the Audit and Risk Committee and the Built Environment and Infrastructure Committee as well as involved in strategy development at Board level. Corey understands the economic challenges of recycling in southern Tasmania and has views on how these might be mitigated. He has presented to the State Waste Board and other STRWA stakeholders on his experience developing and implementing the University's waste strategies and action plans.



Ernest Hacker

DIRECTOR

Ernest is an experienced senior manager with strong international experience in manufacturing. Ernest brings manufacturing and international experience to the Board, with a strong understanding of industry as an important stakeholder in STRWA. For example, the Boyer Mill produces around 40 000 tonnes of wood waste, 20 000 tonnes of ash and other significant amounts of waste each year. As General Manager a significant part of his role was to ensure proper and efficient disposal of these waste products.

His work at the Albury Newsprint Mill required the reprocessing of 75,000 tonnes of recycled paper into newsprint and this gave him extensive experience in waste logistics and the economics of recycling. Albury's wastewater stream was used for pine plantation irrigation, the wood from the plantation used back in the process. Sludge from the paper recycling deinking process was used for soil enhancement.

At the Bruck Mill in Austria, he initiated a waste to energy project burning municipal and industrial waste to produce electrical and steam energy for the mill. Since commissioning this has been a major benefit for the operation due to natural gas supply issues in Europe and reduction of waste to landfill.

Grant Funding

The STRWA currently receives grant funding from the Tasmanian Government through the Waste and Resource Recovery Board. This is part of the Support for Regional Waste Authorities 2022-23 to 2024-25 Grant Program and is sourced from funds collected by the Government through the landfill levy.

The landfill levy commenced on 1 July 2022. The Tasmanian Government Landfill Levy is to encourage people to reduce waste, and to re-use or recycle materials instead of sending things to landfill.

The approved purpose for which the Grant is provided is to support the provision of regional strategic waste and resource recovery initiatives by the STRWA.

Total funding received through the Grant in May 2023 for the 2022-23 financial year was \$502,500. This will increase to \$590,411 for 2023-24 and for 2024-25 the amount will be calculated by reference to the annual average of waste disposed to landfill in the southern region over the preceding three years.



Statement as to performance of goals and objectives for 2022/2023

Section 36A(2)(b) of the *Local Government Act 1993* requires the annual report of a joint authority to include a statement of its performance in relation to the goals and objectives set for the preceding financial year.

Because the Southern Tasmanian Regional Waste Authority (STRWA) is a newly created organisation its priorities for the 2022/2023 financial year were centred around establishment.

Commitments made under the Grant Deed entered into with the Crown were developed by the Local Government Association of Tasmania (LGAT) on behalf of the 12 southern councils as STRWA was being formed.

The summary (right) outlines the commitments contained in the Grant Deed and the progress made in relation to those during the 2022/2023 financial year.

Key Initiatives

Progress

Joint Authority Governance establishment

Actions:
Complete



Rules were finalised in July 2022 and commenced on 8 December 2022.



Directors and CEO have been recruited and appointed.



Corporate governance and administrative processes have also been established.

Southern regional material recovery facility tender

Actions:
Complete



Tender process – including ACCC approval – is complete with contract entered into with City of Hobart in June 2022.



Contract will be novated from CoH to STRWA, which is underway.

Ongoing educational activities

Actions:
Partially Complete



Funding for Rethink Waste Tasmania provided. Strategic plan for Rethink Waste being developed.



Initial engagement with Garage Sale Trail in relation to possible regional involvement.



Clean-up Australia program not commenced.

Regional waste and resource recovery register of initiatives

Actions:
Partially Complete



Individual councils reviewing current register developed by LGAT to confirm extent of regional initiatives.

Regional litter management plan

Actions:
Commenced



A draft specification being prepared ready for going to market.

Governance

Governance is the process by which decisions are made and implemented, the process by which organisations go about achieving their goals and producing their outputs and the process by which organisations are directed, controlled and/or held accountable.

As a Joint Authority, established under the provisions of the *Local Government Act 1993* (“the Act”), to support Southern Tasmanian councils, it is important for the Southern Tasmanian Regional Waste Authority (STRWA) to demonstrate good corporate governance. STRWA will strive to have high ethical standards, particularly in relation to:

- its decision-making;
- being clear on its role/s;
- building positive relationships;
- being effective in strategic planning and performance monitoring;
- undertaking robust risk management; and
- having fair and transparent decision-making.

