

AGENDA ATTACHMENTS

18 JULY 2023

ORDINARY COUNCIL MEETING

Table of Contents

AGENDA ITEM 17.1 1
Draft Minutes Ordinary Meeting (20 June 2023)

AGENDA ITEM 17.2 56
Draft Minutes Planning Meeting (11 July 2023)

AGENDA ITEM 22.1 67
DA 2023-27 Change of Use to Visitor Accommodation - 73A Jones Road, Miena

AGENDA ITEM 22.2 93
DA 2023-26 - Four Lot & Balance Subdivision – 197 Ellendale Road, Fentonbury

AGENDA ITEM 24.3 139
Ouse Table Tennis Club - Community Grant Application

AGENDA ITEM 24.4 145
FoLG Central and Midlands Catchment Public Hearings Details



Central Highlands Council

MINUTES – ORDINARY COUNCIL MEETING – 20 JUNE 2023

Minutes of Ordinary Meeting of Central Highlands Council held in the **Bothwell Council Chambers, Bothwell** on **Tuesday 20 June 2023**, commencing at **9.00am**.

Table of Contents

1.	OPENING.....	2
2.	AUDIO RECORDING DISCLAIMER.....	2
3.	ACKNOWLEDGEMENT OF COUNTRY	3
4.	PRESENT.....	3
5.	IN ATTENDANCE.....	3
6.	APOLOGIES.....	3
7.	LEAVE OF ABSENCE.....	3
8.	PECUNIARY INTEREST DECLARATIONS	3
9.	PERCEIVED INTEREST DECLARATIONS	3
10.	CLOSED SESSION OF THE MEETING	4
10.1	MOTION OUT OF CLOSED SESSION	5
11.	RE-OPEN MEETING TO PUBLIC	5
12.	DEPUTATIONS.....	5
13.	PUBLIC QUESTION TIME	6
14.	NOTICE OF MOTION	7
15.	COMMITMENTS.....	10
15.1	MAYORAL COMMITMENTS.....	10
15.2	COUNCILLOR COMMITMENTS.....	11
15.3	GENERAL MANAGER'S COMMITMENTS.....	12
15.4	DEPUTY GENERAL MANAGER'S COMMITMENTS	12
16.	NOTIFICATION OF COUNCIL WORKSHOPS HELD	12
17.	FUTURE WORKSHOPS	13
18.	MAYORAL ANNOUNCEMENTS.....	13
19.	MINUTES.....	13
19.1	CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 16 MAY 2023	13
20.	BUSINESS ARISING – MAY 2023	13
21.	DERWENT CATCHMENT PROJECT – MONTHLY REPORT FOR MAY 2023	14
22.	COUNCIL ACTING AS A PLANNING AUTHORITY.....	20
23.	ORDINARY COUNCIL MEETING RESUMED	25

24.	DEVELOPMENT & ENVIRONMENTAL SERVICES.....	25
24.1	DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) MONTHLY REPORT	25
25.	WORKS & SERVICES	27
25.1	WORKS & SERVICES MONTHLY REPORT – MAY 2023	27
26.	ADMINISTRATION SERVICES	29
26.1	HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT FOR MAY 2023	29
26.2	TASWATER UPDATE	30
26.3	QUEENS PARK IN BOTHWELL.....	32
26.4	POLICY REVIEW – AUDIO RECORDING OF COUNCIL MEETINGS 2017-50	33
26.5	POLICY REVIEW - BULLYING POLICY 2015-33	34
26.6	POLICY REVIEW - HARASSMENT AND DISCRIMINATION POLICY 2015-34	34
26.7	POLICY REVIEW - GRIEVANCE & DISPUTE RESOLUTION POLICY 2015-35	36
26.8	POLICY REVIEW - DISCIPLINARY POLICY AND PROCEDURE 2017-47	36
26.9	POLICY REVIEW - COUNCIL POOL VEHICLE 2017-48.....	37
26.10	GREAT LAKE COMMUNITY CENTRE – GRANT SUPPORT	37
26.11	COUNCIL AND COMMITTEE MEETINGS – DATES & TIMES	38
26.12	LOCAL GOVERNMENT ASSOCIATION OF TASMANIA – GENERAL MEETING MOTION SUPPORT	42
26.13	COMMUNITY GRANT APPLICATION – CENTRAL HIGHLANDS SCHOOL HOLIDAY ACTIVITIES	Error!
	Bookmark not defined.	
26.14	MONTHLY FINANCE REPORT TO 31 MAY 2023	43
26.15	COUNCIL FEES AND CHARGES 2023-2024	49
26.16	COUNCIL RATES RESOLUTION 2023-2024	50
26.17	ANNUAL BUDGET ESTIMATES 2023-2024	51
26.18	ANNUAL PLAN 2023-2024	52
26.19	BOTHWELL & DISTRICTS LIONS CLUB PROPOSAL	52
26.20	FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 3 CENTRAL AND MIDLANDS COMMUNITY CATCHMENT INFORMATION PACK.....	54
27.	SUPPLEMENTARY AGENDA ITEMS.....	54
28.	CLOSURE	55

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 S Bowden, Cr R Cassidy, Cr J Hall, Cr J Honner, Cr D Meacham and Cr Y Miller.

5. IN ATTENDANCE

Mrs Kim Hossack (General Manager) Mr Adam Wilson (Deputy General Manager) and Mrs Janet Monks (Minute Secretary).

6. APOLOGIES

Nil

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.

Nil

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.

Nil

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 01/06.2023/C

Moved: Cr J Honner

Seconded: Cr S Bowden

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 16 May 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	Ambulance Tasmania	Regulation 15 (2)(B) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
4	Purchase of Land	Regulation 15 (2)(C)&(F) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
5	Local Government Association of Tasmania – President Candidate Vote	Regulation 15 (2)(C)&(G) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
6	Enterprise Bargaining Agreement 2023	Regulation 15 (2) (A) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Personal matters, including complaints against an employee of the council and industrial relations matters.
7	Supplementary Agenda Items	Part 2 Regulation 8 (6) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> .
8	Consideration of Matters for Disclosure to the Public.	Regulation 15 (8) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

MEETING CLOSED to the public at **9.05am**.

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

10.1 MOTION OUT OF CLOSED SESSION**RESOLUTION 08/06.2023/CC****Moved:** Cr Y Miller**Seconded:** Cr S Bowden***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 16 May 2023.</i>	<i>THAT the Minutes of the Closed Session of the Ordinary Meeting of Council held on 16 May 2023 be confirmed.</i>
3	<i>Ambulance Tasmania</i>	<i>THAT the matter be noted.</i>
5	<i>Local Government Association of Tasmania – President Candidate Vote</i>	<i>THAT Council confirm the voting ballot papers for the LGAT Presidential candidate which were completed by the Mayor and posted before the due date.</i>
6	<i>Enterprise Bargaining Agreement 2023</i>	<i>THAT Council note the matter.</i>
8	<i>Consideration of Matters for Disclosure to the Public</i>	<i>Matters were considered.</i>

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

11. RE-OPEN MEETING TO PUBLIC

The meeting re-opened to the public at **10.03am**. 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.

12. DEPUTATIONS

Nil

13. PUBLIC QUESTION TIME

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

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

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

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

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

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

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

Jason Branch, Works and Services Manager attended the meeting at 10.18am.

QUESTIONS FROM THE PUBLIC GALLERY

Damien Bester, New Norfolk

Q. Why is there a ban on recording of Council meetings?

A. Audio Recordings of Council Meetings Policy 2017-50 has been reviewed and amended to allow on application to and approval by the General Manager, ongoing recording permission of Council meetings.

Jessica Cosgrove, New Norfolk

Q. Ellendale Road - Safety of school children waiting at bus stop in a 100 km speed limit. Can Council erect signage to indicate a bus stop.

A. Department of State Growth provides permission to erect signage. Formal school bus stops are predetermined by State Growth; however, the contracted bus company can pick up children at an informal bus stop on route. Works & Services Manager, Jason Branch will pursue with the Department and other stakeholders to see if a more suitable location can be found.

Q. Ellendale Park - does Council intend to erect fencing around the park area?

A. No not at this stage.

Jason Branch, Works and Services Manager left the meeting at 10.26am.

Damian Mackey, Special Projects Officer attended the meeting at 10.30am

14. NOTICE OF MOTION

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.*

A Notice of Motion has been received from **Cr David Meacheam** on **12 June 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

The circumstances around the push for council amalgamations are subject to rapid change, with demanding deadlines and prohibitions coming from the State Government. How and if Central Highlands Council (CHC) benefits from that push in the next 4 months or so will hinge on how well we organise now.

I propose we form a working group of Councillors and key professional staff to help us make the optimum responses to the proposals. We need to do a lot of detailed work.

The following Motion has been proposed: -

RESOLUTION 02/06.2023/C

Moved: Cr D Meacheam

Seconded: Cr Y Miler

THAT Council form a working group to respond to the State Government proposals for amalgamations.

CARRIED 5/4

For the Motion

Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr D Meacheam and Cr Y Miller.

Against the Motion

Mayor L Triffitt, Cr R Cassidy, Cr J Hall and Cr J Honner.

Adam Wilson, Deputy General Manager left the meeting at 10.34am.

Adam Wilson, Deputy General Manager returned to the meeting at 10.36am.

MOVE TO AGENDA ITEM 27 SUPPLEMENTARY AGENDA ITEMS

RESOLUTION 03/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr S Bowden

THAT Council move to Item 27 Supplementary Agenda Items.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

27.1 RECEIVAL DRAFT MINUTES AUDIT PANEL MEETING 19 JUNE 2023

RESOLUTION 04/06.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT the Draft Minutes of the Audit Panel Meeting held on Monday 19 June 2023 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

27.2 RECOMMENDATION 1 FROM THE AUDIT PANEL - COUNCIL POLICIES

RESOLUTION 05/06.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT Council revoke the following policies as recommended by the Audit Panel:

- POLICY 2020-57 FINANCIAL HARDSHIP ASSISTANCE MODEL POLICY; and
- POLICY 2020-58 COMMERCIAL ADDENDUM TO FINANCIAL HARDSHIP ASSISTANCE MODEL POLICY

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

27.3 RECOMMENDATION 2 FROM THE AUDIT PANEL - FUTURE OF LOCAL GOVERNMENT REVIEW STAGE 3 COMMUNITY ENGAGEMENT

RESOLUTION 06/06.2023/C

Motion 1

Moved: Cr R Cassidy

Seconded: Cr Y Miller

***THAT** Council form a position on the Future of Local Government Review before the July Ordinary Council Meeting and to discuss the issue at the 11 July 2023 Council Workshop.*

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

RESOLUTION 07/06.2023/C

Motion 2

Moved: Cr R Cassidy

Seconded: Cr J Hall

***THAT** Council forms a position that we reject all four scenarios and say no to amalgamations.*

CARRIED 6/3

For the Motion

Mayor L Triffitt, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner and Cr J Hall.

Against the Motion

Deputy Mayor J Allwright, Cr D Meacheam & Cr Y Miller.

Deputy Mayor J Allwright left the meeting at 11.05am.

27.4 RECOMMENDATION 3 FROM THE AUDIT PANEL – DRAFT ANNUAL BUDGET AND ANNUAL PLAN FOR 2023 – 2024

RESOLUTION 08/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

1. ***THAT** Council adopts an 8.9% general rate increase and all Fees and Charges to increase by the same level.*
2. ***THAT** Council endorses the Draft Annual Plan for 2023 - 2024.*

CARRIED**For the Motion**

Mayor L Triffitt, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

MOVED BACK TO AGENDA ITEM 15 COMMITMENTS**RESOLUTION 09/06.2023/C****Moved:** Cr A Bailey**Seconded:** Cr R Cassidy***THAT Council move back to Agenda Item 15 Commitments.*****CARRIED****For the Motion**

Mayor L Triffitt, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Deputy Mayor J Allwright returned to meetings at 11.07am.

15. COMMITMENTS**15.1 MAYORAL COMMITMENTS****11 May to 14 June 2023**

16 May 2023	Ordinary Council Meeting - Hamilton
22 May 2023	STCA Board Meeting via Teams
23 May 2023	SALTAS Meeting
31 May 2023	Tas Fire Service Meeting
1 June 2023	Leader of Opposition - Tele Meeting
2 June 2023	Meeting with Claire Prior
8 June 2023	Southern Cross TV Phone Call
9 June 2023	Budget Workshop at Hamilton
9 June 2023	Tele Meeting - Minister
9 June 2023	Tele Meeting – ABC
9 June 2023	Tele Meeting - Mercury
13 June 2023	Tele Meeting – Mercury Interview
14 June 2023	Public Meeting – Bothwell
14 June 2023	ABC Interview

- Business of Council x 11
- Ratepayer and community members - communications x 24
- Elected Members - communications x 31
- Central Highlands Council Management - communications x 2

For Information Only

15.2 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

16 May 2023	Ordinary Council Meeting - Hamilton
19 May 2023	Councillor Bus Trip (Part 2)
30 May 2023	Planning Matters Alliance Tasmania Meeting - Ouse
8 June 2023	Future of Local Government Community Engagement Session
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

Cr A Bailey

16 May 2023	Ordinary Council Meeting - Hamilton
19 May 2023	Councillor Bus Trip (Part 2)
30 May 2023	Planning Matters Alliance Tasmania Meeting - Ouse
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

Cr S Bowden

9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

Cr R Cassidy

16 May 2023	Ordinary Council Meeting - Hamilton
31 May 2023	Planning Matters Alliance Tasmania Meeting - Bothwell
8 June 2023	Future of Local Government Community Engagement Session
8 June 2023	Meeting with Brian Mitchell MP at Bothwell
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting – Bothwell
19 June 2023	Meeting with John Tucker MP

Cr J Hall

16 May 2023	Ordinary Council Meeting - Hamilton
19 May 2023	Councillor Bus Trip (Part 2)
30 May 2023	Planning Matters Alliance Tasmania Meeting - Ouse
31 May 2023	Planning Matters Alliance Tasmania Meeting - Bothwell
8 June 2023	Future of Local Government Community Engagement Session
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

Cr J Honner

16 May 2023	Ordinary Council Meeting - Hamilton
8 June 2023	Future of Local Government Community Engagement Session
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

Cr D Meacheam

16 May 2023	Ordinary Council Meeting - Hamilton
19 May 2023	Councillor Bus Trip (Part 2)
8 June 2023	Future of Local Government Community Engagement Session
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

Cr Y Miller

30 May 2023	Planning Matters Alliance Tasmania Meeting - Ouse
8 June 2023	Future of Local Government Community Engagement Session
9 June 2023	Budget Workshop at Hamilton
14 June 2023	Public Meeting - Bothwell

For Information Only

15.3 GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
15 May 2023	Contract Accountant	Draft Annual Budget 2023-24
16 May 2023	Council and Management Members	Council Meeting at Hamilton
17 May 2023	Tasmania Police	Council Legal matter
18 May 2023	Tasmanian Audit Office Members and Senior Staff	Biannual Stakeholder Meeting
19 May 2023	Council and Management Members	2 nd Budget Capital Works Bus Trip
22 May 2023	Southern Tasmanian Councils Authority	STCA Board Meeting via Teams
23 May 2023	SALTAS	Re Wayatinah Hall
23 May 2023	Mayor Triffitt and local resident	Re Ouse Hall
25 May 2023	Senior Management Team	Draft Annual Budget 2023-24
25 May 2023	Deputy Mayor Allwright	Various matters
29-31 May 2023	Local Government Association of Tas	General Managers Workshop & Discussions
1 June 2023	Mr John Jones	Property matter
2 June 2023	Enterprise Bargaining Committee and ASU Representative	Final enterprise bargaining committee meeting
2 June 2023	Primary Health Tasmania	Meeting with Committee & Mayor Triffitt
5 June 2023	South Central Sub-Region Group	Meeting with Group & Deputy Mayor Allwright
8 June 2023	Arthur J Gallagher & Co	Annual review of insurance portfolio
9 June 2023	Council and Management Members	Budget Workshop
13 June 2023	Council and Management Members	Planning Committee Meeting
13 June 2023	Council and Management Members	Council Workshop
14 June 2023	General Public & Councillors	Public Meeting at Bothwell
15 June 2023	Hydro Tasmania Officers & Senior Staff	Tarraleah Redevelopment

For Information Only

15.4 DEPUTY GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
18 May 2023	Tasmanian Audit Office Members and General Manager	Biannual stakeholder meeting Central Highlands Council and Tasmanian Audit Office
25 May 2023	General Manager and Managers	Manager's Budget Meeting
30 May 2023	LGAT Officers, TasPol Officers and Council Officers	LGAT Regional Towns CCTV project Kick Off Meeting
2 June 2023	Union, Enterprise Agreement Rep's, General Manager and Council Officers	Enterprise Agreement Meeting
13 June 2023	Mayor, Councillors, General Manager and Council Officers	Budget Workshop
15 June 2023	Hydro Tasmania Officers and Council Officers	Tarraleah Redevelopment meeting with Council Officers
19 June 2023	Audit Panel Members, General Manager and Council Officers	Audit Panel Meeting
20 June 2023	Council and Management Members	Council Meeting

For Information Only

16. NOTIFICATION OF COUNCIL WORKSHOPS HELD

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

- **9 June 2023** Draft Annual Budget 2023-24 and Future of Local Government Review.

17. FUTURE WORKSHOPS

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

- 11 July 2023

18. MAYORAL ANNOUNCEMENTS

Mayor Triffitt commented on the success of the Public Meeting held in the Bothwell Town Hall on 14 June 2023 with over 100 community members in attendance. The overwhelming consensus from the meeting was that amalgamations in any form were not acceptable to the Central Highlands community.

Cr Cassidy thanked Damian Bester from the Derwent Valley News and the ABC News, for attending the Public Meeting and for their articles.

19. MINUTES

19.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 16 MAY 2023

RESOLUTION 10/06.2023/C

Moved: Cr J Honner

Seconded: Cr A Bailey

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 16 May 2023 be confirmed.

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

20. BUSINESS ARISING – MAY 2023

Business Arising

14	NOTICE OF MOTION – Cr D Meacheam	Audio Recording of Council Meetings Policy 2017-50 to be amended at the June Council Meeting (See Item 26.5)
22.1	DA2023/01: SUBDIVISION ONE LOT & BALANCE - 24 PONSONBY STREET, HAMILTON	Correspondence provided & actioned.
22.2	DA2022/48: BOUNDARY ADJUSTMENT - 6371 LYELL HIGHWAY, OUSE	Correspondence provided & actioned.
24.2	POLICY 2013-08 – PUBLIC OPEN SPACE	Policy Register updated.

24.3	PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT	Call for Expressions of Interest.
24.4	PUBLIC NOTIFICATION OF 'SUBSTANTIAL MODIFICATIONS' FOLLOWING THE APPROVAL OF THE CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE BY THE TASMANIAN PLANNING COMMISSION	Information drop-in information sessions be held at: 1. The Bothwell council office, on a date to be determined. 2. The Ellendale Hall, on a date to be determined.
25.2	PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT	Correspondence provided & actioned.
26.1	APPLICATION FOR COMMUNITY DONATION – BRODIE SPEED	Correspondence provided & actioned.
26.2	TASWATER'S DRAFT CORPORATE PLAN FY2024-28	Deputy Mayor Cr Allwright, Councils Owner's Representative to provide a submission on behalf of Council by the 26 May 2023.
26.3	GRETNA FIRE BRIGADE COMMUNITY DEFIBRILLATOR	Correspondence provided & actioned.
26.4	ELECTRIC VEHICLE (EV) CHARGE STATIONS BOTHWELL AND HAMILTON	Correspondence provided & actioned.
26.7	FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 2 INTERIM REPORT	THAT Council meet with Central and Midlands Community Catchment Group; and provide a formal submission back to the Local Government Board.

FOR NOTING**21. DERWENT CATCHMENT PROJECT – MONTHLY REPORT FOR MAY 2023****RESOLUTION 11/06.2023/C****Moved:** Cr J Honner**Seconded:** Cr Y Miller**THAT** the Derwent Catchment Project monthly report for May 2023 be received.**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.



Derwent Catchment Project Monthly Report for Central Highlands Council

10th of May – 13th June 2023

General

As the end of financial year approaches, we are busy finalising projects and reporting. This month we are wrapping up the Derwent Pasture Network which has been funded over the last three years. It has been a fantastic program working with producers to improve resilience in, and make the most of, their dryland pastoral enterprises. We have applied for other ag program funding and hope to have something else up and running shortly.

We are pleased to have received support through the Weed Action Fund's last round for the Highlands Broom program which is a collaboration between DCP, Parks & Wildlife Services, TasNetworks, Hydro, Tarraleah Estate and Sustainable Timbers Tasmania. We have also been successful in a statewide bridal creeper grant application which within our region will control a few priority infestations of this nasty weed which we are lucky enough to not have much of.

We are also very excited to have secured TasNetworks investing \$50,000 a year into the program which will support general NRM activities in the Catchment.

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 ground team have been finishing off the final days at Dee Lagoon, carrying out woody weed control on behalf of TasNetworks, Sustainable Timbers Tas., Hydro and the Central Highlands Council. The joint project allowed for a large amount of land to be covered with minimal chance of reinfestation from neighbouring land. The external stakeholders have verbally committed to following up for the next two years. This work strategically aligns with the Central Highlands Weed Management Plan.



The ground team did their last day of Ragwort control around Great Lake as part of a Californian/Ragwort control program for Hydro. Whilst works to date on Californian thistle (over the last three years) have been very successful, it is hard to get consecutive days of good spray weather up there, which is why Ragwort control is also included.



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 NRM South through the Australian Government’s National Landcare Program

This program is supporting producers with improved dryland grazing management across the Central Highlands and Derwent Valley.

As we enter the final quarter of the Pasture Network program, Eve and Peter have had a busy month with events and reporting. On the 25th May we held a forum on natural capital and run country with a presentation from Dr Kerry Bridle who manages the native vegetation estate at Beaufront owned by the Von Bibra family. Kerry had interesting insights into the management needed to keep native grasslands healthy and the work they are undertaking to support eucalypt recruitment in bushland. Eve and Josie talked about the emerging natural capital market and presented a carbon and biodiversity case study for an average farm in the Derwent.



Fertiliser test strip session at Arundel

Peter delivered a walk and talk session on the fertiliser test strip results from Arundel farm last Friday afternoon. The group of 12 discussed the various nutrient treatments and latest results from the trial that was initiated 2 years ago. The Potassium and Phosphorus combination displayed outstanding results over both seasons.

Cross-hub containment feeding/drought lotting project - funded by the Future Drought Fund (National Drought Hub)

This program is supporting producers with containment feeding across the State.