The STRWA Board:

- will be driven by a clear vision and mission developed by the Board;
- ensure decisions and processes make best use of the resources available to it, ensuring the best possible outcome for its member councils and their respective communities;
- will seek the feedback from member councils in making decisions and consider all views in developing policy positions;
- will be committed to engaging with member councils and other key stakeholders in delivering key functions; and
- will work in a way which is consistent with legislation and common law.





Local Government Forum as attended by STRWA member representatives.

BOARD MEETINGS

STRWA is governed by the Board which shall have the responsibility to manage the business and other affairs of STRWA and in ensuring that STRWA acts in accordance the Rules. The Board is a board of management for the purposes of the Act.

Under its Rules, the Board of STRWA is required to meet at least ten times each year. Between its appointment in February 2023 and the end of the financial year 2022/2023, the Board met 5 times. Record of attendance for each meeting is recorded in **Table 1 on page 16.**

LOCAL GOVERNMENT FORUM

The STRWA Local Government Forum consists of one representative from each member council, with that representative the only person authorised to vote on behalf of member councils.

Member councils are also required to appoint one substitute representative who may vote if the primary representative is unable to. Member councils may also appoint one observer to attend Forum meetings and the Annual General Meeting.

A member representative must be an elected representative or an employee of the respective Council. Where a representative ceases to be either, they will cease to be a member of the Forum.

Representatives may be changed when:

- A representative provides a notice to the member Council's general manager;
- A member council terminates an appointment and appoints a new representative; or
- A member council's general manager temporarily appoints a substitute representative if the representative is unable to act as a representative.

There were three meetings of the Forum held in the term of this financial report and each council was represented as shown in **Table 2 on page 16.**

TABLE 1. BOARD MEETING ATTENDANCE.

Board Member:	3 Mar 2023	22 Mar 2023	20 Apr 2023	18 May 2023	28 Jun 2023	Total Attendance
Kerry Vincent CHIEF MEMBER REPRESENTATIVE	✓	✓	✓	A	✓	4
Bec Thomas DEPUTY CHIEF MEMBER REPRESENTATIVE	✓	✓	✓	✓	✓	5
Ernest Hacker NON-EXECUTIVE DIRECTOR	✓	✓	✓	✓	✓	5
Corey Peterson NON-EXECUTIVE DIRECTOR	✓	✓	✓	✓	✓	5
Katrena Stephenson NON-EXECUTIVE DIRECTOR	✓	✓	✓	✓	✓	5

TABLE 2. LOCAL GOVERNMENT FORUM ATTENDANCE.

Council:	8 Dec 2022	30 Jan 2023	28 Jun 2023	Total
Brighton	✓	✓	✓	2
Central Highlands	✓	A	A	1
Clarence City	✓	✓	✓	3
Derwent Valley	✓	A	✓	2
Glamorgan Spring Bay	✓	✓	✓	3
Glenorchy City	✓	✓	✓	3
Hobart City	✓	✓	✓	3
Huon Valley	✓	✓	✓	3
Kingborough	✓	✓	✓	3
Sorell	✓	✓	✓	3
Southern Midlands	✓	✓	✓	3
Tasman	✓	✓	✓	3

A = Apology

ENGAGEMENT WITH COUNCILS

The CEO and Chair have attended and briefed 4 councils in workshop settings on the activities and plans for STRWA (period 24 April to 30 June 2023). Briefings with remaining councils continue to occur with the intention of completing briefings with all member councils by the end of 2023.

These briefings provide an opportunity for member councils to understand the priorities and activities of STRWA as well as foster relationships between the STRWA and its member councils. Engagement with member councils will be an important aspect of the STRWA's work and also occurs through its newsletter, interactions with council officers and formal reporting as required by the *Local Government Act 1993* and the Rules of the STRWA.

In addition, there has been engagement with councils at the operational level - through General Managers and CEOs, as well as with the respective waste officers of each council. This has occurred on a general basis as well as in relation to specific projects. Given the current level of resourcing of the STRWA it has been necessary to rely on the resources of individual councils to support some of the initial activities of the STRWA.

STAKEHOLDER ENGAGEMENT

Engagement with stakeholders is an important aspect of STRWA's operations during the establishment phase. Ensuring that the role of STRWA, as a new organisation, is understood by relevant stakeholders is critical to avoiding duplication of effort and enhancing the prospect of success for the STRWA.

Because of the infancy of STRWA's operations, stakeholder engagement has been relatively ad-hoc, involving a number of meetings with the private sector, not-for-profits and peak bodies. These have generally occurred organically through establishing networks and through the profile of the CEO. These will continue and begin to become more strategic as STRWA matures and develops its own strategic plan.

A more structured approach has been taken with the regional bodies dealing with waste in the North and North-West regions of Tasmania, recognising them as early critical stakeholders. The Tasmanian Waste and Resource Recovery Board has made it clear that they view the three regional bodies in Tasmania as key delivery partners in implementing the Tasmanian Waste and Resource Recovery Strategy, so it is vital that the three regions are able to work collaboratively.



Statement of Activities

Section 36A(2)(a) of the *Local Government Act 1993* requires the annual report of a joint authority to include a statement of its activities during the preceding financial year.

The activities of the Southern Tasmanian Regional Waste Authority (STRWA) in 2022/2023 were focused on its establishment. Board members were recruited and appointed in February 2023 and the inaugural CEO commenced in April 2023.

Necessary arrangements were made for STRWA to commence operations, including securing an ABN, bank account and appropriate business systems. Other corporate governance and administrative processes have also been established.

The Board has met monthly since March 2023, in accordance with the STRWA Rules and there have been three Local Government Fora held.

The other priority activities that have occurred include:

- progressing the novation of contract for the southern regional material recovery facility from City of Hobart to STRWA;
- work pursued with respect to education activities across the three regions;
- partial development of a register of waste and resource recovery initiatives undertaken at member councils; and
- commencing procurement for a regional litter management plan.

As outlined in previous sections of this report numerous meetings have occurred to develop relationships with key stakeholders.

STRWA has laid foundations for the year ahead through the development of an Operational Plan for the 2023/2024 financial year. This plan will transition STRWA through the completion of its establishment phase at which point it will have developed a Strategic Plan for the next horizon.



Operational Plan 2023/2024

At its meeting of 28 June 2023, the STRWA Board adopted an Operational Plan for the 2023/2024 financial year.

The intent of this plan is to support STRWA operations between establishment and confirmation of the broader strategic direction. The plan identifies the priorities for STRWA for the forthcoming financial year.

The priorities can be grouped into five key areas:

1. **Response to Tasmanian Waste and Resource Recovery Strategy:** involves STRWA working, both independently and collaboratively with the other two regions, to identify actions and projects to pursue in response the Tasmanian Waste and Resource Recovery Strategy (once it is finalised). This will involve determining appropriate regional projects to pursue in conjunction with member councils.
2. Completing projects committed to under the Grant Deed with the State Government but are **2022-2023 Carry Forwards**. These include coordinating regional involvement with initiatives like the Garage Sale Trail and Clean-up Australia Day and completing a register of waste and resource recovery initiatives being pursued across the southern region (by both councils in the region and other organisations). STRWA will also be preparing a litter management plan for the region.
3. Concluding the **Establishment of STRWA** through developing a Strategic Plan for the organisation to guide its operation over the next 3-5 years. Formalising a network of technical officers employed by member councils in the waste and resource recovery fields to enable the sharing of information and learnings across the region.
4. Maintaining ongoing **Statewide Education Initiatives** through the Rethink Waste platform.
5. Managing the contract for the operation of the **Southern Material Recovery Facility** on behalf of the member councils to ensure that strong environmental outcomes and value for money is being achieved across the region.



Annual Financial Statements

Southern Tasmanian Regional Waste Authority
ABN 71 966 321 558
For the year ended 30 June 2023

PREPARED BY WLF ACCOUNTING & ADVISORY

Director's Report

Southern Tasmanian Regional Waste Authority
For the year ended 30 June 2023

DIRECTORS

The directors present this report of the entity for the financial year ended 30 June 2023.

Director Role:	Board Member:	Election Date:
CHIEF MEMBER REPRESENTATIVE	Kerry Vincent	Elected February 2023
DEPUTY CHIEF MEMBER REPRESENTATIVE	Bec Thomas	Elected February 2023
NON-EXECUTIVE DIRECTOR	Corey Peterson	Elected February 2023
NON-EXECUTIVE DIRECTOR	Katrena Stephenson	Elected February 2023
NON-EXECUTIVE DIRECTOR	Ernest Hacker	Elected February 2023

PRINCIPLE ACTIVITIES

The principle activity of the entity remains to be:

Coordinating local government's resource recovery and management of solid waste in the southern region for a more sustainable future. This includes fostering sustainable use of resources, delivering efficient collection and reprocessing of resources, supporting opportunities for the circular economy to reduce environmental impact and grow Tasmania's economy and provide a collective voice for Member Councils on the circular economy, resource recovery and waste management.