We held two workshops on containment feeding on 7th June at St Peters Pass and 8th June at Milton Vineyard on the East Coast. The St Peter's Pass session at the Morrison's had a great turnout of 60 people with ABC media attendance. Milton had a smaller crew of 14 but the smaller group were more interactive. Deb Scammell, a livestock expert from S.A and Bruce Jackson, Tassie livestock veterinarian were experts in attendance and presented on how best to manage containment feeding set ups and animal health issues. We had great feedback from the events.



Restoration and Conservation

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

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

Due to the weather and the subsequent low volunteer numbers, we had to postpone the May working bee. Morgan has been in contact with the landholders and will head out there with the DCP ground crew to finish off the remaining willows. The program will stop over the colder winter months and start up again

in September. We will be holding a meet and greet day in the Westerway township to update the community on the program and to introduce some new externally funded projects. We have also been organising a volunteer program with the University of Tasmania who will come to events such as the Willow Warriors.

Miena Cider Gums – supported by Hydro

Initial surveys of possible new trees that could be banded were done by Eve and Morgan this month, with groundwork scheduled to be done in the coming weeks. This will be the fourth year of tree protection, with early results looking positive. The ground team have also been engaged by North Barker/State Growth to carry out protection work on Miena Cider Gums along the highway.

Hamilton Native Plant Nursery update

Karen, Morgan, Jason, and Barry met at the nursery last week to discuss the practical design elements for the proposed expansion of the nursery, Karen was pleasantly surprised about how much more space can be gained. The plan is to build in stages and make use of clean fill as it becomes available. DCP will engage CHC to help with the earthmoving component.

Karen has been out checking on previous years planting to see how the plants are progressing and organising maintenance work if required. Karen has also been organising and running new planting jobs, especially along the Lachlan River, to help stabilise the riverbanks.

Grant applications

Long term trial through the Australian Government's Future Drought Fund - 'Tasmanian drought adaptation through long-term management tool development and farmer engagement'

A 5 year program assessing if longer growing season rest can improve pasture condition, desirable species composition and biomass production. *Pending*.

Weed Action Fund – Final Round

We have submitted four applications to the final round of the Weed Action Fund.

1. An application in collaboration with Parks and Wildlife Services, TasNetworks, Hydro, Tarraleah Estate and Sustainable Timbers Tasmania. The application is based on the Weed Action Statement: English broom in the Central Highlands that the DCP wrote in 2019. The funding will be matched equally by the previously mentioned stakeholders and will aim to treat all known English broom

around the Tarraleah region. As part of the application, all stakeholders must agree to a 10-year maintenance program. **Successful \$35,000**

2. The control of Bridal Creeper in combination with six different councils around the state \$50,000 **Successful**
3. An education Program aimed at Council planning departments to help support pre-emptive strategies for development that can prevent the spread of weeds \$50,000 – **unsuccessful**

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 (CEO) 0427044700

Eve Lazarus (Program Manager) 0429170048

Morgan McPherson (Works Manager) 0418 667 426

Karen Phillips (Nursery Manager) 0400 039 303

22. COUNCIL ACTING AS A PLANNING AUTHORITY

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

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

RESOLUTION 12/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT Council now act as a Planning Authority.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

22.1 SUBMISSION TO THE TASMANIAN PLANNING POLICIES – DRAFT FOR CONSULTATION IN ACCORDANCE WITH SECTION 12C(3)(A) OF THE LAND USE PLANNING AND APPROVALS ACT 1993

REPORT BY

Special Projects Officer, Damian Mackey

RESOLUTION 13/06.2023/C**Moved:** Cr R Cassidy**Seconded:** Cr J Honner

THAT the attached submission to the *Tasmanian Planning Policies – Draft for Consultation in accordance with section 12C(3)(a) of the Land Use Planning & Approvals Act 1993*, be endorsed.

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

PURPOSE

The purpose of this report is to determine a submission to the *Tasmanian Planning Policies –Draft for Consultation under Section 12C(3)(a) of the Land Use Planning & Approvals Act 1993*.

The draft Tasmanian Planning Policies (TPPs) have been prepared by the State Planning Office under the Minister for Planning, who has now placed the document on public exhibition.

BACKGROUND

Tasmania's land use planning system has been in need of a policy 'engine room' since it was established in 1993. Successive governments have either avoided this matter altogether or have made only half-hearted attempts at developing policy.

Since the 1990s the 'State Planning Policy' mechanism has existed, but only three such policies have been enacted, all during the 1990s and 2000s. This mechanism requires a policy to pass both houses of parliament, (with the advice of the Planning Commission), which has proven politically challenging and has resulted in a lack of political appetite on the part of both major parties to develop more. The existing State Planning Policies address the protection of agricultural land, water quality management and coastal matters. However, there is an array of other issues that would benefit from State policy direction.

The new TPPs only need to be approved at ministerial level, instead of Parliament, which may prove more successful.

In the absence of policy direction on a large range of matters, the planning system essentially has to 'make it up as it goes along' on a case-by-case basis. This results in ad hoc and inconsistent policy judgements. Most significantly, and inappropriately, it forces policy to be made by public servants (the Tasmanian Planning Commission) instead of the elected representatives of the people.

The TPPs would only be considered in the preparation of the State Planning Provisions, Planning Scheme Amendments and the Regional Land Use Strategies. They would not be considered at the development assessment level, the principle being that they are implemented entirely through these higher-order mechanisms.

THE BROADER PLANNING SYSTEM REFORM

The proposed TPPs are part of a larger planning system reform that started over 12 years ago with the creation of statutory Regional Land Use Strategies. Around six years ago the process to create a single state-wide planning scheme commenced. This process is ongoing with more than half of Tasmania's Councils having now transitioned their planning schemes into the new Tasmanian Planning Scheme, including Central Highlands.

Ideally, a complete set of Tasmanian Planning Policies would have been established first, then the Regional Land Use Strategies developed, and then the state-wide planning scheme provisions. Clearly, it hasn't happened that way. Nevertheless, the advent of a project to develop a suite of Tasmanian Planning Policies should be welcomed and the State Government applauded for finally moving to fill the policy void.

The TPPs will be crucial in informing the pending revision of the three Regional Land Use Strategies. They are

also expected to lead to changes to the Tasmanian Planning Scheme provisions. They represent the last piece of the planning system jigsaw.

It is anticipated there will be a five-yearly review process. The revised TPPs will then inform five-yearly reviews of the Regional Land Use Strategies which, in turn, will flow into planning scheme amendments.

This is an opportunity for Council to make comment on matters of concern that arose through the process to develop its Local Provisions Schedule, (the 'local Council component' of the Tasmanian Planning Scheme). Whilst this process was nominally under Council control, in reality most of the content was directed by the State Government pursuant to informal State planning policy positions.

PREVIOUS COUNCIL SUBMISSION

In 2022 the State Government released a preliminary draft of the TPPs for comment from Local Government and State Agencies. This was considered at a Council workshop and a submission was endorsed at the November 2022 Council meeting.

This report and the attached proposed submission largely consider whether the points made by Council in its November 2022 submission have been accommodated in the new draft of the TPPs.

PROPOSED SUBMISSION

The proposed submission generally reiterates Council's previous points where they were not taken on board. The following is a summary. The headings are as per the Tasmanian Planning Policies draft document.

1.0 Settlement

The 'Settlement' and related strategies set a target land supply horizon of at least 15 years. Council previously proposed that this be extended to 20 years, largely on the basis that there are few negative consequences of over-estimating land supply, but dire consequences of underestimating it. Rezoning mechanisms are slow and haphazard and are sometimes refused by the Planning Commission. Population growth pressures over the last 10 years have outstripped expectations and Tasmania is now reeling in a severe housing supply shortage.

It is recommended that Council continue to push for a 20-year land supply target.

1.1.3 - 2(d) Re: Urban Growth over Agricultural Land

This strategy previously provided that urban growth should not be over land that '*could have the potential to be used for viable agriculture*'.

Council suggested that it should refer to "*could have the potential to be used for significant agriculture*".

Council's suggestion has been somewhat accommodated, with this subclause, and similar clauses elsewhere in the document, now referring to '*agricultural land, especially land within the more productive classes of agricultural capabilities*'.

1.1.3 – 3 Re: Regional Settlement Hierarchies

Regional Settlement Hierarchies are set out within the Regional Land Use Strategies, and the TPPs set out a proposed policy regarding them.

In November, Council suggested that Regional Settlement Hierarchies *should explicitly recognise that the growth of rural towns located beyond the gravitational pull of the major cities is driven mostly by local factors. Any regional settlement hierarchy should therefore not attempt to dictate growth scenarios for such towns.*

This has not been taken on board, and it is recommended that this point be reiterated.

1.1.3 – 7 Re: Urban and Settlement Growth Boundaries

This subclause states that urban and settlement growth boundaries should be established. No time horizon is stated. Council previously suggested that these should aim to encompass a 30-year supply of land, with a 20

year supply of zoned land within that.

This suggestion has not been taken on board, and it is recommended that this point be reiterated.

Proposed new strategy statement regarding 'change'.

Council previously suggested that a strategy statement be included that explicitly acknowledges 'change'. If we are to develop genuine environmentally sustainable urban footprints, we have to increase densities, particularly in existing major cities. This will involve substantial change within our urban environments. The TPPs, as written, reinforce the belief that there should be no, or very little, 'change'. This general thought should be clearly countered. Change will be tempered by explicit planning scheme mechanisms in specified areas, such as heritage precincts, but there needs to be acknowledgment through a specific policy statement that significant change in most areas will be necessary.

This has not been taken on board, and it is recommended that this point be reiterated.

1.2.3 Liveability Strategies

Proposed new strategy recognising role of rural living land.

Council previously suggested that a strategy statement should be added recognising the role of rural residential land in the suite of liveability options. Such land provides the opportunity for people to live in a genuinely environmentally sustainable way, with little-to-no carbon footprint. There is a place for such land in a carbon-neutral world and Council is anecdotally aware of a very significant un-met demand from people searching for such opportunities.

This has not been taken on board, and it is recommended that this point be reiterated.

Previous peri-urban interface subclause.

The previous TPP draft included a subclause which appeared to call for long term protection of land around settlements from any future expansion. Council questioned this. This subclause has now been deleted.

1.4.3 – 3 Re: Settlements with Seasonal Fluctuations

The previous draft of this subclause referred to coastal settlements with seasonal fluctuations, (i.e. holiday/shack settlements). Council pointed out that these are not all on the coast, such as highland lakes fishing shack settlements. The subclause has now been amended to refer to '*coastal and other settlements that are characterised by holiday homes*'.

1.4.3 – 5 Re: Rural Residential Land Use

Council previously commented as follows:

(This subclause) is written in the negative. It should include a proactive statement encouraging the zoning of existing de facto rural residential areas to the Rural Living Zone. Such a strategy would enable an amount of infill subdivision within many such areas. In this way, the current significant unmet demand for sustainable living opportunities can be significantly addressed whilst not increasing the overall footprint of rural living land and not encroaching on any genuine agricultural land. This would have the additional benefit of providing the existing inhabitants of such areas with planning scheme provisions that match their reality, in terms of boundary setbacks, height limits, use tables and protection of amenity. A policy shift of this nature would have no negative land use consequences. As this strategy is currently written, (in the negative), the Commission will refuse most, if not all, attempts by Planning Authorities to undertake such rezonings.

This has not been taken on board, and it is recommended that this point be reiterated.

1.5.3 Re: Housing

The above point regarding de factor rural residential areas should also be included in the strategies pertaining to 'Housing' under section 1.5.3. Council had previously suggested this, but it has not been taken on board.

Council had also previously suggested that, in **Strategy 1.5.3 - 5** regarding higher density housing, 'change'

should explicitly be recognised within our urban streetscapes, and that this is an unavoidable consequence of pursuing a more environmentally sustainable urban footprint. Council previously suggested this, but it has not been taken on board, and should be reiterated.

1.6.3 – Strategies Pertaining to Design

As per above, Council had previously suggested that, in **Strategy 1.6.3** regarding design, ‘change’ should explicitly be recognised within our urban streetscapes, and that this is an unavoidable consequence of pursuing a more environmentally sustainable urban footprint.

Change should be tempered in areas with genuine unique characteristics, such as through the establishment of Heritage Precincts, and this will result in a less environmentally sustainable urban footprints in those areas in the future. This will therefore be a trade-off of one desirable goal against another. Outside such areas, change will be necessary, and this should be explicitly acknowledged.

This has not been taken on board and should be reiterated.

2.0 Environmental Values

Whilst some changes to the text have occurred under this section, the points made previously by Council are still largely relevant and should be reiterated.

Generally, the various strategy statements make no distinction between those values for which we have well-established systems in place for their recognition and protection and those for which we have very little. The amount of ‘work’ each set of strategy statements has to do varies enormously. The reader is unaware of this very significant practical difference.

Council’s specific suggestion regarding a strategic approach to Biodiversity Offsets has not been taken onboard. This suggestion should be reiterated.

Council’s previous comments regarding the lack of clarity around defining significant landscapes and scenic areas has not been taken onboard. This should be reiterated.

3.0 Environmental Hazards

Similarly, to the section on Environmental Hazards, this section makes no distinction between those hazards for which we have well-established systems in place for their recognition and protection and those for which we must do a lot more. The amount of ‘work’ each set of strategy statements has to do varies enormously.

Council previously made this point, and it should be reiterated.

4.0 Sustainable Economic Development

4.1 - Agriculture

Council previously commented that this section should protect prime and significant agricultural land, not just any and all land capable of being used for any kind of agriculture, regardless of its economic value. This comment has been taken onboard, with the terminology now referring to *“land that is identified as being within the higher classes of agricultural capability”*.

This change should be explicitly supported.

4.2 – Timber Production

This is a new section. Its inclusion should be supported.

5.0 Physical Infrastructure

Council previously made the general observation that State agencies and infrastructure providers need to be fully engaged in the next iteration of Regional Land Use Strategies and in local settlement planning, and must fully embrace the outcomes. They then need to re-work their future *infrastructure plans accordingly*. *In the past*,

this has not happened sufficiently.

This should be reiterated.

6.0 Cultural Heritage

This section is divided into two subcategories, as before. One remains titled 'Aboriginal Cultural Heritage'. The title of the other section has been altered from 'Non-Aboriginal Cultural Heritage' to 'Historic Cultural Heritage', as suggested in Council's original submission. This now aligns with the terminology in the relevant legislation.

7.0 Planning Processes

Council previously made suggestions to improve or fill gaps in the regulatory process. These have not been taken on board and should be reiterated.

SUBMISSION

The State Planning Office has requested submissions by Monday 26th of June.

The attached proposed submission is submitted for Councillors' consideration. It should be read in conjunction with the enclosed Draft Tasmanian Planning Policies.

Special Projects Officer, Damian Mackey left the meeting at 11.31am.

23. ORDINARY COUNCIL MEETING RESUMED

RESOLUTION 14/06.2023/C

Moved: Cr Y Miller

Seconded: Cr A Bailey

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

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

24. DEVELOPMENT & ENVIRONMENTAL SERVICES

Graham Rogers Manager of Development & Environmental Services attended the meeting at 11.31am.

24.1 DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) MONTHLY REPORT

Report By

Graham Rogers, Manager Development & Environmental Services

RESOLUTION 15/06.2023/C

Moved: Cr J Honner

Seconded: Cr J Hall

THAT the Development & Environmental Services Report for May 2023 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

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 / 00025	B Cooper	17 Thiessen Crescent, Miena	Outbuilding with Amenities

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00024	M Croghan	15498 Lyell Highway, Derwent Bridge	Change of Use Outbuilding to Residential (Staff Accommodation)
2023 / 00017	S Bomford Designs	1 Bannister Road, Tods Corner	Dwelling & Ancillary Dwelling

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 are due by 31 July 2023.

2023-2024 Statistics as of 14 June 2023	
Number of Dogs Impounded during last month	1
Number of Dogs Currently Registered	18
Number of Dogs Pending Re-Registration	934
Number of Kennel Licences Issued	0
Number of Kennel Licences Pending	30

Council's Animal Control Officer (resource shared with neighbouring Council) has undertaken several site visits during the past month addressing complaints received.

HAMILTON TOILET & BBQ FACILITY UPGRADE

Works has commenced with the old public toilet facility being demolished and construction works have commenced.

Temporary toilets are available, and the camping area will remain open.

Graham Rogers, Manager of Development & Environmental Services left the meeting at 11.38am.

Jason Branch, Manager Works & Services attended the meeting at 11.42am.

25. WORKS & SERVICES

25.1 WORKS & SERVICES MONTHLY REPORT – MAY 2023

Report By

Jason Branch, Works & Services Manager

RESOLUTION 16/06.2023/C

Moved: Cr A Bailey

Seconded: Cr J Honner

THAT the Works & Services Monthly Report for May 2023 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacham & Cr Y Miller.

Background

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

Grading & Sheeting	Dawson Road, Old Mans Head, Interlaken Road, Thousand Acre Lane, Bashan Road, Victoria Valley Road, Brady's Lake Road, Bronte Lagoon Road
Maintenance Grading	Bronte Heights, Bronte Estate, Gowen Brea, Pine Tier
Potholing / shouldering	Dawson Road, Strickland Road, Victoria Valley Road, Wetheron Road, Rose Hill Road, Bashan Road,
Spraying:	Nil
Culverts / Drainage:	Clean culverts Dennistoun Road Clean culverts Victoria Valley Road Clean culverts Bashan Road Clean culverts Woodward's Road Clean culverts McGurries Marsh Road
Occupational Health and safety	<ul style="list-style-type: none"> • Monthly Toolbox Meetings • Day to day JSA and daily prestart check lists completed • Monthly workplace inspections completed • Playground inspections • 2 x traffic control courses
Bridges:	Replace 25 pieces of bridge decking on Green Valley Bridge
Refuse / recycling sites:	Cover Hamilton Tip twice weekly

Other:	3 X Drum Musters Demolished Hamilton toilet block ready for new toilets. New boundary sign Derwent bridge Set up portable toilets at Hamilton Repair water break Hamilton Rec Install culvert Bronte play area. Remove fence around Steppes Hall ready for new fence Repair culvert Torhill Road Pick up Tyres and litter Mark tree Road Repair sink hole Wetheron Road Repair hole Laycock drive Clear scrub Barren Plains Road Repair fence Ouse wetlands Repair fence Thousand Acre Lane Install guard rail Thousand Acre Lane. Completed Bothwell footpaths Storm water connections Hamilton
Slashing:	Lanes Tier Road Victoria Valley Road Woodward's 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:	PM733 Komatsu grader serviced PM816 Toyota Hilux new tyres and service PM817 Toyota Hilux serviced PM687 Western Star truck repairs PM717 Dog trailer new tyres PM676 Hose repair PM748 Hino truck new tyres PM620 Dog trailer new tyres PM726 John Deer tractor new rear tyres PM772 Hino truck new tyres PM740 Hino truck new tyres
Private Works:	Medcaffé Maintenance concrete premix Catherine Watson gravel delivery Ratho gravel delivery Waddamana Forest Products gravel delivery Andrew Brazendale gravel delivery Daniel Buckby gravel delivery Greg Oates gravel delivery David Eccles water delivery' Ian Rigby water delivery David and Janice Cawthorn water delivery
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties
Program for next 4 weeks	Bothwell Stormwater Stage 2 Hamilton footpath upgrade Grading Municipal Roads Install play equipment Queens Park Install new fence Steppes Hall

Cr D Meacheam left the meeting at 11.46am.

Cr D Meacheam returned to the meeting at 11.49am.

25.2 PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 17/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr Y Miller

1. **THAT** Council endorse the River Clyde Flood Mapping Study Report; and
2. **THAT** Council endorse the date and time of the final Community Information Session for the River Clyde Flood Mapping Study Report, at the Bothwell Council Chambers on Wednesday 5 July 2023 between 2.00pm and 3.30pm.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

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

Mr Cameron Ormes the Project Manager for the River Clyde Flood Mapping / Study has provided Council with the completed River Clyde Flood Mapping Study Report, copy in the attachments.

A final Community Information Session could be held at the Bothwell Council Offices on Wednesday 5 July 2023 or Thursday 6 July 2023 between 2.00pm and 3.30pm or should the session be at a time where community members could attend who may have work commitments preventing attendance.

Jason Branch, Manager Works & Services left the meeting at 11.52am.

26. ADMINISTRATION SERVICES

26.1 HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT FOR MAY 2023

Report by

Katrina Brazendale, Senior Administration/Community Relations Officer

RESOLUTION 18/06.2023/C

Moved: Cr J Honner

Seconded: Cr D Meacheam

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

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

- Bothwell Playgroup

Discussions have been undertaken with Families Tasmania to seek support in running another program for term 4. Commencement for term 3 will start shortly.

- 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, the school association is currently working on a roster that will also include the assistance from the CWA.

- Youth and Adults Mental Health Community Sports

The Bothwell District High School along with the assistance from the Bothwell Golf Club will commence the weekly golf sessions facilitated by the Golf Club members in term 3.

Discussions have been undertaken with Hydro Tasmania regarding community grants.

Assistance with the Public Meeting held 14th June 2023 at Bothwell.

Cr A Bailey left the meeting at 11.55am.

26.2 TASWATER UPDATE

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 19/06.2023/C

Moved: Cr J Honner

Seconded: Cr D Meacheam

THAT Council note the TasWater's correspondence.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

The General Manager has requested that Council note the following information from Ms Kate Crawford General Counsel/Company Secretary and Mr Matt Balfe General Manager Customer & Community regarding increasing TasWater's engagement with owners.

They state the following in their correspondence:

Increasing TasWater's engagement with Owners

This year TasWater enters its 11th year of operations. We have successfully laid the foundations essential to deliver safe and reliable water and sewerage services to our customers, while continuing to pay responsible dividends to our Owners. Through development of more sophisticated and stable assets, systems and technology we are now on a path to significantly improve outcomes for customers, communities and the natural environment. This new era creates an opportunity to deepen our relationships with stakeholders and streamline the way we collaborate and communicate. This includes our communication and corporate reporting with our Owners, and increased relationship building through face-to-face engagement with stakeholders on local and regional issues of importance.

Direct engagement with our Owners on local and regional issues of importance

This year we have increased our direct engagement with Owner councils. This includes members of our team attending council workshops to provide an update on TasWater's performance tailored to each municipality. These meetings also provide an opportunity for elected members to raise issues of local concern with us directly. By 31 July 2023 our team will have completed the first round of our direct engagement workshops and will be seeking feedback from Councils on the frequency of these workshops moving forward.