No significant changes in the nature of the entity's activity occurred during the financial year.

OPERATING RESULTS

The surplus of the entity amounted to \$166,075 for the year ended 30 June 2023.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

No significant changes in the entity's state of affairs occurred during the financial year.

AFTER BALANCE DAY EVENTS

After the end of the financial year, the entity entered into a Deed of Novation with the City of Hobart and Cleanaway Pty Ltd to novate a contract for the Southern Tasmanian Councils Regional Recycling Processing Services from City of Hobart to STRWA. This occurred on 1 August 2023.

The contract is for a term commencing on 1 June 2022 and expiring 31 May 2032 with one option period of 5 years. The estimated value of the contract is \$38,823,750. Each member council of the Southern Tasmanian Regional Waste Authority is responsible for paying service fees under the contract directly to the contractor.

No other matters have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the entity in future years.

ENVIRONMENTAL ISSUES

The entity's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

The accompanying notes form part of these financial statements.

INDEMNIFYING OFFICE OR AUDITOR

No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for any person who is or has been an officer or auditor of the entity.

PROCEEDINGS ON BEHALF OF THE AUTHORITY

No person has applied for leave of Court to bring proceedings on behalf of the entity, or intervene in any proceedings to which the entity is a party for the purpose of taking responsibility on behalf of the entity for all or any part of those proceedings.

The entity was not a party to any such proceedings during the year.

Signed:



**Dr Katrena
Stephenson**

C H A I R

Signed at Hobart, this 25th day of October 2023 in accordance with a Resolution of the Directors.

Director's Declaration

Southern Tasmanian Regional Waste Authority For the year ended 30 June 2023

In accordance with a resolution of the directors of Southern Tasmanian Regional Waste Authority (the Authority), we state that in the opinion of the directors:

- a) the financial statements and notes of the Authority are in accordance with the Local Government Act 1993, including:
 - (i) giving a true and fair view of the authority's financial position as at 30 June 2023 and of its performance for the year then ended on that date; and
 - (ii) complying with Australian Accounting Standards – Simplified Disclosures and in accordance with AASB 1060.
- b) There are reasonable grounds to believe that the authority will be able to pay its debts as and when they become due and payable

This statement is made in accordance with a resolution of the directors and is signed for and on behalf of the Board.

Signed:



**Dr Katrena
Stephenson**

CHAIR

Signed at Hobart, this 25th day of October 2023 in accordance with a Resolution of the Directors.

Statement of Financial Position

Southern Tasmanian Regional Waste Authority
For the year ended 30 June 2023

NOTES 30 JUN 2023

ASSETS

Current Assets

Cash and cash equivalents	4	107,953
GST		31,668
Other current assets	5	874
Total Current Assets		140,495

Non-Current Assets

Property, plant and equipment	6	47,196
Total Non-Current Assets		47,196

Total Assets **187,691**

NOTES 30 JUN 2023

LIABILITIES

Current Liabilities

Employee benefits	7	1,775
Trade and other payables	8	19,642
Other current liabilities	9	10
Total Current liabilities		21,427

Non-Current Liabilities

Employee benefits	7	189
Total Non-Current liabilities		189

Total Liabilities **21,616**

Net Assets **166,075**

EQUITY

Accumulated Surplus	166,075
Total Equity	166,075

Refer to the statement of changes in equity for all equity accounts

The accompanying notes form part of these financial statements.

Statement of Profit & Loss & Other Comprehensive Income

Southern Tasmanian Regional Waste Authority
For the year ended 30 June 2023

INCOME

	NOTES	2023
State Government - Grants	2	502,500
Interest Revenue	3	918
Total Income		503,418

EXPENSES

	2023
Board Expenses	22,857
Employee Expenses	36,357
Office Expenses	5,155
Other Expenses	18,863
Project Costs	246,148
Conferences & Seminars	7,962
Total Expenses	337,343
Surplus/(Deficit)	166,075
Comprehensive Result	166,075

The accompanying notes form part of these financial statements.

Statement of Changes in Equity

Southern Tasmanian Regional Waste Authority
For the year ended 30 June 2023

EQUITY – SUMMARY

2023

Equity

Opening Balance	-
Accumulated Surplus	166,075
Total Equity - Summary	166,075

EQUITY – DETAILED

2023

Accumulated Surplus

Opening Balance	-
Surplus/(deficit) for the year	166,075
Total Accumulated Surpluses	166,075

Statement of Cash Flows

Southern Tasmanian Regional Waste Authority
For the year ended 30 June 2023

STATEMENT OF CASH FLOWS

NOTES

2023

Cash flows from Operating Activities

Grants	552,750
Interest received	918
Payments to suppliers and employees	(398,050)
Total Cash flows from Operating Activities	155,618

Cash flows from Investing Activities

Purchase of plant and equipment	(47,665)
Total Cash flows from Investing Activities	(47,665)

Net increase / (Decrease) in cash and cash equivalents	107,953
Cash and cash equivalents at beginning of the period	-
Cash and cash equivalents at end of the period	107,953

4

Total cash flows from operating activities

Please refer to **note 14** for the reconciliation of operating cash flows.

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report.

Notes to the Financial Statements

Southern Tasmanian Regional Waste Authority
For the year ended 30 June 2023

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

Australian Accounting Standards set out accounting policies that the Australian Accounting Standards Board has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards – Simplified Disclosures of the Australian Accounting Standards Board and the *Local Government Act 1993*. The authority is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

The financial statements, except for the cash flow information, have been prepared on an accrual basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities. The amounts presented in the financial statements are in Australian Dollars and have been rounded to the nearest dollar.

The financial statements were authorised for issue on 25 October, 2023 by the directors of the authority.

NEW AND AMENDED ACCOUNTING POLICIES ADOPTED

AASB 1060: General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities. The Group has adopted AASB 1060: General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities for the first time this reporting period. The Standard, which sets out a new separate disclosure Standard to be applied by all entities that are reporting under Tier 2 of the Differential Reporting Framework in AASB 1053: Application of Tiers of Australian Accounting, replaces the previous Reduced Disclosure Requirements (RDR) framework.

(a) Entity Information

The financial statements of Southern Tasmanian Regional Waste Authority for the year ended 30 June 2023 were authorised for issue in accordance with a resolution of the directors on 25 October 2023.

Southern Tasmanian Regional Waste Authority is a not-for-profit government authority incorporated and domiciled in Australia. The registered office is located in Hobart, Tasmania, Australia.

(b) Critical Accounting Estimates and Judgments

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

Key estimates

Useful life of assets

Employee provisions

(c) Taxation

The financial report has been prepared on the basis that the authority is a non-taxable entity.

(d) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

PLANT AND EQUIPMENT

Plant and equipment is measured on the cost basis and are therefore carried at cost less accumulated depreciation and any accumulated impairment. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount.

All repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

(e) Depreciation

The depreciable amount of all fixed assets, is depreciated on a diminishing value basis useful life to the entity commencing from the time the asset is held ready for use.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Motor Vehicles	20%
Office Equipment	66.67%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

(f) Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the entity that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

Trade and other payables are initially measured their fair value and subsequently measured at amortised cost using the effective interest method.

(g) Employee Benefits**SHORT-TERM
EMPLOYEE BENEFITS**

Provision is made for the authority's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting

period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The authority's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as part of current trade and other payables in the statement of financial position.

**OTHER LONG-TERM
EMPLOYEE BENEFITS**

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Upon the remeasurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss as part of employee benefits expense.

The authority's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the authority does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

(h) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

(i) Revenue Recognition

Non-reciprocal grant revenue is recognised in profit or loss when the authority obtains control of the grant and it is probably that the economic benefits of the grant will flow to the authority and the amount of the grant can be measured reliably.

Revenue from interest is recognised using the effective interest rate method.

All revenue is stated net of the amount of goods and services tax (GST).

(j) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows included in receipts from customers or payments to suppliers.

(m) State Government Grants

When the authority receives grant revenue, it assesses whether the contract is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 and AASB 1058.

As the contract is not enforceable and does not have sufficiently specific performance obligations, the authority:

- Recognises the asset received in accordance with the recognition requirements of other applicable accounting standards;

- Recognises related amounts; and
- Recognises the income immediately in the Statement of Comprehensive Income.