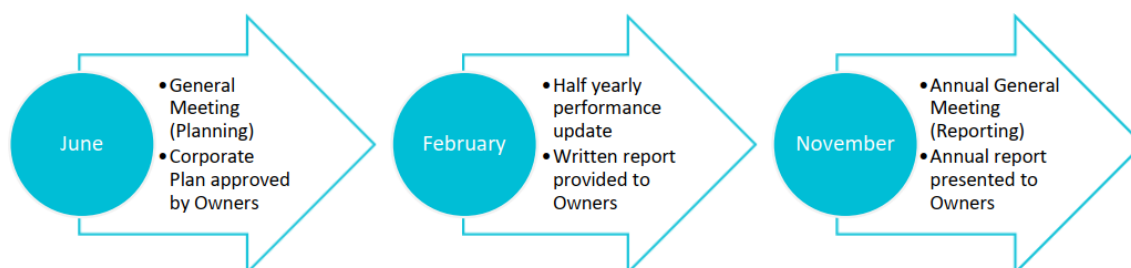
Additionally, our team is developing:

- *local six-monthly capital works updates – to be implemented during FY 2022/23; and*
- *A program of tours to our projects and facilities per region – to be delivered from Spring 2023.*

At the core of these initiatives is our desire to build stronger strategic and operational relationships with our customers and the community, allowing us to provide the best overall outcomes for our customers, community and your local environments.

Our proposal – streamlining and optimising our reporting to Owners

We propose a streamlined and optimised corporate reporting approach, as reflected below:



- Continuous disclosure of material information that has or may have a material effect on TasWater's performance
- Direct engagement with Owners on local and regional matters

This approach means we will reduce the time required for all parties on 'quarterly reporting meetings' (to be replaced with direct engagement on local and regional issues) and improve overall reporting efficiency comprising approval of the Corporate Plan in June, one half-year report in February, and presentation of the Annual Report in November.

To deliver these changes, we are recommending amendment to clause 18 of the Shareholders' Letter of Expectations (SLE) and include a consultation draft of the proposed changes, which has been reviewed and endorsed by TasWater's Board. We note that TasWater's continuous disclosure and direct engagement obligations are reflected in clause 8 of the SLE, are ongoing, and no further amendment is proposed.

Next steps

We are now seeking feedback on our proposal to streamline and optimise our corporate reporting to Owners. So that we can consider any feedback, finalise the proposed amendments, and provide the amended SLE for vote at the General Meeting (Planning) scheduled for 26 June 2023, we request all feedback to be provided to the Company Secretary, companysecretariat@taswater.com.au by 1 June 2023.

The Customer and Community engagement team will be in touch over the next two weeks to discuss the proposal including our 'direct engagement' approach.

Copy of Shareholders letter of expectations – Proposed Amendment is attached for Councillors information.

Cr A Bailey returned to the meeting at 11.57am.

26.3 QUEENS PARK IN BOTHWELL

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 20/06.2023/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT Council provide support for Mr Christopher Watt and Ms Tammy Cornish to hold their wedding at Queens Park in Bothwell in March 2025.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacham & Cr Y Miller.

Background

The General Manager has requested that Council consider a request from Mr Christopher Watt and Ms Tammy Cornish to hold their wedding ceremony in Queens Park in Bothwell.

Mr Watt states the following in an email to the Bothwell Office:

"Just to follow up from our phone conversation on Friday 19th May. You asked me to provide more details regarding our wish to be married in the memorial park at Bothwell on the corner of the Main Road going through Bothwell and Market Place. I will do my best to provide you with accurate advice.

Firstly, it is important to highlight that we are NOT wanting to book and/or reserve the park; we wish for it to remain open to the public to use at the same time.

Given that we are not wanting this space until March 2025, we are yet to have exact numbers of people attending. However, we would estimate under 50 people.

We guess we would be requiring the area for approximately 1 hour in duration, before we head elsewhere for our reception.

At this stage we wouldn't be setting up any marques or other structures. At the most we may bring an archway of sorts as a backdrop for us to stand under/in front of during the ceremony. However, we envision using the natural surroundings of the beautiful gardens and trees as our backdrop. The celebrant may have a small, portable microphone for her use whilst conducting the ceremony, but it will definitely not be big enough to disrupt others attending the park or neighbouring properties.

We are not requesting any extra preparation from the council, such as gardening or lawn mowing. We regularly attend this area together and part of the attraction to this area is the high standard of upkeep done by your council team. It really is a credit to those involved.

I

trust this information is useful to you. I hope I have provided enough, however please do not hesitate to contact me by phone or email if you require any further information or have any questions.

I look forward to furthering conversations in the future.”

26.4 POLICY REVIEW – AUDIO RECORDING OF COUNCIL MEETINGS 2017-50

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 21/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr D Meacheam

THAT the Audio Recordings of Council Meetings 2017-50 Policy be amended.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

The previous Policy No. 2017-50 Audio Recording of Council Meetings was approved by Council in February 2023.

Council at 16 May 2023 Ordinary Council Meeting approved the following resolution:

RESOLUTION 04/05.2023/C

Moved: Cr D Meacheam

Seconded: Cr R Cassidy

THAT on application, an organisation or individual may be granted standing (on-going) permission to record the Ordinary Meetings of Council. The span of meeting recorded must not be greater than that recorded by Council itself.

CARRIED

For the Motion

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

This policy provides a framework and direction as to the management of the audio recording of Council meetings. The purpose of audio recording is to assist in the preparation of Minutes, and to ensure that a true and accurate record of debate and discussion is available.

This policy applies to all ordinary and special Council meetings (as defined in the Local Government (Meeting Procedures) Regulations 2015). Those parts of meetings which are closed to the public will not be audio recorded by Council.

It does not apply to any other meetings of Council (e.g. Council Committees – Audit / Planning).

The following update has been added to the policy:

“A member of the public including “member of the press”, “journalist”, “reporter”, may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of the open session meeting of Council, with prior written permission from the General Manager, for the express purpose proposed.

On application, an organisation or individual may be granted standing (on-going) permission to record the Ordinary Meetings of Council. The span of meeting recorded must not be greater than that recorded by Council itself.

The Central Highlands Council reserves the right to revoke such permission at any time”.

26.5 POLICY REVIEW - BULLYING POLICY 2015-33

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 22/06.2023/C

Moved: Cr J Honner

Seconded: Cr A Bailey

THAT Council approve the reviewed Policy 2015 - 33 Bullying Policy.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacham & Cr Y Miller.

Background

The previous Bullying Policy was approved by Council on the June 2020.

The policy outlines Central Highlands Council process regarding bullying within the workplace. Council's goal is to provide prompt and reasonable management of workplace issues to assist our workers and enable them to enjoy a healthy and safe work environment.

This policy applies to all Councillors, Committee Members, workers, consultants, contractors, subcontractors, labour hire employees, outworkers, apprentices, volunteers, and work placement/work experience participants of Central Highlands Council.

Places of work include attending training, work related events, 'off site', and other worksites of which you are undertaking Central Highlands Council business.

Workplace bullying is defined as repeated and unreasonable behaviour directed towards a worker or a group of workers that creates a risk to health and safety.

26.6 POLICY REVIEW - HARASSMENT AND DISCRIMINATION POLICY 2015-34

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 23/06.2023/C

Moved: Cr A Bailey

Seconded: Cr D Meacheam

THAT Council approve the reviewed Policy 2015 – 34 Harassment and Discrimination Policy.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

The previous Harassment and Discrimination Policy was approved by Council in June 2020. This Policy outlines Central Highlands Council's policy regarding harassment and discrimination within the workplace. Central Highlands Council considers that our workers are entitled to be treated fairly and with respect in the workplace. Our goal is to provide prompt and reasonable management of workplace issues to assist our workers and work together to achieve a healthy and safe work environment.

The policy should be read in conjunction with applicable, appropriate and associated policies, procedures, legislation, codes of practice, guidelines and best practice models.

26.7 POLICY REVIEW - GRIEVANCE & DISPUTE RESOLUTION POLICY 2015-35

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 24/06.2023/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT Council approve the reviewed Policy 2015 – 35 Grievance & Dispute Resolution Policy.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacham & Cr Y Miller.

Background

The previous Grievance & Dispute Resolution Policy was approved by Council in June 2020.

The objective of the Grievance & Dispute Resolution Policy is to assist all parties in determining whether there are any conduct or performance issues, the correct process that should be undertaken and relevant sanctions which may apply.

This policy assists in providing a consistent approach for all Central Highlands Council personnel.

26.8 POLICY REVIEW - DISCIPLINARY POLICY AND PROCEDURE 2017-47

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 25/06.2023/C

Moved: Cr J Hall

Seconded: Cr S Bowden

THAT Council approve the reviewed Policy No. 2017- 47 Disciplinary Policy & Procedure.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

The previous Disciplinary Policy & Procedure was approved by Council in July 2020.

The aims of the Disciplinary Policy & Procedure are to:

- recognise that all Employees are responsible for their behaviours;
- to set and maintain standards of conduct within Council and help and encourage Employees to achieve and maintain those satisfactory standards;
- enable Council to appropriately deal with Infringing Workplace Behaviour fairly, consistently and transparently having regard to the individual circumstances and other relevant factors;
- provide opportunities for Employees to correct behaviours unless immediate dismissal is appropriate;
- provide a reference and framework for the Disciplinary Procedure; and
- operate with Applicable Laws and Related Council Documents.

26.9 POLICY REVIEW - COUNCIL POOL VEHICLE 2017-48**Report by**

Adam Wilson, Deputy General Manager

RESOLUTION 26/06.2023/C

Moved: Cr Y Miller

Seconded: Cr J Hall

THAT Council approve the reviewed Policy 2017 - 48 Council Pool Vehicle.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

The previous Council Pool Vehicle Policy was approved by Council on the June 2020.

The policy outlines the provision of Council's pool vehicle.

26.10 GREAT LAKE COMMUNITY CENTRE – GRANT SUPPORT**Report by**

Kim Hossack, General Manager

RESOLUTION 27/06.2023/C**Moved:** Cr D Meacheam**Seconded:** Cr J Hall

THAT Council provide a letter of support to the Great Lake Community Centre Inc. in respect to their grant application to the Cattle Hill Wind Farm community grant program, for the installation of security fencing and security camera system at the Centre & surrounding buildings.

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

Council has been approached by the Great Lake Community Centre Inc. Secretary, Ms Toni Glowacki in relation to obtaining a letter of support and permission to install, a security system in and around the Centre, and the new Greenhouse and Maker's Shed. The system will include motion detectors and new security fencing surrounding the new buildings will also be installed.

They have obtained a grant from Cattle Hill Wind Farm to undertake these works and as lessees of the Council owned buildings & surrounds, Council needs to be aware and provide permission.

They have already spoken with the local Police Constable and Jackson Security about the best and most cost-effective solution.

26.11 COUNCIL AND COMMITTEE MEETINGS – DATES & TIMES**Report by**

Kim Hossack, General Manager

Motion 1**RESOLUTION 28/06.2023/C****Moved:** Deputy Mayor J Allwright**Seconded:** Cr A Bailey

THAT Council, by Absolute Majority, approve the below meeting dates for the Ordinary Council Meetings and the Planning Committee Meetings for the period July 2023 to December 2023.

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Motion 2**RESOLUTION 29/06.2023/C****Moved:** Deputy Mayor J Allwright**Seconded:** Cr R Cassidy

THAT Council approve the following for a trial period of 6 months –

- *The Open Session of the Council Meeting to commence at 9.00am with the public, and*
- *The Closed Session of the Council Meeting to be at the conclusion of the Open Session.*

CARRIED 5/4

For the Motion

Deputy Mayor J Allwright, Cr S Bowden, Cr R Cassidy, Cr D Meacheam and Cr Y Miller.

Against the Motion

Mayor L Triffitt, Cr A Bailey, Cr J Hall and Cr J Honner.

Motion 3**RESOLUTION 30/06.2023/C**

Moved: Cr R Cassidy

Seconded: Cr J Honner

***THAT** the location of Ordinary Meetings of Council remains as previously determined, alternating between Hamilton and Bothwell, and Planning Committee Meetings of Council be held at Bothwell at the following locations –*

Ordinary Meetings of Council commencing at 9.00am:

Tuesday 18 July 2023 – Hamilton
 Tuesday 15 August 2023 – Bothwell Town Hall
 Tuesday 19 September 2023 – Hamilton
 Tuesday 17 October 2023 – Bothwell Town Hall
 Tuesday 21 November 2023 – Bothwell
 Tuesday 12 December 2023 – Hamilton

Annual General Meeting: Tuesday 12 December 2023 at Bothwell

Planning Committee Meetings of Council commencing at 9.00am:

Tuesday 11 July 2023 – Bothwell
 Tuesday 8 August 2023 – Bothwell Recreation Ground
 Tuesday 12 September 2023 – Bothwell Recreation Ground
 Tuesday 10 October 2023 – Bothwell Recreation Ground
 Tuesday 14 November 2023 – Bothwell
 Tuesday 5 December 2023 – Bothwell

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller

Motion 4**RESOLUTION**

Moved: Cr R Cassidy

Seconded: Cr S Bowden

***THAT** the trial period is for three months only.*

WITHDRAWN / LAPSED

Background

Council is to consider the times of commencement of Ordinary Council meetings after each ordinary election. This is occurred in November 2022, but Council chose to only approve 6 months in advance at that time. Council now needs to consider the remaining 6 months for 2023.

Under the *Local Government (Meeting Procedures) Regulations 2015* the following applies:

6. Times of Meetings

(1) *A meeting is not to start before 5:00 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.*

(2) *After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.*

Ordinary Council meetings are currently held on the third Tuesday of each month alternating between Bothwell and Hamilton and commencing at 9.00am; with the Closed Session meeting of the meeting and then opened to the public from 10.00am. The December Council meeting is generally held on the first Tuesday, preceded by the Annual General Meeting.

A further consideration which needs to apply during this period, is the re-roofing of Hamilton Council Office during the period August to October. Whilst this is occurring, office staff will be relocating to Bothwell and will be using the Council Chambers room during this time. Therefore, the alternative meetings held between Hamilton and Bothwell Chambers will not be able to happen or Planning Committee Meetings.

Another matter which Councillors may consider, is the timing of the Closed Session Meeting. It may be more convenient for the Public, for this to be held at the end of each Ordinary Meeting instead of at the beginning where time is limited.

The following is the proposed schedule of Council Meeting dates and Planning Committee Meeting dates for Council consideration subject to review of the times of commencement of the meetings as required under Regulation 6 (2) of the *Local Government (Meeting Procedures) Regulations 2015* following the Council election:

Notice of Council & Committee Meetings July 2023 – December 2023

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

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

Ordinary Meeting of Council:

Tuesday 18 July 2023 – Hamilton
 Tuesday 15 August 2023 – Hamilton
 Tuesday 19 September 2023 – Hamilton
 Tuesday 17 October 2023 – Hamilton
 Tuesday 21 November 2023 – Bothwell
 Tuesday 12 December 2023 – Hamilton

Annual General Meeting – Tuesday 12 December 2023 commencing at 8.45am

Planning Committee Meeting of Council:

All Planning Committee Meetings commence at **9.00am**

Tuesday 11 July 2023 - Bothwell
 Tuesday 8 August 2023 - Hamilton
 Tuesday 12 September 2023 - Hamilton
 Tuesday 10 October 2023 - Hamilton
 Tuesday 14 November 2023 - Bothwell
 Tuesday 5 December 2023 - Bothwell

The schedule of meeting dates is available on Council's website. It should be noted that should there be any variation to the schedule, such variation will be advertised.

Other Committee Meetings will be advertised at least four days before the meeting and copies of agendas will be available from Council Offices or on Council's website.

www.centralhighlands.tas.gov.au four days prior to the date of each meeting.

MOVE TO AGENDA ITEM 26.13

RESOLUTION 31/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Hall

THAT Council move to Agenda Item 26.13.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller

26.13 COMMUNITY GRANT APPLICATION – CENTRAL HIGHLANDS SCHOOL HOLIDAY ACTIVITIES

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 32/06.2023/C

Moved: Cr J Honner

Seconded: Deputy Mayor J Allwright

THAT Council provide the Uniting VicTas with a \$1,000 donation to undertake the school holiday activities.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

Council has received a community grant application from Ms Jessica Cosgrove the Family & Community Support Worker – Central Highlands, Uniting VicTas to undertake school holiday activities.

Uniting Vic.Tas is the community services organisation of the Uniting Church, delivering services and programs across Victoria and Tasmania. Uniting Tasmania works in partnership with consumers to build capability and confidence, so they can journey towards a brighter, healthier, and happier future.

The aim of the activities and the event is to bring families of the Central Highlands together to share resources, collaborate with other community service providers, and key stakeholders (such as the Central Highlands Council).

The project involves the following community activities:

- Attendance of the Well Fed Tasmania mobile community kitchen and food truck;

- 'Nibble & Scribble' Activity (crafting day, with healthy food options included);
- 'Paint a pot & plant a seed';
- Ouse Family Fun Day Event (Colour run, Salvo's BBQ, collaboration with other community service providers and stakeholders, free family fun & activities);
- Educational 'Kids Beekeeping Workshop' facilitated by Derwent Valley Honey; and
- Resource Work Cooperative (Waste Management Education Program).

The project will benefit our community as living in a rural or remote location such as the Central Highlands has challenges for children and young people. Children and young people's participation in extracurricular activities is linked to a range of positive outcomes and young people who participate in activities have a more positive sense of self. Uniting's planned school holiday activities will deliver a holistic program that meets the needs of the community; to foster a collaborative impact approach; and to deliver measurable outcomes for families and children.

The planned school holiday activities also have the potential for ongoing benefits, such as:

- Uniting's FCSW can identify and reach out to vulnerable families who require support;
- Develops strong networks/relationships between families for support;
- Families thriving, feeling a part of their community and connecting into community and its resources;
- Creates a secure, structured environment for children;
- Better fine and gross motor skills;
- Improved communication skills;
- Developing better emotional and social skills;
- Sensory and motor development;
- Practicing planning and problem-solving techniques;
- Language and conversation skills;
- Improved self-confidence and self-esteem; and
- Improved independence.

Uniting VicTas held a Family Fun Day in Bothwell in January 2023, this event was a success, with over four hundred attendees from all over the Central Highlands municipality. Feedback from this event conveyed that members of the Community wanted to see more events such as this throughout the Central Highlands, with Ouse and Ellendale named as areas by families.

Mayor L Triffitt adjourned the Meeting at 12.42pm.

Mayor L Triffitt resumed the Meeting at 1.07pm.

26.12 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA – GENERAL MEETING MOTION SUPPORT

Report by

Kim Hossack, General Manager

RESOLUTION 33/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT Council support Clarence City Council's position concerning Council Leave of Absence Provisions which will be table at the next General Meeting to be held on 30 June 2023.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

Central Highlands Council is a formal member of the Local Government Association of Tasmania and as per their Terms of Reference, four General Meetings and an Annual Meeting are held each calendar year.

Each member Council, can by their own motion, bring before a General Meeting at motion to be considered by the Local Government sector.

This motion concerns Council Leave of Absence Provisions within the *Local Government Act 1993*, and the need for amendments to reflect a more contemporary working environment.

This resolution will provide Mayor Triffitt the direction upon which she will vote on this motion at the 30 June General Meeting.

MOVE TO AGENDA ITEM 26.14**RESOLUTION 33/06.2023/C**

Moved: Cr Y Miller

Seconded: Cr R Cassidy

THAT Council move to Agenda Item 26.14.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

26.14 MONTHLY FINANCE REPORT TO 31 MAY 2023**Report by**

David Doyle, Contract Accountant

RESOLUTION 34/06.2023/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT the Monthly Finance Report to 31 May 2023 be received.

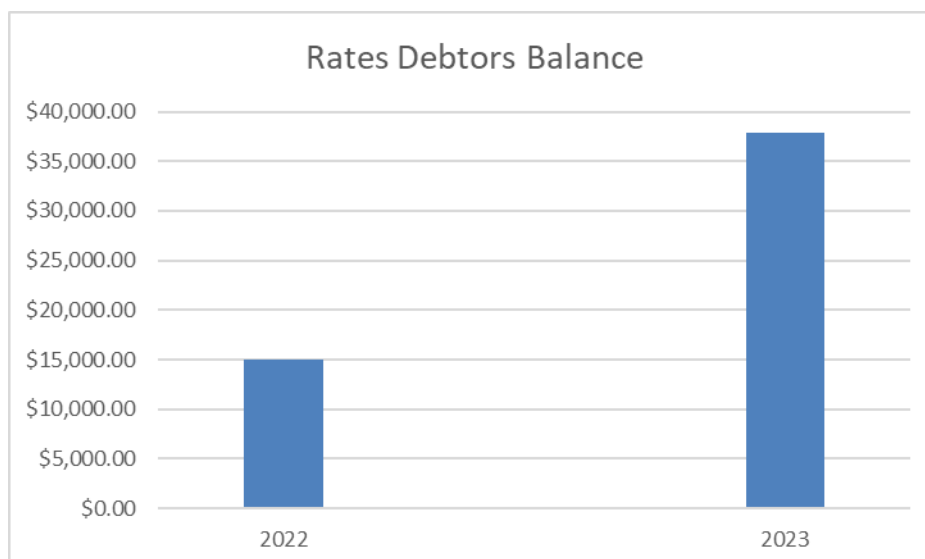
CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Comprehensive Income Statement						
31/05/2023						
Recurrent Income	Budget 2021-2022	Actual to date prior year	Actual to Date	Budget 2022-2023	Variation from YTD Budget %	Comments
Rates Charges	\$3,874,507	\$3,890,827	\$4,097,345	\$4,088,847	0%	
User Fees	\$337,250	\$264,741	\$273,479	\$370,250	(18)%	
Grants - Operating	\$2,510,640	\$3,405,771	\$979,275	\$928,852	14%	
Other Revenue	\$354,200	\$411,197	\$556,127	\$354,200	65%	
Grants received in Advance			\$2,044,477	\$2,044,477		FAGs received Apr 2022 for 2022/23
Total Revenues	\$7,076,596	\$7,972,536	\$7,950,704	\$7,786,626	10%	
Expenditure						
Employee Benefits	\$1,993,657	\$1,797,354	\$2,031,457	\$2,005,037	10%	
Materials and Services	\$1,379,666	\$1,916,970	\$2,468,683	\$2,089,353	26%	
Other Expenses	\$1,588,983	\$1,349,010	\$1,360,091	\$1,699,645	(12)%	
Depreciation and Amortisation	\$2,134,000	\$1,887,331	\$2,058,106	\$2,130,000	5%	
Total Expenditure	\$7,096,306	6,950,665	7,918,336	\$7,924,035	8%	
Operating Surplus(Deficit)	(19,710)	1,021,871	32,367	(137,409)		
Capital Grants & Other	\$861,250	\$1,059,377	\$962,568	\$2,379,150		
Surplus(Deficit)	841,540	2,081,248	994,935	2,241,741		
Capital Expenditure	\$4,428,000	\$2,963,429	\$4,726,615	\$5,561,522		

RATES RECONCILIATION AS AT 31 May 2023			
		<u>2022</u>	<u>2023</u>
Rates in Debit 30th June		\$132,481.89	\$100,036.35
Rates in Credit 30th June		-\$132,398.46	-\$139,127.10
Balance 30th June		\$83.43	-\$39,090.75
Rates Raised		\$3,913,873.51	\$4,122,674.27
Penalties Raised		\$37,619.23	\$43,542.90
Supplementaries/Debit Adjustments		\$35,240.37	\$47,171.51
Total Raised		\$3,986,816.54	\$4,174,297.93
Less:			
Receipts to Date		\$3,835,885.60	\$3,959,487.98
Pensioner Rate Remissions		\$101,093.20	\$110,356.31
Remissions/Supplementary Credits		\$34,903.67	\$66,550.25
Balance		\$14,934.07	\$37,903.39

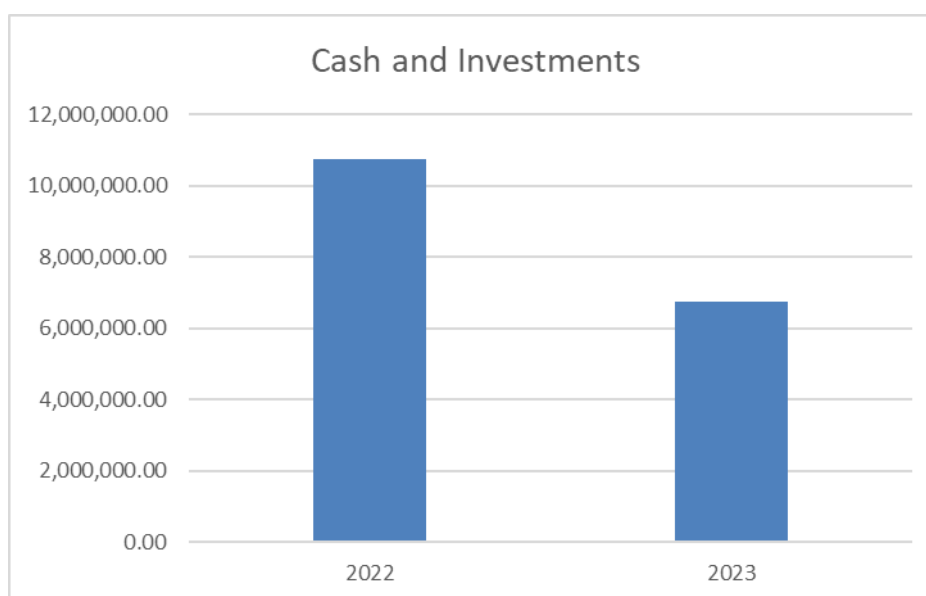


Bank Reconciliation as at 31 May 2023			
	2022		2023
Balance Brought Forward	\$10,643,840.14		\$7,256,568.89
Receipts for month	\$765,111.23		\$1,354,302.73
Expenditure for month	\$650,262.05		\$1,849,601.09
Balance	\$10,758,689.32		\$6,761,270.53
Represented By:			
Balance Commonwealth Bank	\$1,780,335.42		\$1,147,724.82
Balance Westpac Bank	\$240,506.89		\$374,428.33
Investments	\$8,744,471.67		\$5,237,744.30
Petty Cash & Floats	\$550.00		\$550.00
	\$10,765,863.98		\$6,760,447.45
Plus Unbanked Money	\$1,440.67		\$0.00
	\$10,767,304.65		\$6,760,447.45
Less Unpresented Cheques	\$0.00		\$0.00
Unreceipted amounts on bank statements	\$8,615.33		-\$823.08
	\$10,758,689.32		\$6,761,270.53

	BUDGET 2022/2023	ACTUAL TO 31-May-22	ACTUAL TO 31-May-23	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN HAMILTON	\$1,421,591	\$1,352,493	\$1,477,394	103.93%	(\$55,803)
ELECTED MEMBERS EXPENDITURE(AMEH)	\$203,648	\$0	\$200,896	98.65%	\$2,752
MEDICAL CENTRES(MED)	\$147,200	\$108,433	\$87,581	59.50%	\$59,619
STREET LIGHTING(STLIGHT)	\$39,600	\$30,265	\$29,476	74.43%	\$10,124
ONCOSTS	\$168,149	\$104,087	-\$120,948	-71.93%	\$289,097
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$340,850	\$101,146	\$175,126	51.38%	\$165,724
COVID-19		\$5,683	\$835		
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,321,038	\$1,702,107	\$1,850,359	79.72%	\$471,513
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN BOTHWELL	\$240,804	\$129,830	\$224,126	93.07%	\$16,678
ENVIRON HEALTH SERVICES (EHS)	\$31,250	\$19,284	\$20,011	64.04%	\$11,238
ANIMAL CONTROL(AC)	\$10,500	\$4,162	\$10,106	96.25%	\$394
PLUMBING/BUILDING CONTROL (BPC)	\$141,119	\$94,437	\$108,708	77.03%	\$32,411
SWIMMING POOLS (POOL)	\$39,475	\$44,517	\$28,765	72.87%	\$10,710
DEVELOPMENT CONTROL (DEV)	\$191,000	\$100,152	\$107,716	56.40%	\$83,284
WASTE SERVICES	\$713,294	\$476,771	\$711,219	99.71%	\$2,075
ENVIRONMENT PROTECTION (EP)	\$4,500	\$592	\$244,570	5434.90%	(\$240,070)
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,371,942	\$869,745	\$1,455,221	106.07%	(\$83,279)
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$136,000	\$130,244	\$166,447	122.39%	(\$30,447)
CEMETERY (CEM)	\$18,200	\$18,636	\$24,062	132.21%	(\$5,862)
HALLS (HALL)	\$60,000	\$50,117	\$43,808	73.01%	\$16,192
PARKS AND GARDENS(PG)	\$64,000	\$76,087	\$85,516	133.62%	(\$21,516)
REC. & RESERVES(Rec+tennis)	\$84,316	\$84,470	\$101,313	120.16%	(\$16,997)
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$120,000	\$128,454	\$175,573	146.31%	(\$55,573)
HOUSING (HOU)	\$71,458	\$65,987	\$80,018	111.98%	(\$8,560)
CAMPING GROUNDS (CPARK)	\$13,500	\$14,038	\$15,893	117.72%	(\$2,393)
LIBRARY (LIB)	\$1,400	\$943	\$1,279	91.37%	\$121
ROAD MAINTENANCE (ROAD)	\$885,000	\$947,140	\$1,251,253	141.38%	(\$366,253)
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,000	\$2,808	\$15,176	303.53%	(\$10,176)
BRIDGE MAINTENANCE (BRI)	\$23,289	\$19,690	\$25,480	109.41%	(\$2,192)
PRIVATE WORKS (PW)	\$85,000	\$103,098	\$83,161	97.84%	\$1,839
SUPER. & I/D OVERHEADS (SUPER)	\$316,800	\$305,275	\$572,916	180.84%	(\$256,116)
QUARRY/GRAVEL (QUARRY)	(\$25,000)	(\$82,334)	(\$140,543)	562.17%	\$115,543
NATURAL RESOURCE MANAGEMENT(NRM)	\$121,000	\$112,676	\$114,563	94.68%	\$6,437
SES (SES)	\$2,000	\$3,769	\$1,623	81.17%	\$377
PLANT MTCE & OPERATING COSTS (PLANT)	\$500,000	\$476,196	\$617,913	123.58%	(\$117,913)
PLANT INCOME	(\$710,000)	(\$627,404)	(\$874,289)	123.14%	\$164,289
DRAINAGE (DRAIN)	\$264,360	\$36,765	\$47,776	18.07%	\$216,584
OTHER COMMUNITY AMENITIES (OCA)	\$27,731	\$30,512	\$43,858	158.15%	(\$16,127)
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$37,802	\$35,081	94.81%	\$1,919
FLOOD REPAIRS		\$330,076	\$51,617		
TOTAL WORKS & SERVICES	\$2,101,054	\$2,265,045	\$2,539,495	120.87%	(\$386,824)
DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,321,038	\$1,702,107	\$1,850,359	79.72%	\$471,513
Dev. & Environmental Services	\$1,371,942	\$869,745	\$1,455,221	106.07%	(\$83,279)
Works & Services	\$2,101,054	\$2,265,045	\$2,539,495	120.87%	(\$386,824)
Total All Operating	\$5,794,033	\$4,836,897	\$5,845,075	100.88%	\$1,411

CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$64,500	\$4,175	\$23,718	32.69%	\$43,416
Equipment	\$131,000	\$48,604	\$6,610	5.05%	\$124,390
Miscellaneous (Municipal Reval etc)	\$120,000	\$0	\$0	0.00%	\$120,000
	\$315,500	\$52,779	\$30,328 ✓	9.61%	\$287,806
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$25,000	\$1,815	\$27,300	109.20%	(\$2,300)
	\$25,000	\$1,815	\$27,300	109.20%	\$23,185
WORKS & SERVICES					
Plant Purchases	\$547,266	\$649,665	\$402,611	73.57%	\$144,655
Camping Grounds	\$0	\$0	\$0		\$0
Public Conveniences	\$210,000	\$62,871	\$118,883	56.61%	\$91,117
Bridges	\$120,000	\$22,642	\$22,671	18.89%	\$97,329
Road Construction & Reseals	\$1,972,256	\$1,886,037	\$2,648,651	134.30%	(\$676,395)
Drainage	\$737,160	\$38,398	\$244,839	0.00%	\$492,321
Parks & Gardens Capital	\$261,000	\$26,344	\$209,584	80.30%	\$51,416
Infrastructure Capital (Moved to Roads)	\$55,000	\$0	\$4,165	7.57%	\$50,835
Footpaths, Kerbs & Gutters	\$510,000	\$0	\$634,000	124.31%	(\$124,000)
Rec Grounds	\$0	\$47,768	\$2,540		(\$2,540)
Halls	\$284,000	\$73,049	\$117,408	41.34%	\$166,592
Buildings	\$981,500	\$98,306	\$263,636	26.86%	\$717,864
	\$5,678,182	\$2,905,080	\$4,668,986 ✓	82.23%	\$1,009,196
TOTAL CAPITAL WORKS					
Corporate Services	\$315,500	\$52,779	\$30,328	9.61%	\$285,172
Dev. & Environmental Services	\$25,000	\$1,815	\$27,300	109.20%	(\$2,300)
Works & Services	\$5,678,182	\$2,905,080	\$4,668,986	82.23%	\$1,009,196
	\$6,018,682	\$2,959,674	\$4,726,615 ✓	78.53%	\$1,292,067

BANK ACCOUNT BALANCES AS AT 31 MAY 2023						
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	BALANCE	
					2022	2023
11100	Cash at Bank and on Hand					
11105	Bank 01 - Commonwealth - General Trading Account				1,774,131.67	1,148,547.90
11106	Bank 02 - Westpac - Direct Deposit Account				239,535.98	374,428.33
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				2,014,217.65	1,523,526.23
11200	Investments					
11206	Bank 04	30 Days			0.00	-
11207	Bank 05	90 Days			2,658,964.74	-
11207	Bank 06	30 Days	3.96%	5/06/2023	2,000,000.00	1,054,871.46
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	3.68%	20/06/2023	78,078.66	79,599.12
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	4.23%	12/06/2023	4,007,428.27	4,103,273.72
11299	TOTAL INVESTMENTS				8,744,471.67	5,237,744.30
	TOTAL BANK ACCOUNTS AND CASH ON HAND				10,758,689.32	6,761,270.53



AND GRANTS 2022-23										
Details	Budget	Australia Day, ANZAC Day, Hamilton Show	Childrens Services	Community Grants \ Donations	Event Development and Sponsorship	Further Education Bursaries and School Support	General Items	Church Grants	Tourism	TOTAL
Community & Economic Development Support	\$5,000									
Support/Donations	\$2,567									
Further Education Bursaries	\$1,300									
Central Highlands School Support	\$0									
Anzac Day	\$6,000									
Hamilton show	\$5,000									
Australia Day	\$1,500									
Church Grants	\$5,000									
Suicide Prevention Program	\$2,000									
Anglers Alliance Sponsorship	\$3,000									
Bothwell Spin-in	\$0									
Royal Flying Doctor Service	\$1,000									
Shearing Display Bushfest	\$0									
Youth Activities	\$5,000									
Australasian Golf Museum contribution to power	\$5,000									
South Central Region Projects	\$5,000									
Local Govt Shared Services Project	\$2,000									
200 Years of Bothwell Celebration	\$80,000									
Health & Wellbeing Plan Implementation	\$5,000									
Visitors Centre	\$5,000									
Grant assistance	\$15,000									
Design/concept contractors - Grants	\$25,000									
Healthy Connect Project	\$10,000									
Community BBO - Hamilton	\$200			200.00						200.00
Donation to 'Safe Beds' Program	\$250			250.00						250.00
Donation to celebrate 75yrs of the Lions	\$300			300.00						300.00
Mena Volunteer Ambulance	\$1,500			1,500.00						1,500.00
All Schools Championships 2022	\$500					500.00				500.00
Christmas Lolly run 2022 - Gretna Volunteer Fire Brigade	\$150			150.00						150.00
Grade 6 Leavers 2022	\$136			136.36						136.36
School Awards - Gift Cards - 1	\$200			200.00						200.00
School Awards - Gift Cards - 5	\$250			250.00						250.00
Bushfest community sites 2022	\$2,010			2,010.00						2,010.00
Bothwell Historical Society	\$199			199.00						199.00
Bollards & Rope	\$161			161.10						161.10
Immune Deficiencies Fund	\$360			360.00						360.00
Campdrafting Tasmania	\$300			300.00						300.00
Gretna Cricket Club	\$200			200.00						200.00
Southern Highlands Progress Assn	\$255			255.00						255.00
Glenora District High School	\$1,000					1,000.00				1,000.00
Westernway Primary School	\$1,000					1,000.00				1,000.00
Bothwell District School	\$1,000					1,000.00				1,000.00
Ouse District High School	\$1,000					1,000.00				1,000.00
Red Cross Gretna	\$100			100.00						100.00
Brody Speed	\$150			150.00						150.00
Gretna Volunteer Fire Brigade	\$412			412.00						412.00
Brownyn Rust School Levy	\$300			300.00						300.00
E EXPENDITURE		0.00	0.00	7,433.46	0.00	4,500.00	0.00	0.00	0.00	11,933.46
	\$201,300	12,500.00	5,000.00	10,000.00	7,000.00	5,800.00	34,000.00	5,000.00	3,000.00	82,300.00

26.15 DRAFT COUNCIL FEES AND CHARGES 2023-2024

Report by

Kim Hossack, General Manager

RESOLUTION 35/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT the Council approved the Fees and Charges for 2023-2024.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

Under Section 205 of the *Local Government Act 1993*, Council may impose fees and charges in respect of any one or all of the following matters –

- The use of any property or facility owned, controlled, managed or maintained by the council;
- Services supplied at a person's request;

- c) Carrying out work at a person's request;
- d) Providing information or materials, or providing copies of, or extracts from, records of the council;
- e) any application to the council;
- f) any licence, permit, registration or authorisation granted by the council;
- g) any other prescribed matter.

These fees and charges have been increased in accordance with Council's adopted Long-Term Financial Plan of March CPI plus 2%. This grants a total increase of **8.9%** across imposed fees and charges.

26.16 COUNCIL RATES RESOLUTION 2023-2024

Report by

Kim Hossack, General Manager

RESOLUTION 36/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT Council by absolute majority, approves the following Rates Resolution for 2023-2024 –

CENTRAL HIGHLANDS COUNCIL NOTICE OF 2023-2024 RATES & CHARGES

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

General Rate

1. A General Rate pursuant to Section 90 and Section 91 of the *Local Government Act 1993* consisting of:
 - (a) **2.594008** cents in the dollar on the assessed annual value for all separately valued parcels of rateable land within the Central Highlands Council area; and
 - (b) A fixed charge of **\$444.83** which applies to all rateable land.

Waste Management Charge

- 2 A Service Charge pursuant to Section 94 of the *Local Government Act 1993* consisting of:
 - (a) For the municipal area, a Waste Management Charge of **\$315.00** for all rateable land; and
 - (b) For the different parts of the municipal area specified, by declaration of an absolute majority of Council pursuant to sections 94(3) and 107 of the *Local Government Act 1993*, the Waste Management Charge is varied as follows:
 - i. Land to which Council provides a garbage and recycling collection service and which is used for commercial purposes is charged **\$592.00** per tenement; and
 - ii. All land outside the Council's garbage and recycling collection service area which comprises a separately valued parcel of rateable land within the municipal area is charged the amount specified under the heading "Charge" according to the use or non-use of the land specified under the heading "Type":

Type

Charge
\$

Factor

a. Commercial purposes	564.00	Use of Land
b. Land used for residential purposes, industrial purposes, public purposes, primary production, sporting or recreational facilities, or quarrying or mining.	192.00	Use of Land
c. Non-use of land	100.00	Non-Use of Land

Fire Service Contribution

- 3 For the Council's contribution to the State Fire Commission pursuant to Section 93A of the *Local Government Act 1993*:
- (a) For land within the Bothwell Volunteer Brigade Rating District an amount of **0.283512** cents in the dollar on the assessed annual value of all separately valued parcels of rateable land subject to a minimum **\$48.00**; and
 - (b) For all other land in the Municipal area an amount of **0.272980** cents in the dollar on the assessed annual value of all separately valued parcels of the land subject to a minimum **\$48.00**.

Instalments

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

Instalment No. 1	31 August 2023
Instalment No. 2	30 November 2023
Instalment No. 3	29 February 2024
Instalment No. 4	30 April 2024

Penalty

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

Adjusted Values

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

These rates are for the year commencing **1st July 2023 and ending 30th June 2024** and are payable to the Council at its Offices at Alexander Street, Bothwell or Tarleton Street, Hamilton.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

26.17 ANNUAL BUDGET ESTIMATES 2023-2024

Report by

Kim Hossack, General Manager

RESOLUTION 37/06.2023/C**Moved:** Cr Y Miller**Seconded:** Cr D Meacheam*THAT the Council approves the Annual Budget Estimates for 2023-2024.***CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

Section 82 of the *Local Government Act 1993* requires the General Manager to prepare budget estimates of the Council's revenue and expenditure for each financial year. Following on from Council's Budget Workshops held on 9 May 2023 and 9 June 2023; as well as Council budget trip bus trips on 28 April 2023 and 19 May 2023; the Draft Budget Estimates for 2023-2024 have been prepared and are submitted to Council for adoption. The budget estimates are required to be adopted by Council by Absolute Majority.

These Budget Estimates have been increased in accordance with Council's adopted Long-Term Financial Plan of March CPI plus 2%. Therefore, all expenditure and rate revenue projections have an average increase of **8.9%** across all areas which will ensure Council is in the best fiscal position under the current economic climate.

26.18 ANNUAL PLAN 2023-2024**Report by**

Kim Hossack, General Manager

RESOLUTION 38/06.2023/C**Moved:** Cr J Honner**Seconded:** Cr A Bailey*THAT Council approves the Annual Plan 2023-2024.***CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

Under Section 71 of the *Local Government Act 1993*, Council is required to have an Annual Plan. The 2023-2024 Annual Plan is submitted for Council's approval which includes the Budget Estimates for 2023-2024 if adopted.

26.19 BOTHWELL & DISTRICTS LIONS CLUB PROPOSAL**Report by**

Kim Hossack, General Manager

RESOLUTION 39/06.2023/C**Moved:** Cr R Cassidy**Seconded:** Cr S Bowden**THAT Council -**

1. *Support the Bothwell & Districts Lions Club proposal of a shelter with aluminium table and benches at the location of Croakers Alley, Bothwell in remembrance of Peter Birchall; and*
2. *Contribute the cost towards the levelling the site and a five-meter square concrete slab.*
3. *The General Manager write to the Lions Club requesting the shelter to be coloured light green.*

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

At Council's March Ordinary Meeting, the Bothwell & Districts Lions Club brought before Council a proposal to erect a shelter with aluminium table and benches at riverside reserve of Croakers Alley, Bothwell. This is in remembrance of former local police officer, Peter Birchall and founding member of the Lions Club.

They had previously spoken with Council's Works & Services Manager about the suitability of the site and the need for any development approvals required.

They were seeking Council support by levelling the site and laying of concrete in preparation of the installation of the shelter, table and benches. Actual structures would be provided by the Lions Club.

The estimated costs involved are as follows with the Lions Club contributing up to a total of \$25,500 –

Shelter	\$10,000
Table and benches	\$15,000
Concrete slab (approx. 5m ²)	(Provided by Council if approved)
Brass Remembrance Plaque	\$500

Council then considered this request but chose to invite members of the Lions Club to the next Council held on 18 April 2023 as a deputation, to discuss the project and preferred location. No formal decision was made at that time.

Then within the May 2023 edition of the Highland Digest, Mayor Triffitt provided an update on this deputation and asked for suggestions from the local community. To allow enough time for the General Manager to received such suggestions, this proposal was not tabled at Council's May Ordinary Council Meeting and hence why it is before you now in the June Agenda.

Comments & Suggestions Received

Since this time, the General Manager has received four direct phone calls from local residents in support of the proposal; one written letter of support; and a letter and support petition with 57 signatures from residents.

Therefore, in conclusion there has been overwhelming support for this proposal to erect a shelter with a table and benches at the Croakers Alley location.

Legislation

Under Section 57 Petitions of the *Local Government Act 1993*, the General Manager upon receiving a petition must table it at the next ordinary meeting of Council.

26.20 FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 3 CENTRAL AND MIDLANDS COMMUNITY CATCHMENT INFORMATION PACK

Report by

Kim Hossack, General Manager

RESOLUTION 40/06.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

THAT the Council receive the Future of Local Government Review – Stage 3 Central and Midlands Community Catchment Information Pack; meet with Central and Midlands Community Catchment group; and provide a formal submission back to the Local Government Board by 2nd August 2023 as instructed.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

Background

As part of Stage 3 in the Future of Local Government Review, the Local Government Board has now published an Information Pack for each of the nine Community Catchment areas identified. Each pack provides a range of data and scenarios for new local government boundaries and delivery service models for consider.

27. SUPPLEMENTARY AGENDA ITEMS

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

- 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*.

*Dealt with earlier in the Agenda (See **RESOLUTION 03/06.2023/C**)*

28. OTHER BUSINESS

28.1 HATCH COMMITTEE REPRESENTATIVE

RESOLUTION 41/06.2023/C

Moved: Cr R Cassidy

Seconded: Cr D Meacheam

THAT Cr A Bailey be removed from the HATCH Committee and that Cr Y Miller be appointed in his place.