2. GRANTS & CONTRIBUTIONS

2023

Grants and contributions were received in respect of the following:

Summary of grants received

State funded grants	502,500
Total Summary of grants received	502,500

Grants and contributions recognised as revenue

(a) State Government - Grants	502,500
Total Grants and contributions recognised as revenue	502,500

(a) Conditional grants/contributions recognised as revenue on satisfaction of prescribed conditions

3. FINANCE INCOME AND EXPENSES

2023

Finance Income

Interest Revenue	918
Total Finance Income	918
Total Finance Income and Expenses	918

4. CASH AND CASH EQUIVALENTS

2023

Bank Accounts

Business Transaction Account	107,953
Total Bank Accounts	107,953
Total Cash and Cash Equivalents	107,953

5. OTHER ASSETS

2023

Current

Prepayments	874
Total Current	874
Total Other Assets	874

6. PROPERTY PLANT AND EQUIPMENT

2023

Plant and Equipment

Office Equipment	5,113
Less Accumulated Depreciation on Office Equipment	(119)
Total Office Equipment	4,994
Total Plant and Equipment	4,994

Vehicles

Vehicles at cost	42,552
Accumulated depreciation of vehicles	(350)
Total Vehicles	42,202
Total Property Plant and Equipment	47,196

Property, Plant & Equipment

Movements in carrying value	Computer & Office Equipment	Vehicles	Total
Balance at 1 July 2022	\$0	\$0	\$0
Additions	\$5,113	\$42,552	\$47,665
Depreciation expense	(\$119)	(\$350)	(\$469)
Carrying amount at 30 June 2023	\$4,994	\$42,202	\$47,196

7. EMPLOYEE BENEFITS

2023

Current

Provision for Annual Leave	1,775
Total Current	1,775

Non Current

Provision for Long Service Leave	189
Total Non Current	189
Total Employee Benefits	1,964

8. TRADE AND OTHER PAYABLES

2023

Current

Accounts Payable	1,217
Mastercard	2,080
PAYG Withholdings Payable	4,942
Accrued Expenses	11,404
Total Current	19,642
Total Trade and Other Payables	19,642

9. OTHER LIABILITIES

2023

Current

Annual Dinner Deduction	10
Total Current	10
Total Other Liabilities	10

10. KEY MANAGEMENT PERSONNEL COMPENSATION

The total remuneration paid to key management personnel of the Authority is \$55,697.

This is broken down into the following bandings

Remuneration Banding	Number of Key Management Personnel
\$0-\$5,000	4
\$5,001-\$10,000	1
\$10,001-\$35,000	1

11. CONTINGENCIES & COMMITMENTS

In the opinion of the Directors, the entity did not have any contingencies at 30 June 2023.

12. RELATED PARTIES

The Authority's main related parties are as follows:

Key management personnel:

Paul Jackson - CEO

Board members as mentioned in Director's Report

Related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members.

Transactions with related parties:

There were no transactions between related parties in the year ended 30 June 2023.

13. EVENTS OCCURRING AFTER THE REPORTING DATE

After the end of the financial year, the entity entered into a Deed of Novation with the City of Hobart and Cleanaway Pty Ltd to novate a contract for the Southern Tasmanian Councils Regional Recycling Processing Services from City of Hobart to STRWA. This occurred on 1 August 2023.

The contract is for a term commencing on 1 June 2022 and expiring 31 May 2032 with one option period of 5 years.

The estimated value of the contract is \$38,823,750. Each member council of the Southern Tasmanian Regional Waste Authority is responsible for paying service fees under the contract directly to the contractor.

No other matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the authority, the results of those operations, or the state of affairs of the authority in future financial years.

14. CASH FLOW INFORMATION - RECONCILIATION OF CASH FLOWS FROM OPERATIONS

30 JUN 2023 (\$)

Net surplus/(deficit) for the year:	166,075
Non-cash flow in surplus/(deficit):	
Depreciation Expense	469
Changes in assets and liabilities:	
(Increase)/Decrease in trade debtors and other receivables	(32,542)
Increase / (Decrease) in other creditors	19,642
Increase / (Decrease) in employee provisions	1,964
Increase / (Decrease) in other liabilities	10
Cash flows provided by Operating Activities:	155,618

15. AUDITORS COMPENSATION

2023 (\$)

Remuneration of the auditor of the Authority, Tasmanian Audit Office, for:

Auditing or reviewing the financial statements	5,000
Taxation services	N/A
Total	5,000

Taxation services relate to tax compliance work, including preparation of the tax return.

Auditing fees have been estimated as no formal notice has been provided to the authority.



Independent Auditor's Report

To the Representatives of the Participating Councils and Members of Parliament

Southern Tasmanian Regional Waste Authority

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of the Southern Tasmanian Regional Waste Authority (the Authority), which comprises the statement of financial position as at 30 June 2023, statements of profit and loss & other comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies and the Director's Declaration signed by the Chair of the Board.