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

28.2 FUTURE OF LOCAL GOVERNMENT WORKING GROUP**RESOLUTION 42/06.2023/C****Moved:** Cr R Cassidy**Seconded:** Cr J Hall

***THAT** Council approves the General Manager and Deputy General Manager to engage a consultant to help immediately with Council's Future of Local Government Review submission, with a budget allocation of \$25,000 and advertise for Expressions of Interest and/or seek a consultant as soon as possible.*

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

28.3 MOBILE MESSAGING BOARDS**RESOLUTION 43/06.2023/C****Moved:** Cr J Hall**Seconded:** Cr R Cassidy

***THAT** Council engage in an advertising campaign utilising Electronic Messaging Boards to state our 'No to Amalgamation' position.*

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr S Bowden, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam & Cr Y Miller.

29. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at **2.15pm**.

Signed as Confirmed:

Mayor L Triffitt

Dated: 18 July 2023



Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 11TH JULY 2023

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held in the Bothwell Council Chamber, **Bothwell** on **Tuesday 11th July 2023**, commencing at **9.05am**.

1.0 PRESENT

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

IN ATTENDANCE

Cr A Bailey, Cr J Honner, Cr Meacheam, Mrs K Hossack (General Manager), Mr G Rogers (DES Manager), Mrs L Brown (Senior Planning Officer), Mr L Martin, Ms N Mulhall & 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 9 MAY 2023

RESOLUTION 01/07.2023/PC

Moved: Mayor L Triffitt

Seconded: Cr R Cassidy

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 9 May 2023 to be confirmed.

CARRIED

FOR the Motion

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

6.0 PUBLIC QUESTION TIME

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

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

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

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

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

7. Public Question Time forum will be limited to a maximum of 15 minutes in duration and will be declared closed following the expiration of the allocated time period, or where all valid questions have been dealt with, whichever is the sooner.
8. Each question is to be asked by the proponent who will be allowed a maximum of three minutes in which to put the question.
9. The Chairman will **not allow** any discussion or debate on either the question or the response.
10. Where a person proposes more than one question at any one forum, and there are a number of persons wishing to lodge questions, the Chairman may take the questions in such order so as to hear as many members of the public as practical during the time allocated.
11. The minutes of the Council Meeting will contain a summary of each question asked by members of the public and the response given.
12. Public Statements (as opposed to questions) **will not** be accepted for the reason that statements could be considered a form of participation.

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

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

Mr L Martin – Item 7.1

7.0 PLANNING REPORTS

DA 2023/27: CHANGE OF USE TO VISITOR ACCOMMODATION AT LAND DESCRIBED AS 73A JONES ROAD, MIENA

Proposal

An application for a Planning Permit for a change of use outbuilding to Visitor Accommodation at the property described as 73A Jones Road, Miena has been made to Council. An outbuilding containing a sauna and an outside spa exist on the property which has a Planning Permit (DA2018/36). The Building Permit for the outbuilding and spa are currently in progress.

The application seeks to change the existing use of the outbuilding and spa and proposes new structure of a 5m geodesic dome tent for Visitor Accommodation.

The proposal includes:

Change of use of existing outbuilding and spa to Visitor Accommodation. The existing outbuilding includes dressing area, bath/shower, toilet facilities, sauna and timber deck to the southern and western elevations. In addition, an outdoor spa is currently located to the north of the outbuilding, overlooking Yingina (the Great Lake).

A new 5m semi-permanent geodesic dome tent will be constructed on a timber deck for sleeping accommodation. The accommodation will be for up to 2 people and is located to the west of the outbuilding, a window in the structure will also look out across Yingina.

The property is zoned Low Density Residential under the Tasmanian Planning Scheme – Central Highlands, within which Visitor Accommodation is a Permitted Use within existing habitable buildings. The current outbuilding is not classed as a habitable building and as a new habitable structure is proposed for accommodation, the Development Application is considered Discretionary.

The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are discussed and assessed in this report.

Council gave notice of the application for public comment for 14 days. During the notification period four (4) representations were received.

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

Mr L Martin addressed the Planning Committee raising the following points:

- Record should show that 5 representations were received, not 4.
- No consultation with the neighbouring property owners by the Developer.
- Works commenced without approval.
- Shared access concerned as currently gate is locked, don't want keys shared with strangers.
- Security concerns.
- Loss of privacy.
- Gradient of road, can't meet standards and can't get emergency vehicle access.
- Use of current building, used to live in at the moment.
- Trespassing concerns.
- Has engaged a Lawyer and will appeal decision if approved.

RESOLUTION 02/07.2023/PC

Moved: Cr R Cassidy

Seconded: Cr J Hall

THAT the Planning Committee make the following recommendation to the Planning Authority:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2023/27 Change of Use to Visitor Accommodation at as 73A Jones Road, Miena subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

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

Approved Use

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

Amenity

- 4) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's DES Manager.
- 5) External lighting must be designed and baffled to ensure no light spill to surrounding properties to the satisfaction of the Council's DES Manager.

Parking & Access

- 6) At least one (1) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 7) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Tasmanian Municipal Standard Specifications and Drawings to the satisfaction of Council's General Manager, and must include all of the following:
 - a. Constructed with a durable all weather gravel pavement;
 - b. Appropriately drained, avoiding concentrated flows to the road;
 - c. Minimum carriageway width of 4 metres;
 - d. Drained to an approved stormwater system; and
 - e. Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.
 or as otherwise required by an approved Bushfire Plan.
- 8) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's DES Manager.

Services

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

Stormwater

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

Wastewater

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

Soil and Water Management

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

Construction Amenity

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

Monday to Friday 7:00 a.m. to 6:00 p.m.

Saturday 8:00 a.m. to 6:00 p.m.

Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- 14) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- 15) The transportation of materials, goods and commodities to and from the land.
 - a. Obstruction of any public roadway or highway.
 - b. Appearance of any building, works or materials.

- c. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 16) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's DES Manager.

The following advice applies to this permit:

- A. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the Customer Building and Occupational Services (CBOS) website.
- B. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- D. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- E. A separate permit maybe required for any signs unless otherwise exempt under Council's planning scheme.
- F. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
 - a) Minimise site disturbance and vegetation removal;
 - b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
 - e) Rehabilitation of all disturbed areas as soon as possible.

CARRIED

FOR the Motion

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

Mr D Mackey attended the meeting at 9.25am

Cr Y Miller attended the meeting at 9.43am

Mr L Martin left the meeting at 9.47am

7.2 DA 2023/26: FOUR LOT AND BALANCE SUBDIVISION - 197 ELLENDALE ROAD, FENTONBURY

Proposal:

An application for planning approval for a 4 Lot and balance subdivision at 197 Ellendale Road, Fentonbury has been received by Council.

The proposal includes the following:

Lot 1 – 4.95ha, 216m of frontage to a Council Road (McCallums Road), proposed water connection to existing Taswater service within 30m of the property and two proposed vehicular access;

Lot 2 – 3.82ha, 170m of frontage to a Council Road (McCallums Road) and a proposed vehicular access;

Lot 3 – 6.04ha, 20m of frontage to a Council Road (McCallums Road), includes existing dwelling and maintain existing vehicular access from a proposed ROW via Ellendale Road;

Lot 4 – 1.66ha, 10m of frontage to a Council Road (McCallums Road) and a proposed vehicular access; and

Balance Lot – 8.20ha 10m frontage (via Reserve Road) to Ellendale Road (Council Road) and proposed water connection to Tawater services within 30m of property access.

The development will be staged as identified on the proposed plan of subdivision, into 4 stages. The application has been lodged under the Tasmanian Planning Scheme – Central Highlands (“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.

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

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

RESOLUTION 03/07.2023/PC

Moved: Cr R Cassidy

Seconded: Mayor L Triffitt

THAT the Planning Committee make the following recommendation to the Planning Authority:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2023/26 4 Lot and Balance subdivision at 197 Ellendale Road, Fentonbury subject to conditions in accordance with the Recommendation.

Recommended Conditions***General***

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

Staged Development

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

Easements

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

Endorsements

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

Covenants

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

Bushfire

7. The development and works must be carried out in accordance with the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by Rebecca Green Associates, Version 1 and dated 27 March 2023.
8. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

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

Final Plan

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

Water Quality

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

Property Services

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

Existing services

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

TasWater

21. The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA2023/00632-CHL dated 01/06/2023, as attached to this permit.

Rural Access

22. A separate vehicle access must be provided from the road carriageway to Lots 1,2 and 4. New and existing access must be sealed with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 *Rural Roads - Typical Standard Access* and SD-1012 *Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Manager of Infrastructure & Works.

Access to Ellendale Road

23. Unless approved otherwise by Council's Manager Works & Services the existing vehicular access, from Ellendale Road to the property boundary, must be upgraded (including a minimum 2 coat seal) to comply with Standard Drawings TSD-R03-v1 Rural Roads Typical Property Access, TSD-R04-v1 Rural Roads Typical Driveway Profile and TSD-RF01-v1 Guide To Intersection And Domestic Access Sight Distance or as otherwise required by an approved Bushfire Plan.

Construction Amenity

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

Monday to Friday	7:00 AM to 6:00 PM
Saturday	8:00 AM to 6:00 PM
Sunday and State-wide public holidays	10:00 AM to 6:00 PM
25. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -

- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.
26. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
27. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

Construction

28. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.
29. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Engineering Services.
30. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of an approved practising professional civil engineer engaged by the owner and approved by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- E. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
 - a) Minimise site disturbance and vegetation removal;
 - b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and

- e) Rehabilitation of all disturbed areas as soon as possible.

CARRIED

FOR the Motion

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

8.0 OTHER BUSINESS

Status update on Development Application for proposed wind farm at St Patricks Plains, Steppes.

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at 10.05am.

Nathan & Chloe GORE
509 Albert Street
Brunswick West VIC 3055

16th May 2023

RE: Amendment to planning permit DA 2018-36

To Central Highlands Council,

We wish to advise of our application to amend planning permit DA 2018-36, to include visitor accommodation.

The development will provide a bespoke glamping experience, that will be totally unique to the Central Highlands area.

We propose to construct a timber deck with a 5m diameter geodesic dome that will be used for sleeping accommodation for a maximum of two guests.

We have selected a geodesic dome tent for its inherent stability and ability to withstand extreme winds and heavy snow. It is constructed with a galvanised steel frame and PVC outer lining. The tent will also include large PVC windows with views over the lake as well as, full wall insulation, an insulated floating timber floor and electric heating.

Due to the orientation of the windows as well as the substantial distance from neighbouring properties, there will be no overlooking into adjacent private spaces.

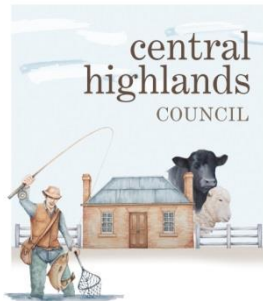
The existing outbuilding approved under planning permit DA 2018-36, includes a toilet and shower that will be available for the guests to use. It also accommodates vehicle access and parking, including sufficient turning space.

The drawings demonstrate that our proposal complies with the permitted land use of part D of the Central Highlands Interim Planning Scheme 2015, excepting only in part item 12.3.2 A1(a) that visitor accommodation must be in existing building. The visitor accommodation will be partly serviced by the existing outbuilding, however the semi-permanent geodesic dome tent is a new structure. Notwithstanding the above, all other objectives including; parking, access, floor area, size and scale, residential amenity and privacy of adjoining properties, are met.

We look forward to your response. Please feel free to contact us, should you require any further information.

Kind Regards,

Nathan & Chloe Gore
0477 373 120



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name

NATHAN GORE

Postal Address

509 ALBERT STREET

Phone No:

04-77 373 120

BRUNSWICK WEST VIC

3055

Fax No:

Email address

NATHANGORE@gmail.com

Owner/s Name

(if not Applicant)

Postal Address

Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development:

73A JONES ROAD, MIENA TAS 7030

Certificate of Title No:

Volume No

155614

Lot No:

01

Description of proposed use or development:

CHANGE OF USE FROM OUTBUILDING TO VISITOR

ACCOMMODATION. Including construction of a new 5m semi-permanent geodesic dome to accomodate guest sleeping for up to 2 x people

Current use of land and buildings:

OUTBUILDING

ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Proposed Material

What are the proposed external wall colours

LIGHT GREY

What is the proposed roof colour

LIGHT GREY

What is the proposed new floor area m².

22m²

What is the estimated value of all the new work proposed:

\$ 20 000

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐


No ☒

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature



(if not the Owner)


Applicant Name (Please print)

NATHAN GORE

Date

16/05/2023

Land Owner(s) Signature



Land Owners Name (please print)

NATHAN GORE

Date

16/05/2023

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030 	

SEARCH OF TORRENS TITLE

VOLUME 155614	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Apr-2018

SEARCH DATE : 18-May-2023

SEARCH TIME : 09.21 AM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND
 Lot 1 on Sealed Plan 155614
 Derivation : Part of Lot 3374, 500 Acres Granted to Frederic &
 Walter Synnot
 Prior CT 138055/2

SCHEDULE 1

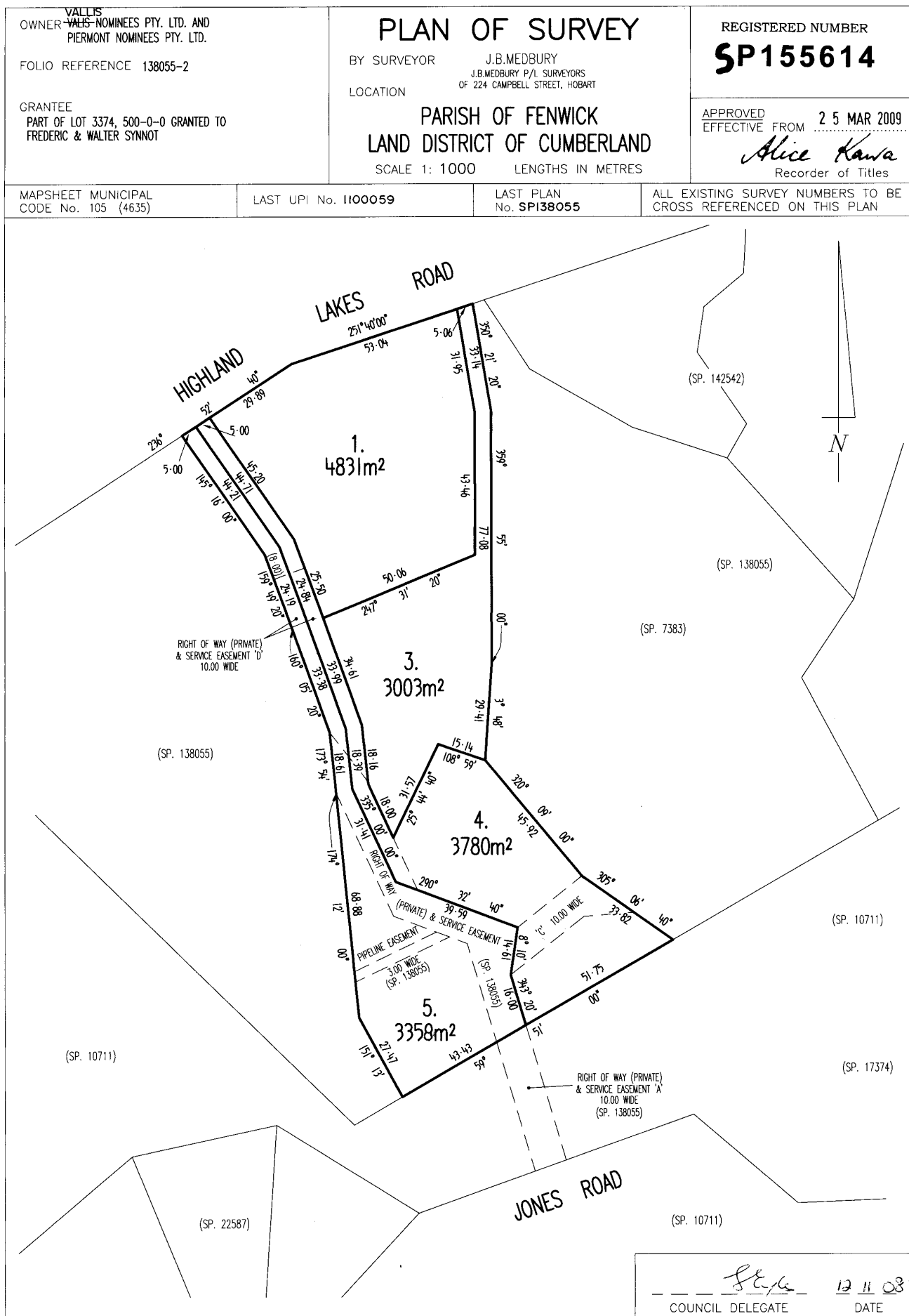
M685692 TRANSFER to NATHAN ALBERT GORE and CHLOE MARIE
 ESTELLE BUISSON Registered 09-Apr-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP155614 EASEMENTS in Schedule of Easements
 SP155614 COVENANTS in Schedule of Easements
 SP155614 FENCING PROVISION in Schedule of Easements
 SP155614 WATER SUPPLY RESTRICTION
 SP155614 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP138055 COVENANTS in Schedule of Easements
 SP138055 FENCING COVENANT in Schedule of Easements
 SP138055 WATER SUPPLY RESTRICTION
 SP138055 SEWERAGE AND/OR DRAINAGE RESTRICTION
 A519350 FENCING PROVISION in Transfer
 C436819 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 09-Jul-2003 at noon
 C844779 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 25-Mar-2009 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 155614

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1, 3, 4 and 5 on the plan are together with a right of carriageway and service easement over the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'A' 10.00 WIDE" shown on the plan over Lot 143 on Sealed Plan 22587.

Lots 1 and 3 on the plan are together with a right of carriageway and service easement over the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'C' 10.00 WIDE" shown on the plan over Lots 4 and 5 on the plan.

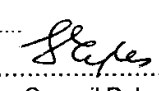
Lot 4 on the plan is together with a right of carriageway and service easement over that part of the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'C' 10.00 WIDE" shown on the plan as relates to Lot 5 on the plan.

Lots 1 and 3 on the plan are together with a right of carriageway and service easement over the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'D' 10.00 WIDE" shown on the plan over Lots 4 and 5 on the plan.

Lot 4 on the plan is subject to a right of carriageway and service easement over that part of the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'C' 10.00 WIDE" shown on the plan as relates to Lot 4 on the plan in favour of Lots 1 and 3 on the plan, ~~Lot 1 on Sealed Plan 138055 and Lot 4 on Sealed Plan 142542~~ & Lots 1 & 3 on Sealed Plan 138055.

Lot 5 on the plan is subject to a right of carriageway and service easement over that part of the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'C' 10.00 WIDE" shown on the plan as relates to Lot 5 on the plan in favour of Lots 1, 3 and 4 on the plan, ~~Lot 1 on Sealed Plan 138055 and Lot 4 on Sealed Plan 142542~~ & Lots 1 & 3 on Sealed Plan 138055.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Piermont Nominees Pty Ltd Vallis Nominees Pty Ltd FOLIO REF: Volume 138055 Folio 2 SOLICITOR & REFERENCE: Dobson Mitchell & Allport JAH:8001197	PLAN SEALED BY: Central Highlands Council DATE: 12-11-2008 5/07 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 3 PAGES

Registered Number

SP 155614SUBDIVIDER: Piermont Nominees Pty Ltd
Vallis Nominees Pty Ltd
FOLIO REFERENCE: Volume 138055 Folio 2

Lot 4 on the plan is subject to a right of carriageway and service easement over that part of the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'D' 10.00 WIDE" shown on the plan as relates to Lot 4 on the plan in favour of Lots 1 and 3 on the plan.

Lot 5 on the plan is subject to a right of carriageway and service easement over that part of the "RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 'D' 10.00 WIDE" shown on the plan as relates to Lot 5 on the plan in favour of Lots 1 and 3 on the plan.

Lot 5 on the plan is subject to a Pipeline Easement over the ^{"PIPELINE}~~"PIPELINE~~ EASEMENT 3.00 WIDE" shown on the plan in favour of Lot 1 on Sealed Plan 138055.

"Service Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof, with which the said rights shall be capable of enjoyment in common with the owner of the servient tenement, the Central Highlands Council, Telstra, Aurora Energy Pty Ltd, (ACN 082 464 622) and her Majesty the Queen to lay, use and maintain forever water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan hereon and marked "SERVICE EASEMENT" and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the Service Easement such material, machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

"Pipeline Easement" means the full and free right of every person who is entitled to an estate or interest in possession of the land herein indicated as the dominant tenement or any part thereof, with which such rights shall be capable of enjoyment in common with the owner of the servient tenement, to lay, use and maintain forever water mains and pipes of such size and number as shall from time to time be required over the said "PIPELINE EASEMENT 3.00 WIDE" shown on the plan, and the right for their surveyors and workmen from time to time and all other times hereafter to enter into and upon the said Pipeline Easement or any part thereof, bringing upon the said Pipeline Easement such materials, machinery and other things as it shall think fit and proper to inspect the condition of the said water mains and pipes and to repair, alter, mend and cleanse, provided however that any damage occasioned thereby shall be made good.

COVENANT

~~The owners of Lots 1, 3, 4 and 5 on the plan covenant with the owners of each and every lot shown on the plan and the Central Highlands Council to the intent that the burden of this covenant may run with and bind Lots 1, 3, 4 and 5 on the plan and the benefit thereof may be annexed to and devolve with each and every part of every lot on the plan and be in favour of Central Highlands Council that they will not access their respective lots except from Jones Road.~~

Lots 1, 3, 4 & 5 on the plan are each burdened by the restrictive covenant created by Sealed Plan 138055.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 3 OF 3 PAGES

Registered Number

SP 155614

SUBDIVIDER: Piermont Nominees Pty Ltd
Vallis Nominees Pty Ltd
FOLIO REFERENCE: Volume 138055 Folio 2FENCING PROVISION

In respect of each lot shown on the plan the Vendors Piermont Nominees Pty Ltd and Vallis Nominees Pty Ltd will not be required to fence.

Executed by Piermont Nominees Pty Ltd,)
registered proprietor of the land contained in)
Certificate of Title Volume 138055 Folio 2,)
in accordance with section 127(1) of the)
Corporations Act 2001 by:)

Director

Secretary/Director

Name of Director (print)

Name of Secretary/Director (print)

Executed by Vallis Nominees Pty Ltd,)
registered proprietor of the land contained in)
Certificate of Title Volume 138055 Folio 2,)
in accordance with section 127(1) of the)
Corporations Act 2001 by:)

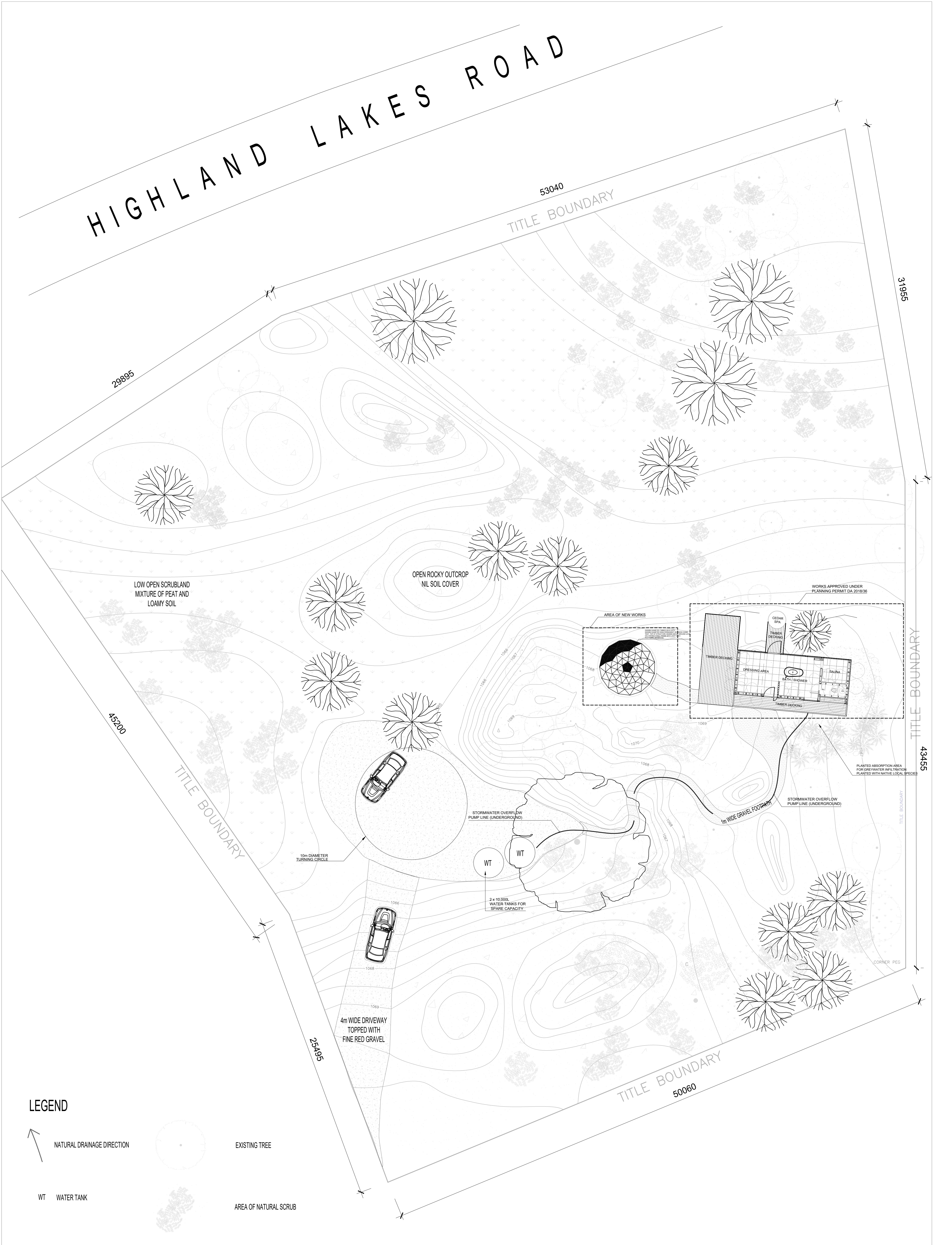
Director

Secretary/Director

Name of Director (print)

Name of Secretary/Director (print)

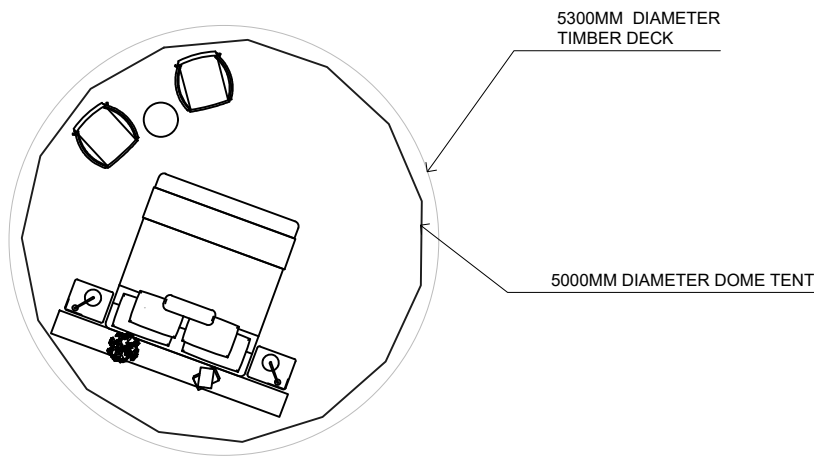
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



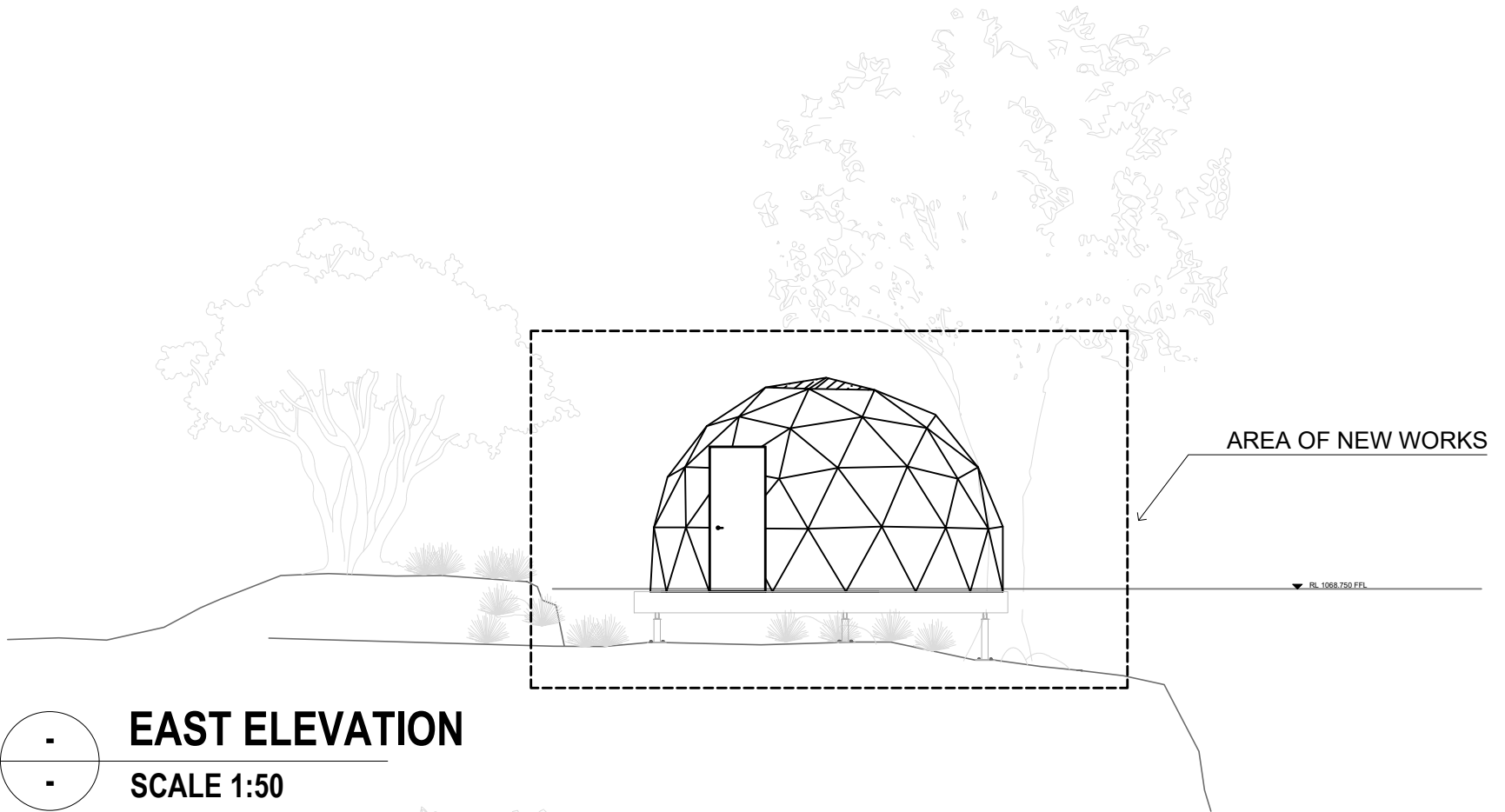
LEGEND

- NATURAL DRAINAGE DIRECTION
- EXISTING TREE
- WT WATER TANK
- AREA OF NATURAL SCRUB

APPLICANT	TITLE	COUNCIL	SHEET:	<div>NORTH</div> <div></div>
N. GORE	SITE PLAN 73A JONES ROAD, MIENA	CENTRAL HIGHLANDS COUNCIL	GD-01	
SCALE 1:150 © A1	DATE 15 MAY 2023	DRAWN N GORE	A	
		HORIZ78 DATUM	MGA94	REVISION



FLOORPLAN
SCALE 1:50

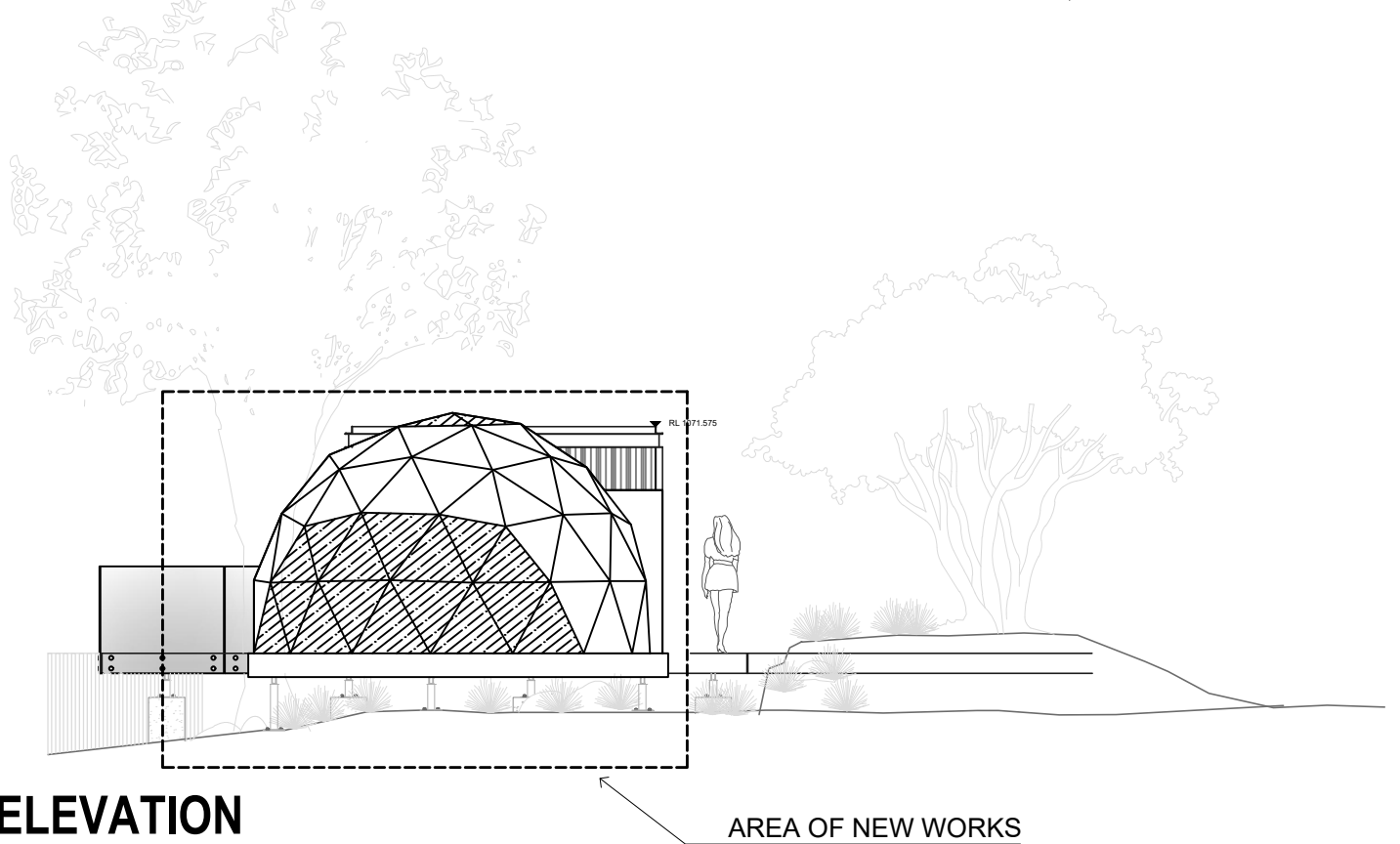


EAST ELEVATION
SCALE 1:50

EXTERNAL MATERIAL & COLOUR



Light grey PVC external lining



WEST ELEVATION
SCALE 1:50

REVISIONS

REV	DATE	NOTES
A	15/05/2023	ISSUE FOR PLANNING PERMIT

DRAWING TITLE
FLOORPLAN, EAST AND WEST ELEVATIONS

SITE ADDRESS
73A JONES ROAD, MIENA

CITY COUNCIL
CENTRAL HIGHLANDS COUNCIL

DRAWING SCALE
1:50 @ A1

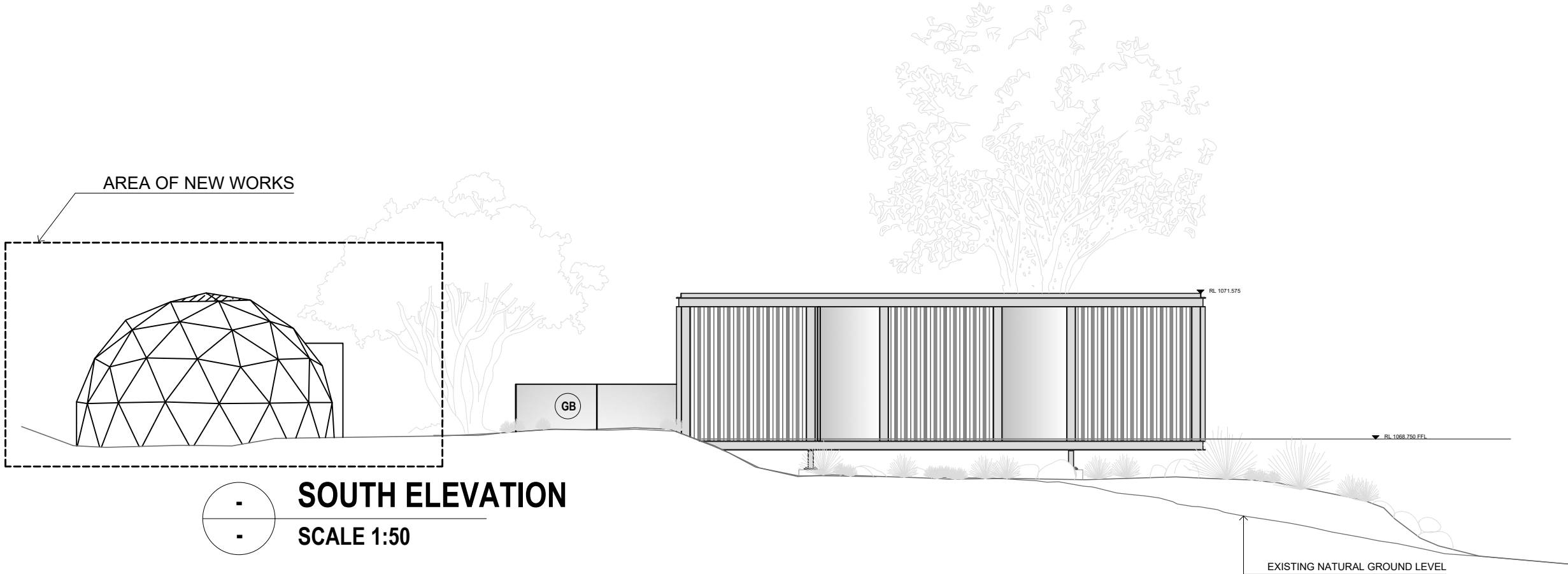
STATUS **PLANNING APPROVAL**

DRAWING NUMBER

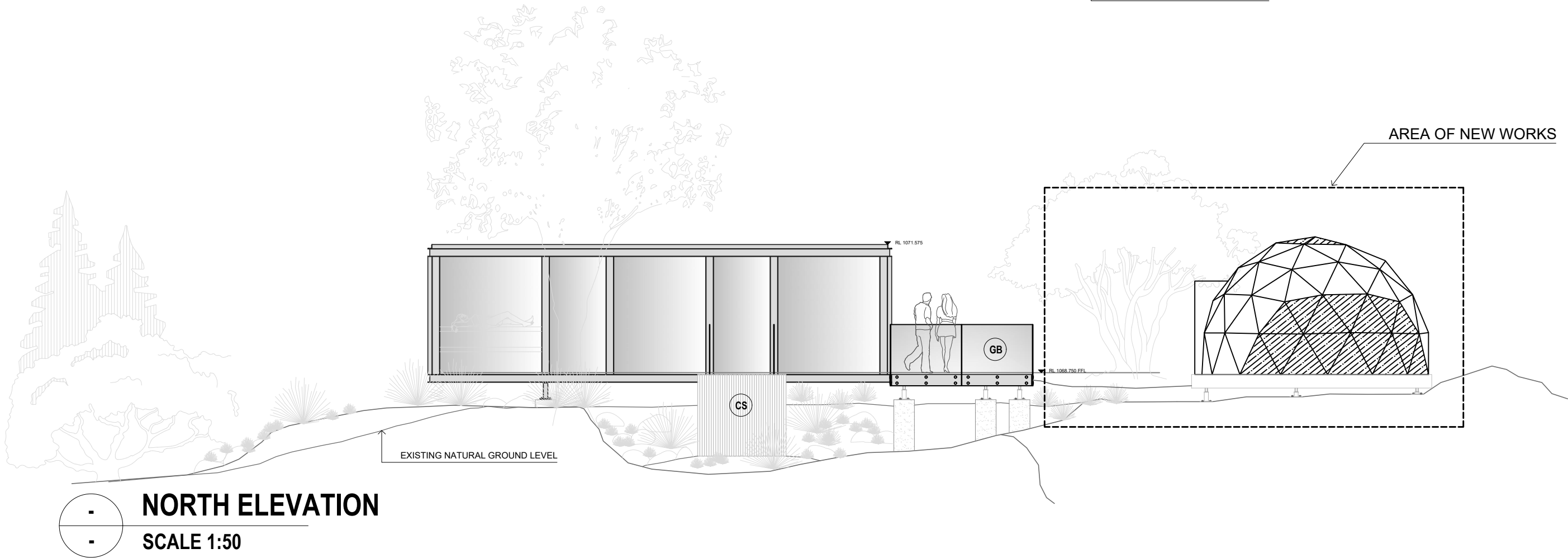
GD-02

REVISION

A



SOUTH ELEVATION
SCALE 1:50



NORTH ELEVATION
SCALE 1:50

REVISIONS

REV	DATE	NOTES
A	15/09/2023	ISSUE FOR PLANNING PERMIT

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

SITE ADDRESS
73A JONES ROAD, MIENA

CITY COUNCIL
CENTRAL HIGHLANDS COUNCIL

DRAWING SCALE
1:50 @ A1

STATUS **PLANNING APPROVAL**

DRAWING NUMBER

GD-03

REVISION

A

From:
Sent: Thursday, 8 June 2023 11:44 AM
To: development
Subject: Representation against Development Application DA2023-00027 (73A Jones Road - Visitor Accommodation)
Attachments: Example Visitor Management Plan.pdf; DA-2023-27-Merged.pdf

Dear Louisa and Central Highlands Council,

REPRESENTATION AGAINST DEVELOPMENT APPLICATION DA2023-00027 (73A JONES ROAD - VISITOR ACCOMMODATION)

Please accept my representation against the above application, on the following grounds:

1. The application is referred to as an amendment to planning permit DA2018-36. Is it possible under the Act to amend a 5 year old application with a change of use and additional building?
2. The application refers to non-compliance with D.12.3.2 A1(a)... This appears to be the wrong code and refers to the Village Zone. This may have previously been zoned Village but is now Low Density Residential (reinforcing point 1 that an amendment to an existing approval could not be permitted). What I think the applicant is referring to is 10.3.2 Visitor Accommodation, and the application fails to address the Performance Criteria. 73A Jones Road is accessed via a Right of Way that passes by 3 other properties on a private road. When considering the visitors to this property will be tourists, unaccustomed to the area and weather patterns, it becomes clear to understand this proposal does not comply with (a), (b), (c), (d), (e) or (f) of the P1 Performance Criteria.
3. The application refers to the Central Highlands Interim Planning Scheme 2015, which is no longer applicable
4. The application does not outline how it complies with the requirements of the Priority Vegetation Area Code Overlay
5. The site is designated as being within a Bushfire-Prone Areas. While this cannot always be enforced at a planning level, the construction requirements of the National Construction Code will have implications on the finished building / site layout, and I believe the current proposal will have to be significantly modified due to:
 - a. Plastic structures not being an approved cladding type for Bushfire-Prone areas (the building appearance will change and this impacts the building appearance and planning approval)
 - b. NCC Part 12.2 "Construction in alpine areas" has a range of applicable requirements not reflected in the application. For example, External Trafficable Structures must be made of expanded mesh (I notice a timber deck has been proposed)
 - c. Tanker access and passing bays (driveway is longer than 30m) – this will be difficult to achieve as the site is accessed via a 10m Right Of Way with limited room due to site topography
6. The application does not comply with the requirements of the Tasmanian Interim Planning Directive No.5.1 Bushfire-Prone Areas Code, specifically Table E2 Standards for property access. The use does not fall within the exemptions applicable under E1.4. A Bushfire Assessment should be provided with the DA if the applicant believes they area exempt from this Code.
7. How will the wastewater be treated, and will the land application area result in more priority vegetation being removed?
8. The existing driveway gradient is not compliant with AS2890.1 Part 2.6 Design of Domestic Driveways. I don't know how (or if) this was previously approved by Council. As the owner has applied for a Change of

Use, I believe the access to the property should be investigated further as an approved access to a Class 1 dwelling. It is certainly only accessible by the best of 4x4 vehicles in it's current state.