In my opinion, the accompanying financial report:

- (a) presents fairly, in all material respects, the financial position of the Authority as at 30 June 2023 and its financial performance and its cash flows for the year then ended
- (b) is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the Authority in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in Director's Report for the year ended 30 June 2023, but does not include the financial report and my auditor's report thereon.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The directors are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the financial reporting requirements of the *Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Authority or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting

from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



Jeff Tongs
Assistant Auditor-General
Delegate of the Auditor-General
Tasmanian Audit Office

7 November 2023
Hobart





CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM EVALUATION REPORT

1. GRANT DETAILS

Name of Project: Great Lake tie-in.

Grant Amount from Central Highlands Council: \$1,000

Start Date: 12th October 2024

Completion Date: 12th October 2024

2. RECIPIENT DETAILS

Applicant Organisation: Great Lake tie-in Association Inc.
(Incorporation Number: IA12677)

Contact Person's Name: Anna Bellette

Phone (Business Hours):

Mobile: 0400 687 434

Fax:

Email: greatlake.tie.in@gmail.com

3. CERTIFICATION

To be signed by the Chair, President or Chief Executive of the Organisation.

I certify that the attached project summary provides a true and fair record of the undertaking and outcomes of this project.

Name: Norm Cribbin

Position in Organisation: TREASURER

Signature

Date 15/11/2023

GREAT LAKE TIE-IN INCORPORATED

Income and Expenditure Statement

For the year 1 January 2023 to 31 December 2023

Opening Balance	01-01-2023	\$ 2,293.61
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Income

Code	Description	Amount
SA	Silent Auction	\$ 1,605.00
KRS	Key Ring Sales	\$ -
DON	Donations	\$ 103.00
FLYC	Fly Tying Competition	\$ 500.00
	Total Income	\$ 2,208.00

Expenditure

Code	Description	Amount
CORP	Association Fees	\$ 68.00
STN	Stationary	\$ -
ADV	Advertising Signage	\$ 229.36
ADVKR	Advertising Keyrings	\$ -
MAT	Fly Tying Materials	\$ 243.10
INS	PL Insurance	\$ 337.82
CLN	Cleaning Supplies	\$ 51.00
GAS	LP Gas	\$ 120.00
VOU	Fly Competition Vouchers	\$ 500.00
MNG	Meet and Greet - Food	\$ 300.00
	Total Expenditure	\$ 1,849.28

Closing Balance	01-11-2023	\$ 2,652.33
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Adam
CR. B. B. W. 1-11-23.
R

GREAT LAKE TIE-IN INCORPORATED

Income and Expenditure Statement as at 31 December 2023

2022		2023	
	Receipts	Notes	
\$ 1,765.00	SA		\$ 1,605.00
\$ 170.00	KRS	Silent Auction	\$ -
\$ 119.00	DON	Key Ring Sales	\$ 103.00
\$ -	FLYC	Donations	\$ 500.00
		Fly Tying Competition	
			\$ 2,208.00
\$ 2,054.00	Total Reciepts		\$ 2,293.61
\$ 1,055.85	Add Bank	Balance Forward from Previous Year	\$ 4,501.61
\$ 3,109.85			

2022		Payments	Notes	2023
\$	66.00	CORP	Association Fees	\$ 68.00
\$	56.23	STN	Stationary	\$ -
\$	209.01	ADV	Advetising Signage	\$ 229.36
\$	485.00	ADVKR	Advertising Keyrings	\$ -
\$	-	MAT	Fly Tying Materials	\$ 243.10
\$	-	INS	PL Insurance	\$ 337.82
\$	-	CLN	Cleaning Supplies	\$ 51.00
\$	-	GAS	LP Gas	\$ 120.00
\$	-	VJU	Fly Competition Vouchers	\$ 500.00
\$	-	MNG	Meet and Greet - Food	\$ 300.00
				\$ 2,652.33
\$	2,293.61	Bank Deposit Balance at Close		\$ 4,501.61
\$	3,109.85			

Reconciliation of Cash Surplus/Deficit

	Reconciliation of Cash Surplus/Deficit	
\$ 2,293.61	Bank Deposit Balance at Close	\$ 2,652.33
(1,055.85)	Less Deposit Balance from Previous Year	(2,293.61)
<u>\$1,237.76</u>	Cash Surplus/(Deficit) for Year	<u>\$358.72</u>