9. As the site shares a private access with other owners, could we request if the DA is approved, Council add a condition to the permit that a Visitor Management Plan be supplied and enforced (similar to how Hobart City Council operates, see attached example)

Thank you for your consideration, please contact me if you require further information.

Regards,

VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS:

PLANNING PERMIT REF.:

CONDITION NO.:

CURRENT MANAGER'S NAME:

CURRENT MANAGER'S NO.:

This visitor management plan sets out the requirements which must be met while the visitor accommodation use operates at this property in order to limit, manage and mitigate unreasonable impacts upon the amenity of surrounding properties.

It is a mandatory requirement that this visitor management plan is complied with and if it is breached then this will constitute a breach of the planning permit, which may give rise to enforcement action by the Hobart City Council.

The operators of the visitor accommodation at the property must comply with the following requirements:

1. Appoint a Manager who will actively manage the property.

The Manager who is specified above is the initial Manager. If the Manager and/or their phone number changes, the new name and/or phone number must be provided within 24 hours to:

- (a) the City Planning Division of the City of Hobart by emailing planning@hobartcity.com.au; and
- (b) each neighbouring property, including those properties which are next to the property, over the road and behind the property.

The Manager must take steps to ensure that all bookings and use of the property comply with this visitor management plan.

2. The maximum number of guests allowed to use the property is [x]

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) The maximum number of guests who are permitted to use the property is [x].
- (b) If you are planning to have more than [x] visitors at the property during your stay, please discuss your plans with us right now.

The guest numbers of all bookings must be monitored by the Manager of the visitor accommodation.

3. The maximum number of vehicles to be associated with guests is [x] standard vehicles that are all capable of being driven onto the site.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) The maximum number of vehicles which may be associated with any booking is [x] standard vehicles that are all capable of being driven onto the site.
- (b) Guests are requested to use on-site parking.

4. The property must be used in a way which is respectful of the residential setting of the property.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) We expect all guests treat our house with respect.
- (b) Guests are advised to be respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property including the property's decks and balconies.
- (c) The property is not to be used for parties or functions.
- (d) The Manager of the visitor accommodation will monitor the behaviour of all guests. If any neighbours make any complaint to the Manager of the visitor accommodation, the Manager of the visitor accommodation will immediately visit the site to address that complaint.
- (e) If the Manager's directions are not complied with then the booking may be terminated immediately and/or your security deposit may be retained.

A security deposit of [x] must be obtained for each booking and must only be returned to guests if there are no complaints from neighbours to the Manager regarding noise or inappropriate behaviour.

5. An appropriate waste management protocol must be implemented.

The Manager must ensure that bins, including recycling, are placed for Council collection each week, unless the property has not been used

during that week, and return the bins to the property within 24 hours of Council collection.

6. Circulation of this visitor management plan

This visitor management plan must be provided to each neighbouring property, including those properties which are next to the property, over the road and behind the property prior to the commencement of the visitor accommodation use.

Representation 2 Sent twice from different members of the household

From:
Sent: Thursday, 8 June 2023 2:20 PM
To: development
Subject: Fwd: FW: REPRESENTATION AGAINST 73A JONES ROAD VISITOR ACCOMMODATION, DA2023 / 00027

Dear Central Highlands Council,

REPRESENTATION AGAINST 73A JONES ROAD VISITOR ACCOMMODATION, DA2023 / 00027

Please accept this letter as a representation against this application.

shares a secure gate and access road with 71, 73A, 73B, 73C and 75 Jones Road. This proposal for visitor accommodation attached to an existing “Outbuilding”?? will have a significant impact on the privacy of these other properties.

Construction of this deck is well underway, despite no consultation being undertaken with the other owners. Nor has council approval been secured.

The application does not properly address the State Planning Provisions, section 10.3.2 Visitor Accommodation Performance Criteria, see following:

1. The privacy of adjoining properties	<ul style="list-style-type: none">• The proposal shares access with other owners, on a private road behind a locked gate. The gate system currently operates on a single shared padlock to secure all land holdings beyond the gate. The sharing of keys with visitors negates the security currently enjoyed by the owners of 71, 73B, 73C and 75 Jones Road.• The subject site is the furthest from the road (Jones Road), meaning visitors and their guests will be driving past all the other properties.• As per the title deed covenants, there are no fences to indicate the boundaries of 73A Jones Road. Being Visitor Accommodation, guests are likely to explore across other boundaries for the better photo opportunities offered by the higher blocks with superior views (75, 73B and 73C), impacting the privacy of those owners.
2. Any likely increase in noise to adjoining properties	<ul style="list-style-type: none">• Additional vehicle movements from the guests, including the cleaner/manager (to prepare and clean the property for each booking) will increase the noise to all adjoining properties. The proposed building has an outside spa and we are concerned guests may invite friends around for gatherings and create unwanted noise.

	<ul style="list-style-type: none"> The additional road usage by guests with less respect for the common road will lead to additional maintenance costs for all land owners.
3. The scale of the use and its compatibility with the surrounding character and uses within the area	<ul style="list-style-type: none"> The proposal is not compatible with the surrounding character and uses which are predominantly fishing cabins / permanent residences. This looks more like a commercial glamping experience better suited to the outskirts of towns.
4. Retaining the primary residential function of an area	<ul style="list-style-type: none"> Being Visitor Accommodation, there could be different guests at the property every night of the week. This does not retain the primary residential function of the Low Density Residential Zone.
5. The impact on the safety and efficiency of the local road network; and	<ul style="list-style-type: none"> 73A Jones Road does not have any viable parking or turning circle for rental vehicles or any vehicles that are not 4WD. Even the owner of 73A Jones Road rarely drives to the bottom of the road. Guests at the Visitor Accommodation are likely to be in rental cars, and unfamiliar with driving in inclement conditions. Access to the site is very narrow and limited, which inexperienced drivers will find it difficult to navigate and put other road users (including pedestrians) at risk. Particularly during winter months. This is likely to result in the use of other land for parking and turning vehicles and inevitably requests to assistance from visitors when their vehicles become stuck at the bottom of the road.
6. Any impact on the owners and users rights of way	<ul style="list-style-type: none"> The site is accessed via a right of way with other owners. All owners will be impacted by the volume of traffic, at all times of the day and night. Guests will unlikely be able to access the site due to the steep driveway, and will most likely park on the right of way – which will prohibit access to the other owners.

If you would like to discuss these concerns, please do not hesitate to contact me.

Kind regards

From:
Sent: Thursday, 8 June 2023 2:00 PM
To: development
Cc:
Subject: DA 2023 / 00027 - 73A Jones Road Miena

Dear Louisa,

RE: DA 2023 / 00027 at 73A Jones Road Miena

The purpose of this email is to raise my concerns with the proposed development at 73A Jones Road Miena 7030. The reasons for my concerns are identified below.

ZONING:

I have concerns that the area is currently zoned Low Density Residential, however, this proposal intends to amend usage to tourism visitor accomodation based on an existing outbuilding only.

PARKING:

The site is the further-most block accessed via a right-of-way shared by three other owners through a locked gate. The current driveway leading into the site is extremely steep and unsuitable for conventional vehicles. Furthermore, site access is impassible during inclement weather events. The proposal identifies on-site parking, however, this is difficult for visitors to access.

a. Poor direct access to the site will necessitate off-site visitor parking in other nearby neighbouring areas. However, there are no areas available for off-site parking in the immediate area. Unintended parking on the narrow right-of-way will directly impact and inconvenience other residents.

TRAFFIC:

As noted previously, the furthestmost section of driveway which leads directly into the site is problematic.

a. Increased tourism usage will result in unwanted increased traffic through a private block which directly impacts three other residents.

b. The topography, and/or adverse weather conditions, In combination with inexperienced tourist drivers, will lead to unforeseen traffic incidents.

PRIVACY:

The site is accessed by a private right-of-way through a locked gate. Adjacent properties comprise three other permanent and semi permanent residents, and fishing cabins.

a. Visitor exploration of the area or their unintended navigation errors will lead to unintended trespass into neighbours properties.

b. Increased visitor use is incompatible with the current character of the immediate area.

SAFETY

As noted previously, site topography is difficult and is exacerbated by environment and weather. Increased visitor access will increase the numbers of inexperienced drivers to the site.

a. Inexperienced tourist drivers in combination with topography and environmental conditions, will lead to unforeseen traffic incidents and potentially put others at risk.

b. Access to the site is impossible or extremely difficult for emergency service vehicles.

Regards,

Representation 4

From:
Sent: Friday, 9 June 2023 3:39 PM
To: development
Subject: DA2023-00027 - 73A Jones Road, Miena

Dear Central Highlands Council,

REPRESENTATION AGAINST DA2023-00027 – 73A JONES ROAD VISITOR ACCOMMODATION

I wish to lodge a representation against the proposed Visitor Accommodation at 73A Jones Road, Miena.

I am concerned about the impact Visitor Accommodation will have on _____ properties. The unique location _____, currently grants us privacy and serenity, due to it being off a private road which is only accessed by three other owners. We can enjoy the remoteness and tranquility, which is the beauty of being in the Central Highlands area. When we are at our property, and when it is vacant, we currently have peace of mind that it is very private and secure.

_____, we are not allowed to fence our boundaries (and nor would we wish to). If the proposed Visitor Accommodation was approved on 73A Jones Road, guests would not be aware of the boundaries of the property and would likely trespass _____. We have two young children who currently enjoy being outside within the boundaries of our property, with no concerns about people we do not know being in the immediate area.

The building of the proposed application is already under construction, without any approvals (Planning, Building or Plumbing).

The existing driveway to 73A Jones Road is extremely steep and would not accommodate construction vehicles, and rental cars from proposed future guests. I therefore have concerns about other vehicles being manoeuvred and parked on our property, as there are no turning or parking areas available along the private road. This would have an impact on the privacy of our property and the safety of our children. I recommend that council inspect the driveway to 73A Jones Road, to fully understand my concerns.

Thank you for taking my representation into consideration. Please do not hesitate to contact me for further discussion.

Kind regards,

Applicant Correspondance

21st June 2023

RE: DA2023/27 73A Jones Road Miena; Proposed Visitor Accommodation: Response to public notification

To Central Highlands Council,

We received advice from Louisa Brown on 15th June 2023 that there had been several representations received by council in relation to the above application.

We would like to take this opportunity to respond to some of the issues we believe may have been raised and provide our return comments. Please see below for your reference & record:

1. Existing covenants do not allow fencing, and as a result visitors may inadvertently encroach onto neighbouring properties:
 - a) The existing topography of 73A Jones Road is extremely rugged, and typically includes large boulders / scree, as well as dense scrub and bush. These elements in many ways form natural barriers between property 73A and the neighbouring properties. We had been required to undertake substantial civil works as part of our initial building permit to create the driveway access, vehicle turning zones, the gravel path over boulders and scrub that now provides access the building, as well as general surface levelling in order to create a safe area for use. Therefore, it is highly unlikely that visitors will want to leave the confines of the cleared and easily accessible area to traverse onto neighbouring properties, due to the difficulty to access across the rugged terrain.
 - b) We note that our neighbours also sometimes traverse onto our property due to the fact no fences exist. Therefore, we feel that an objection to proposed visitor accommodation based on the scenario that people may traverse boundaries is not valid, as this can also occur in the present condition which does not have visitor accommodation. Under the current planning scheme, using a property for visitor accommodation has no effect on the ability for people to be able to traverse property boundaries.
 - c) We would be happy to setup a management plan for the proposal of visitor accommodation that includes information to visitors to advise they must stay within the defined areas of the property and the cleared accessible area only.
2. Use of the right of way / shared driveway:
 - a) Our title includes a private right of way and service easement to access our property at 73A Jones Road. This right of way is required to provide free unimpeded access not only for our block but also to three other neighbouring properties. The fact that our property may be used for visitor accommodation under the proposal is irrelevant in the requirement to provide for unimpeded free access.
 - b) Our proposal for visitor accommodation does not impede or hamper the ability of neighbouring properties to continue to enjoy free unimpeded access of the right of way to access their blocks.
 - c) Notwithstanding the right of way does not specify a maximum permitted number of vehicle movements per day, our proposed development provides accommodation for a maximum of two guests. Therefore, the number of vehicle movements that would be occurring on the right of way would be expected to be the same in both conditions, whether the property was used for visitor accommodation or maintained for solely for the private use of the

owners. Therefore the proposal to provide for visitor accommodation will have no effect on the use of the right of way / shared driveway.

3. Visitors may get lost and not know which way to come when using the shared driveway
 - a) To begin with, there are only 4 options on which to take for the shared driveway and so chances of using the incorrect driveway are small. However, we would be happy to provide directional signage at appropriate locations to indicate which direction visitors should follow. We note that other neighbours have already provided directional signage at various locations of the shared driveway, to be used as wayfinding for their own properties.
 - b) Additionally, booking for the accommodation will only be accepted online. When a visitor makes a booking, we would provide a return email confirmation that includes a wayfinding map that includes directions to the correct property location. The email would also include the information instructing visitors that they must only use and access the shared driveway / right of way and the property at 73A (as per item 1c).

4. State of the driveway access road, specifically the driveway to 73A:

- a) We are aware that the grade of our driveway is quite steep and is topped with fine red gravel in accordance with the original planning permit. As noted at item 1a, we undertook substantial civil works including rock drilling to create the access road and provide safe vehicle access to the property. We understand presently the driveway may prove challenging for 2wd vehicles in some weather conditions, and that there is a likely scenario that visitors will arrive in 2wd vehicles. Accordingly, we are happy to agree that a condition of the permit includes a requirement that our driveway receive a topping of rough finished concrete for extent that is steep. If the driveway were to receive a topping layer of rough finished concrete, there would no longer be any risk for 2wd vehicles accessing the property in any weather conditions.

5. Privacy / overlooking / peaceful use of existing neighbouring properties

- a) As noted in our application letter, we believe that our proposal complies with all elements of the Central Highlands Interim Planning Scheme 2015 that may have any impact on the adjacent neighbouring properties. The understand the Performance Criteria that the proposal is to be assessed against is as follows:

P1 (a): Not adversely impact residential amenity and privacy of adjoining properties:

Response: Our proposal is appropriate in scale being within a low-density residential zone, that it provides accommodation for a maximum of two guests. Therefore, any additional burden of existing or surrounding amenities or infrastructure is not applicable and remains the same whether the property is used for visitor accommodation or private use only. We have noted above that continued free access of the shared right of way will be maintained for the surrounding properties. We have also designed the windows of the development to look out to the lake and be facing away from existing properties (which are currently also difficult to view for the property), so there will be no loss of privacy for the neighbouring properties from the current conditions if the development is used for visitor accommodation.

P1 (b): Provide for any parking and manoeuvring spaces required pursuant to the parking and access code on site:

Response: The property already includes driveway access from Jones road (via the private right of way), and there is a large turning circle and area to park at the base of the driveway for 73A. As noted at item 4 a) above, we would be accepting to provide a topping of rough finished concrete the steep part of our driveway to ensure there is all weather access to 2wd vehicles.

P1 (c): Be of an intensity that respects the character of the area:

Response: Similar to the response to item P1 a), we believe the scale of our proposal is appropriate for the area. The shape of the dome tent is necessitated by the local environment and its requirement to shed snow and withstand high winds. We have also selected a light grey colour for the covering for the dome, that is sympathetic and blends into to the light grey colour of the trunks and branches of the surrounding snow gum trees on the block.

P1 (d): Not adversely impact the safety and efficiency of the local road network and users of private rights of way:

Response: As per our response at item 2 a, b & c, the development has no impact to the current arrangement of the private right of way. All access to existing neighbouring blocks will be maintained under the proposal to provide for visitor accommodation. In addition, as per our response to planning item P1 (a), the proposal is of a scale that is appropriate to a low-density residential zone, providing accommodation for a maximum of two guests. Therefore, the use of the property for visitor accommodation will have no adverse effects or place any increased burden on the safety and efficiency of the local road network.

We look forward to council's response on this application, and please do not hesitate to contact us should there be any further queries in relation to our proposal.

Kind Regards,

LAND & ENGINEERING SURVEYORS**DAVID B. MILLER** (B. Surv.)
REGISTERED LAND SURVEYOR
(DIRECTOR)"THE STRIDES BUILDING",
3-5 WILMOT ROAD,
HUONVILLE
TELEPHONE: (03) 6264 1722
(Thursdays)SORELL
TELEPHONE: (03) 6265 2208

E-mail: admin@rbsurveyors.com

Our Ref: HELSA01
dm/ca
15th May 2023Central Highlands Council
PO BOX 20
HAMILTON TAS 7140

Dear Sir/Madam

RE: PROPOSED SUBDIVISION – 197 ELLENDALE ROAD, FENTONBURY.

Further to our client's instructions, please find attached:

1. Copy of the above-named proposal plan.
2. Copy of the relevant title.
3. Council's development application form.
4. Bushfire Assessment Report prepared by Rebecca Green & Associates version 1 dated 27/3/23.

The proposal is to subdivide No.197 Ellendale Road (CT 213079/1) creating four additional lots. Proposed lot 3 contains the existing dwelling on the site. The land is zoned Rural Living Area A under the Tasmanian Planning Scheme and we make the following comments in respect to the scheme;

11.5.1

A1 Complies.

A2 Lots 3 and 4 do not comply as they have a frontage of less than 40m. We make the following comments under P2 for those lots;

The lots have a minimum frontage of 10m which widens from the road. Both lots will have its own access from the road (i.e. not shared with any other lot). The grade of the accesses is comfortable and will not require a large amount of earthworks. The accesses are located at a flat part of McCullums Road and allow good sight distance in both directions. The proposed access is not unique to the area, the nearby property at 50 McCallums Road has a similar arrangement for access.

A3 Complies it is proposed to establish an access from the road to the boundary of the lots, see plan for locations.

13.5.2

A1 Complies.

.../2

13.5.3

A1 Complies, lot 1 and the Balance lot have a frontage within 30m of a water supply, it is proposed to provide new water connections for those lots.

A2 Does not comply as no reticulated sewer service is available, see comments under P2.

P2 Given the size of the lots they are all considered capable of accommodating on-site wastewater treatment systems adequate for future development.

The land is subject to codes under the scheme and we make the following comments with respect to those codes;

C7.7.1

A1 No works are proposed within the Waterway & Coastal Protection Area including bushfire hazard management areas.

C13.0 See enclosed Bushfire Assessment Report prepared by Rebecca Green & Associates version dated 27/3/23.

C15.7.1


A1 Complies the building areas, vehicle accesses and services are outside the landslip hazard area.

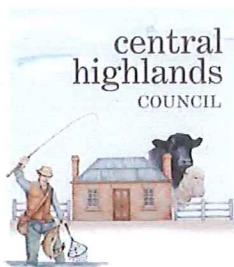
Your advice in relation to the necessary Council fees is requested. We advise that on receipt of Council's invoice, we will forward same to our client for payment.

Should you require any further information, could you please advise.

We now await your further advice.

Yours faithfully


for David Miller.



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone (03) 6259 5503
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick ☒ if there has been a pre-application meeting with a Council officer:

Yes: ☐ No: ☒

Officer's name

Date:

Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant:

Brooks, Lark and Carrick Surveyors

Address:

1/2 Kennedy Drive

Cambridge TAS

7170

Email:

admin@rbsurveyors.com

Phone No:

6248 5898

Fax No:

Mobile No:

Owner:

Andre Helsloot

Address:

GPO Box 623

Hobart

7001

Phone No:

0412 818 821

Fax No:

Land Details:

Provide details of the land, including street address, title details and the existing use.

Address:

197 Ellendale Road

Fentonbury

7140

Volume:

213079

Folio:

1

Existing Use

Residential

Please use definitions in planning scheme

Proposed Development Details:

Provide details of the proposed subdivision development.

Development:

4 lot Subdivision + Balance lot

Tick ☒ if proposed developed is to be staged:

Yes ☒

No ☐

Tick ☒ if the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value:

\$

Write 'Nil' if no works are proposed, e.g. boundary adjustment

Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Signature:

Andre Helsloot

The Applicant must sign and date this form.

Date: 15.5.23

Refer to application checklist over page for additional information requirements

SEARCH OF TORRENS TITLE

VOLUME 213079	FOLIO 1
EDITION 4	DATE OF ISSUE 13-Sep-2017

SEARCH DATE : 12-May-2023

SEARCH TIME : 04.15 PM

DESCRIPTION OF LAND

Parish of ANGLESEA, Land District of BUCKINGHAM
Lot 1 on Plan 213079
Derivation : Whole of Lot 32383 Gtd. to J.P. Ryan.
Prior CT 2517/72

SCHEDULE 1

M632719 TRANSFER to ANDRE ANTHONY HELSLOOT Registered
13-Sep-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E103356 MORTGAGE to Commonwealth Bank of Australia
Registered 13-Sep-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2517 72

Purchase Grant Vol.235 Fol.73.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Michael D. Ryan

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF ANGLESEA LAND DISTRICT OF BUCKINGHAM

SIXTY ACRES TWO ROODS NINE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

LESLIE BASIL BROWNING and VINCENT GEORGE BROWNING both of
Fentonbury, Farmers

SECOND SCHEDULE (continued overleaf)

NO.A67239 MORTGAGE to The Commercial

DISCHARGED B134342

Bank of Australia Limited

Produced 2nd. November, 1956 at 3 p.m.

(Sgd.) A. IMLACH (L.S.)

Recorder of Titles.

Michael D. Ryan
Recorder of Titles.