Norm Cribbin
Honorary Treasurer

01-11-2023

2023 Rotary Club of Hobart Annual Magic Show

To: Katrina Brazendale

Company: Central Highlands Council Hamilton

Date: 17 Nov 2023

Ph: 1800 614 708 Fax: 1800 550 440

Please reply to: Matthew Roberts

Email: hobartrotary@sponsorship.net.au

Rotary Club of Hobart Inc

ABN: 78 756 549 140

Thank you for your interest in our Annual Magic Show, we are so proud to announce this is our 32nd year. 2022 saw a fantastic live and online streamed show, all thanks to the wonderful generosity of the Southern Tasmania business community.

Featuring wonderful Australian performers, we are planning this year to present both the live (Federation Concert Hall – Hotel Grand Chancellor) **and** the streamed show for the families of the Hobart area to enjoy. Should any audience members be unable to attend the live event due to their circumstances, we have also continued to provide a pre-recorded online show made available to the audience.

Those attending the live show will have access to this recorded show (they are different), so those families will be able to watch a large group of magic performers both live and streamed.

This year, with your help, we are aiming to get as many disabled and disadvantaged young and adult Tasmanians, their carers and families involved as we can.

Funds raised last year went towards the Rotary club's support of Rotary's End Polio program, True Trails Equine Learning Facility, Windeward Bound, Dark Fringe Hobart, Rostrum Voice of Youth, Bicycle Network, Blind Cricket Association and educational resources for Hobart inner city schools. This year the club will support similar programs benefitting local, national, and international causes.

If you have supported the Magic Show in the past, we thank you. Your support has enabled many thousands of disabled and disadvantaged Tasmanians and their families to enjoy the annual 'magic' of the show. At the same time, you have helped our club raise valuable funds, all of which are spent in our local and national communities. Your continued patronage is greatly appreciated.

Please find our short preview at the following address <https://vimeo.com/829427745/447a07fb80?share=copy>

Sponsorship this year is \$140.00 (including GST) for a 'show pass', which entitles a child and their carer access to the event. A single ticket can be sponsored at \$70 (including GST). We have a lot of children who are hoping to see the Magic Show and have some groups for you to consider:

6 Tickets = \$420

5 Tickets = \$350

4 Tickets = \$280

Thank you for your kind consideration this year, your generosity will truly make a difference.

Michael Haynes, President 2023

Credit Card: please return fax to 1800 550 440 or email hobartrotary@sponsorship.net.au

Credit Card: - -

Card Type: ☐ **VISA** ☐  Expiry Date: / Payment \$ _____

Name on Card: _____ CCV _____

I confirm that this information is true and correct and I authorise the debit of my credit card for the amount stated above.

Note: This transaction will appear on your credit card statement as "Rotary Club of Hobart."



Direct Deposit can be made online to our account:

Rotary Club of Hobart Inc

Bank: **CBA**

BSB: **067-002** Account: **1017-5148**

Please use reference: **3293**

Cheques can be posted to **GPO BOX 1833, Hobart 7001** and made payable to: **Rotary Club of Hobart Inc**, please use reference: **3293**



Policy No. 2023- 64

Safeguarding Children and Young People Policy

Document:	Start Date: 12 Dec 2023	Page Reference:
Safeguarding Children and Young People Policy	Review Date: 31 Dec 2025	Page 1 of 2

1. PURPOSE

The purpose of the policy is to define Council's commitment towards the safeguarding of children and young people.

2. LEGISLATION

This policy relates to Council's obligations under the Child and Youth Safe Organisations Act 2023 (Tas)

3. POLICY

- Council is committed to the safety and wellbeing of children and young people while enabling their participation as valued members of our community.
- Council has zero tolerance to child abuse and harm.
- Our people are obligated to prioritise the safety of the children they interact with in the performance of their role and to report conduct of concern.
- Council recognises the importance of child safety in the provision of children and young people services.
- Council recognise our legal and moral responsibilities in keeping children and young people safe
- Council wants children and young people to thrive, be safe, happy, and empowered, and are dedicated to ensuring their views are listened to and respected, and they are given opportunities to contribute to how we plan and deliver our services that affect them.
- Council is committed to being a Child Safe Organisation.

Document:	Start Date: 12 Dec 2023	Page Reference:
Safeguarding Children and Young People Policy	Review Date: 31 Dec 2025	Page 2 of 2