CANCELLED

12 JAN 1995

Michael D. Ryan
RECORDER OF TITLES

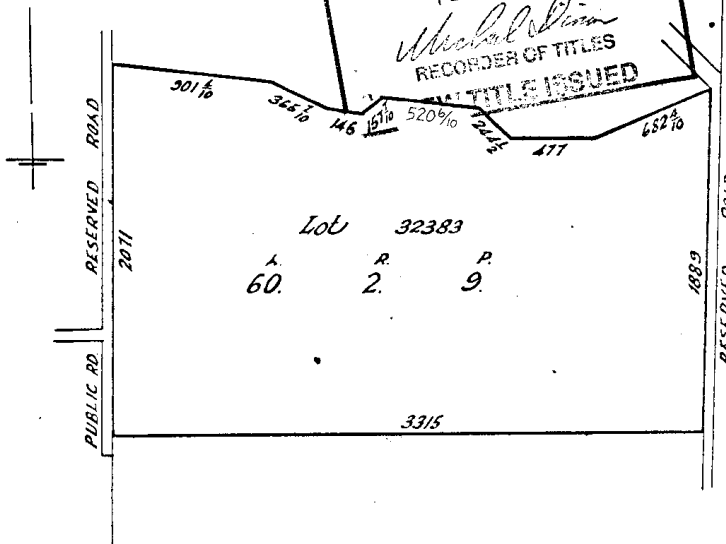
TITLE ISSUED

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER

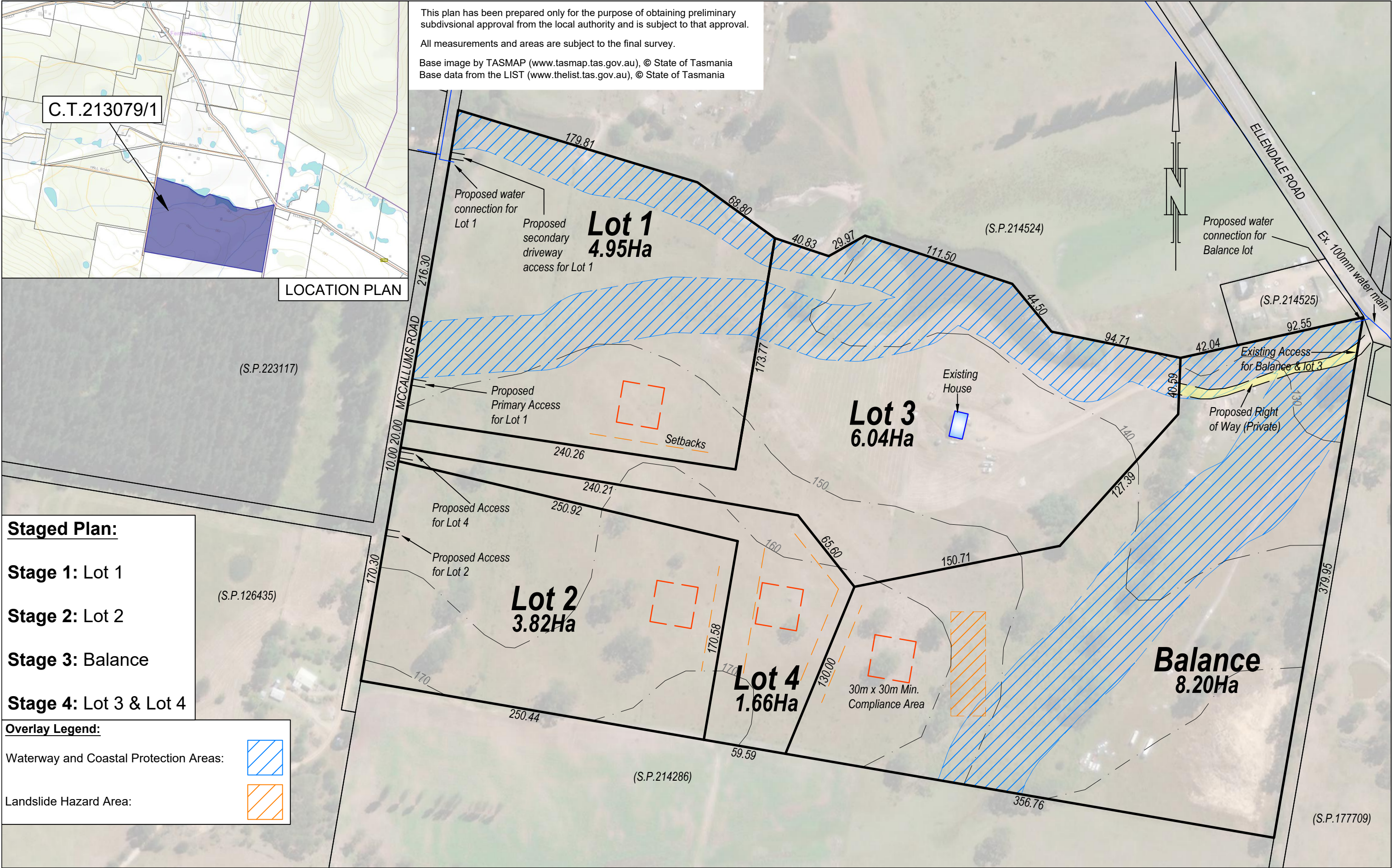
213079



Whole of Lot 32383 Gtd. to J.P. Ryan Meas. in Links.

FIRST Edition, Registered **25 AUG 1969**

Derived from P.G.Vol.235 Fol.73. Transfer A67238- J.P.Ryan.



E				
D				
C	Secondary proposed access for lot 1 added	DM	26/5/23	DM
B	Amend proposed access arrangement for lot 3	DM	24/5/23	DM
A	Update building locations & boundaries	LH	17/02/23	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.

**Brooks, Lark
and Carrick
SURVEYORS**

UNIT 1, 2 KENNEDY DRIVE CAMBRIDGE
7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

OWNER: A.A. HELSLOOT
TITLE REFERENCE: C.T.213079/1
LOCATION: 197 ELLENDALE ROAD,
FENTONBURY

Proposed Subdivision		
Date:	30-05-2022	Reference: HELSA01 14206-00
Scale:	1:2500 (A3)	Municipality: CENTRAL HIGHLANDS

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

197 Ellendale Road, Fentonbury



Prepared for (Client)

Andre Helsloot

GPO Box 628

HOBART TAS 7001

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

27 March 2023

Job No: RGA-B2280

Executive Summary

The proposed development at 197 Ellendale Road, Fentonbury, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

Contents

Executive Summary	3
Schedule 1 – Bushfire Report	5
1.0 Introduction	5
2.0 Site Description for Proposal (Bushfire Context)	6
3.0 Bushfire Site Assessment	7
3.1 Vegetation Analysis	7
3.2 BAL Assessment – Subdivision	11
3.3 Outbuildings	12
3.4 Road Access	15
3.5 Water Supply	17
4.0 Bushfire-Prone Areas Code Assessment Criteria	20
5.0 Layout Options	21
6.0 Other Planning Provisions	21
7.0 Conclusions and Recommendations	22
 Schedule 2 – Bushfire Hazard Management Plan	 23
Form 55	24
 Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code	 27
Attachment 2 – AS3959-2018 Construction Requirements	32
Attachment 3 – Proposal Plan	33
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline	34
 References	 35

Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Central Highlands, the Building Code of Australia and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a 4 Lot and Balance Subdivision. One title presently exists, four new vacant lots proposed.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

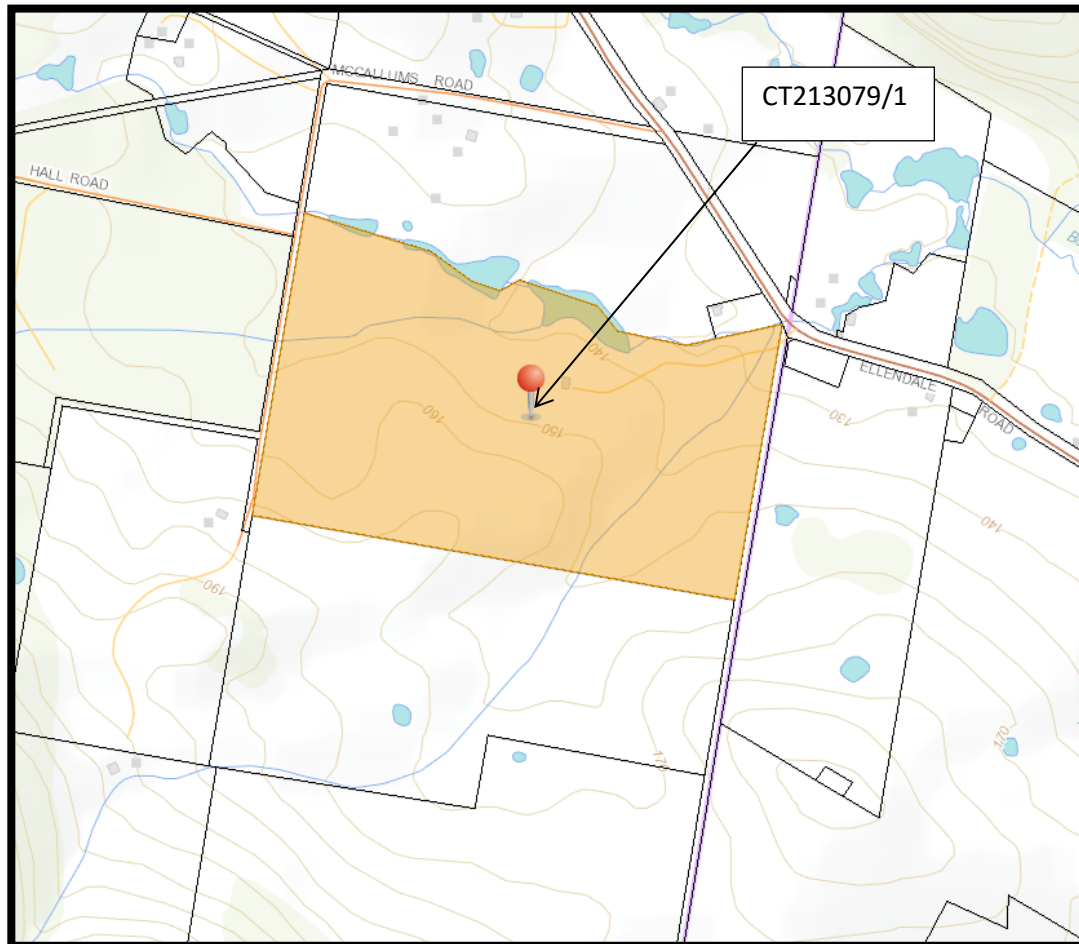


Figure 1: Location Plan of 197 Ellendale Road, Fentonbury

2.2 Site Details

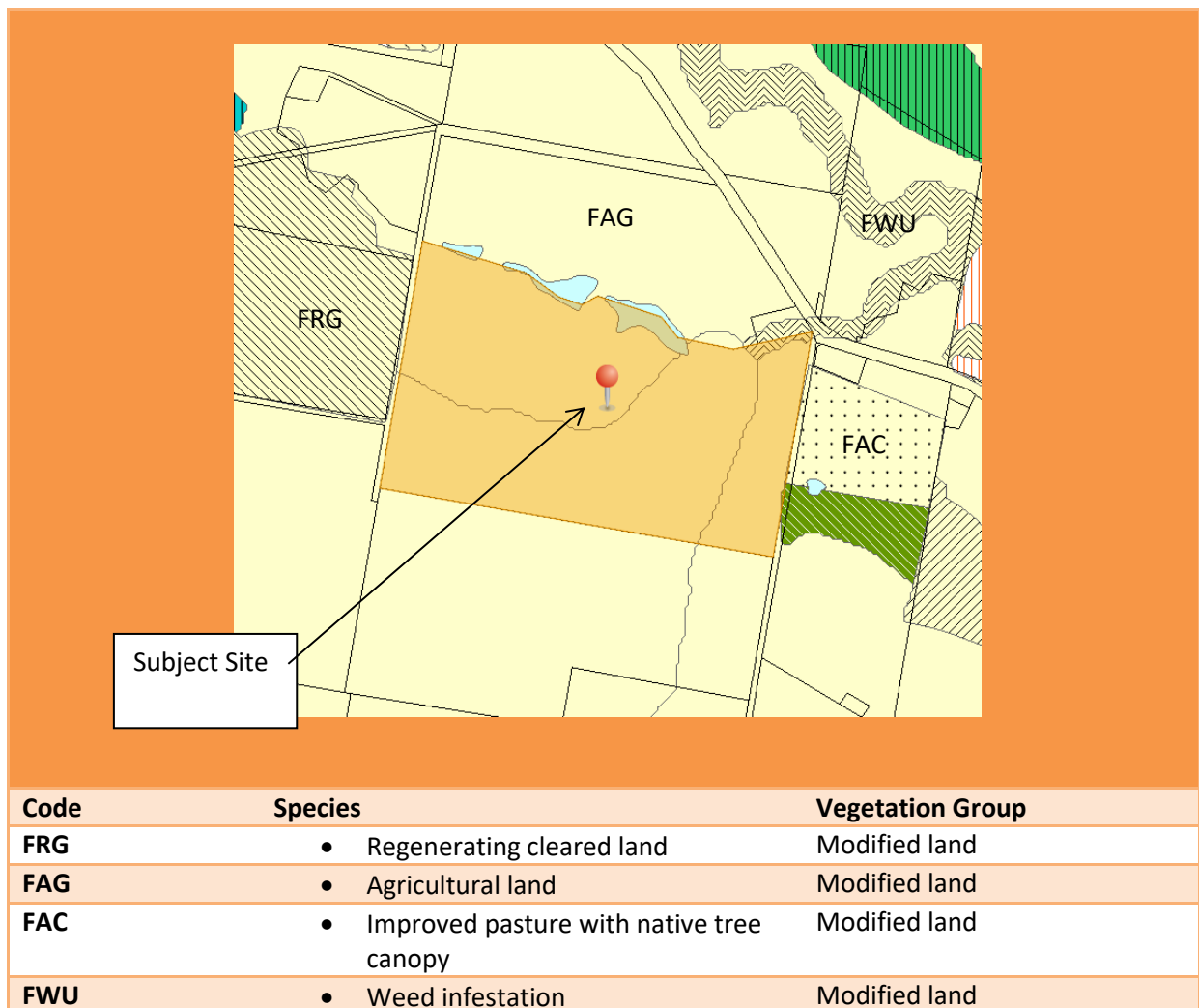
Property Address	197 Ellendale Road, Fentonbury
Certificate of Title	Volume 213079 Folio 1
Owner	Andre Anthony Helsloot
Existing Use	Residential/Rural
Type of Proposed Work	4 Lot & Balance Subdivision
Water Supply	On-site for fire fighting
Road Access	Ellendale Road and McCallums Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos



Existing access from Ellendale Road



Existing access – Lot 3



Looking north – Lot 3



Looking west – Lot 3



Looking south – Lot 3



Looking east – Lot 3



Looking east – Balance



Looking south – Balance



Looking west – Balance



Looking north – Balance



Looking east – Lot 4



Looking south – Lot 4



Looking west – Lot 4



Looking north – Lot 4



Looking east – Lot 2



Looking south – Lot 2



Looking west – Lot 2



Looking north – Lot 2



Looking east – Lot 1



Looking south – Lot 1



Looking west – Lot 1



Looking north – Lot 1

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for

BAL 12.5

Lot 1

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	19-<50m	14-<50m	14-<50m	16-<50m

Lot 2

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	16-<50m	14-<50m	16-<50m	16-<50m

Lot 3

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	16-<50m	14-<50m	16-<50m	14-<50m

Lot 4

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	19-<50m	16-<50m	16-<50m	14-<50m

Balance

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	19-<50m	19-<50m	19-<50m	14-<50m

3.3 Outbuildings

Not applicable – existing and greater than 6m from dwelling on Lot 3.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 3- (existing)	Private access driveways are to be <u>re-established in width</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2C. <u>(access to be re-established to width of 4m and installation of minimum 1 passing bay)</u> Lot 3 driveway length – approx. 245m
Lots 2, 4 and Balance	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2C. Lot 2 indicative driveway length – approx. 207m Lot 4 indicative driveway length – approx. 304m Balance indicative driveway length – approx. 391m
Lot 1	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.B. Lot 1 indicative driveway length – approx. 132m

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (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 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and

- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - a) A turning circle with a minimum inner radius of 10 metres;
 - b) A property access encircling the building; or
 - c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

- (k) All weather construction;
- (l) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (m) Minimum carriageway width of 4 metres;
- (n) Minimum vertical clearance of 4 metres;
- (o) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (p) Cross falls of less than 3 degrees (1:20 or 5%);
- (q) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;\
- (r) Curves with a minimum inner radius of 10 metres;
- (s) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (t) Terminate with a turning area for fire appliances provided by one of the following:
 - d) A turning circle with a minimum inner radius of 10 metres;
 - e) A property access encircling the building; or
 - f) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- (u) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

Lot 3 – Static Water Supply (new)	<p>On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
Lots 1, 2, 4 and Balance – Static Water Supply (new)	<p>On-site water supply is required for any new habitable building.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (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	<p>A static water supply:</p> <ul style="list-style-type: none"> (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 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal;

		<ul style="list-style-type: none"> (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm 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 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (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 from vehicles.
D.	Signage for static water connections	<p>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:</p> <ul style="list-style-type: none"> (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
		Comments
<input checked="" type="checkbox"/> A1	(a) & (b)	Specified distances for Hazard Management Areas for BAL 12. as specified on the plan are in accordance with AS3959. The proposal complies.
<input type="checkbox"/> P1		
C13.6.2 Public and fire fighting access		
		Comments
<input type="checkbox"/> A1	(a)	Not applicable.
<input checked="" type="checkbox"/> A1	(b)	<p>The private driveway to Lot 3 will be re-established (widened and min. 1 passing bay) in accordance with Table C13.2C prior to the final plan of survey being sealed by Council.</p> <p>The private driveway to Lots 2, 4 and Balance will be constructed/maintained in accordance with Table C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply and where greater than 200m.</p> <p>The private driveway to Lot 1 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.</p>
<input type="checkbox"/> P1		
<input checked="" type="checkbox"/> A2		Not applicable.
<input type="checkbox"/> P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
<input type="checkbox"/> A1	(a) (b)	Not applicable Not applicable.
<input type="checkbox"/> P1	No PC	
<input checked="" type="checkbox"/> A2	(a) (b)	<p>Not applicable.</p> <p>Any new habitable building on Lots 1, 2, 4 and Balance, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.</p> <p>The existing dwelling on Lot 3, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply at least</p>

10,000 litres per building area to be protected, in accordance with Table C13.5.		
<input type="checkbox"/> A2	(c)	Not applicable.
<input type="checkbox"/> P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5 in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 3 is to be upgraded prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2C.

The private driveway to Lot 1 will be constructed in accordance with Table C13.2B at the time of future habitable building.

The private driveway to Lots 2, 4 and Balance will be constructed in accordance with Table C13.2C at the time of future habitable building.

Water Supplies

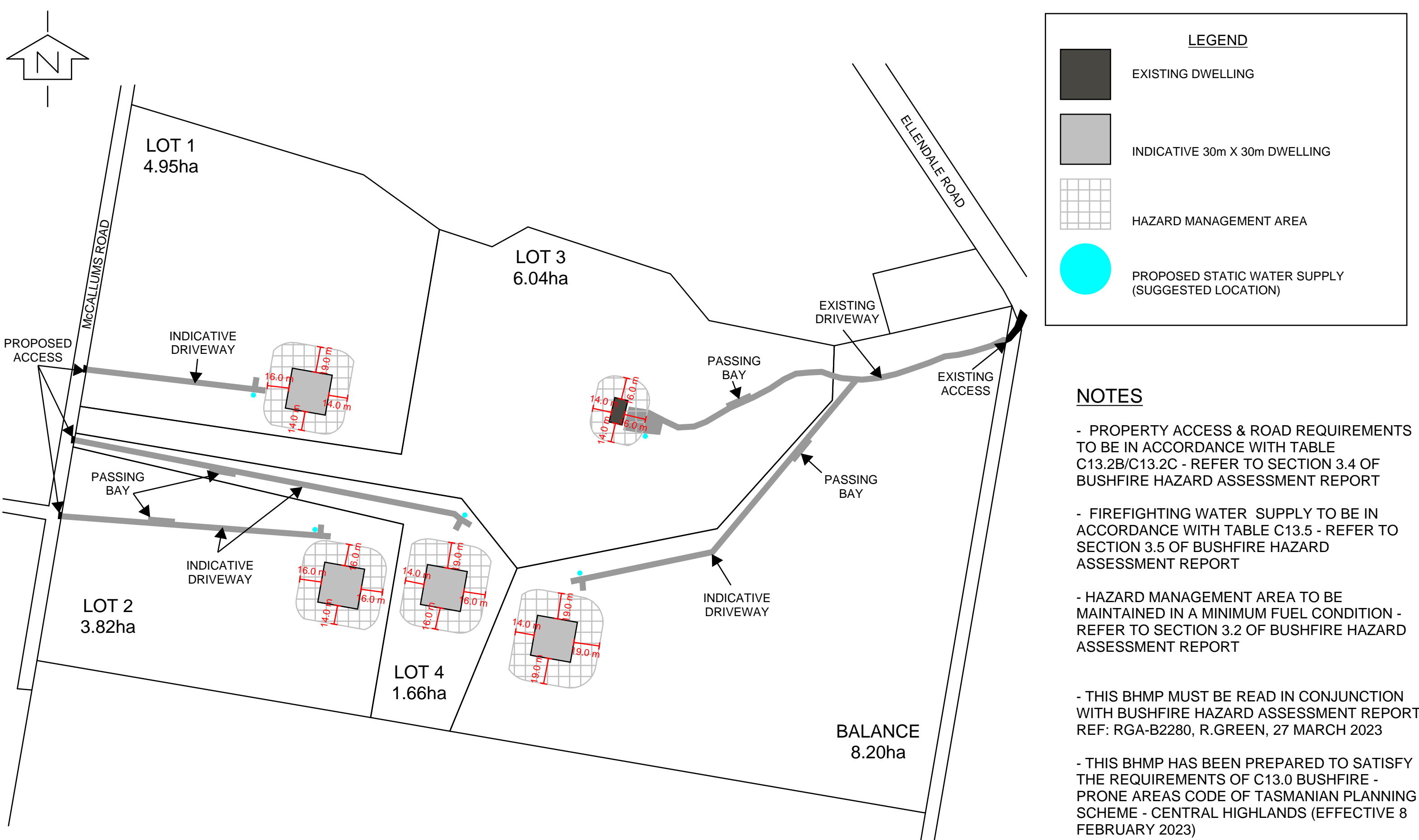
Any new habitable building on Lots 1, 2, 4 and Balance at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.

The existing dwelling on Lot 3 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected with installation of a fitting suitable for TFS access and signage in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lots 1, 2, 4 and Balance, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 3, Hazard Management Area is to be established prior to the council sealing the final plan of survey and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode³

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details:

Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979*

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:

Analysis of hazards in bushfire prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate:

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 27 March 2023, Version 1, Job No. RGA-B2280)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Central Highlands, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5 solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Central Highlands, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *Building Code of Australia* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.


Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		RG-073/2023	27 March 2023

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

197 Ellendale Road, Fentonbury TAS 7140

Certificate of Title / PID:

CT213079/1, PID2769518

2. Proposed Use or Development

Description of proposed Use and Development:

4 Lot & 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
Proposed Subdivision Ref: HELSA01 14206-00	Brooks, Lark and Carrick Surveyors	17/02/23	A
Bushfire Hazard Assessment Report	Rebecca Green	27 March 2023	1
Bushfire Hazard Management Plan	Rebecca Green	27 March 2023	1

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') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by</i>

		<i>Rebecca Green & Associates, 27 March 2023 demonstrating BAL 12.5.</i>
<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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 March 2023.</i>

<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 type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 March 2023.</i>
<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: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

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: Rebecca Green

Date: 27 March 2023

Certificate
Number: RGA-021/2023

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

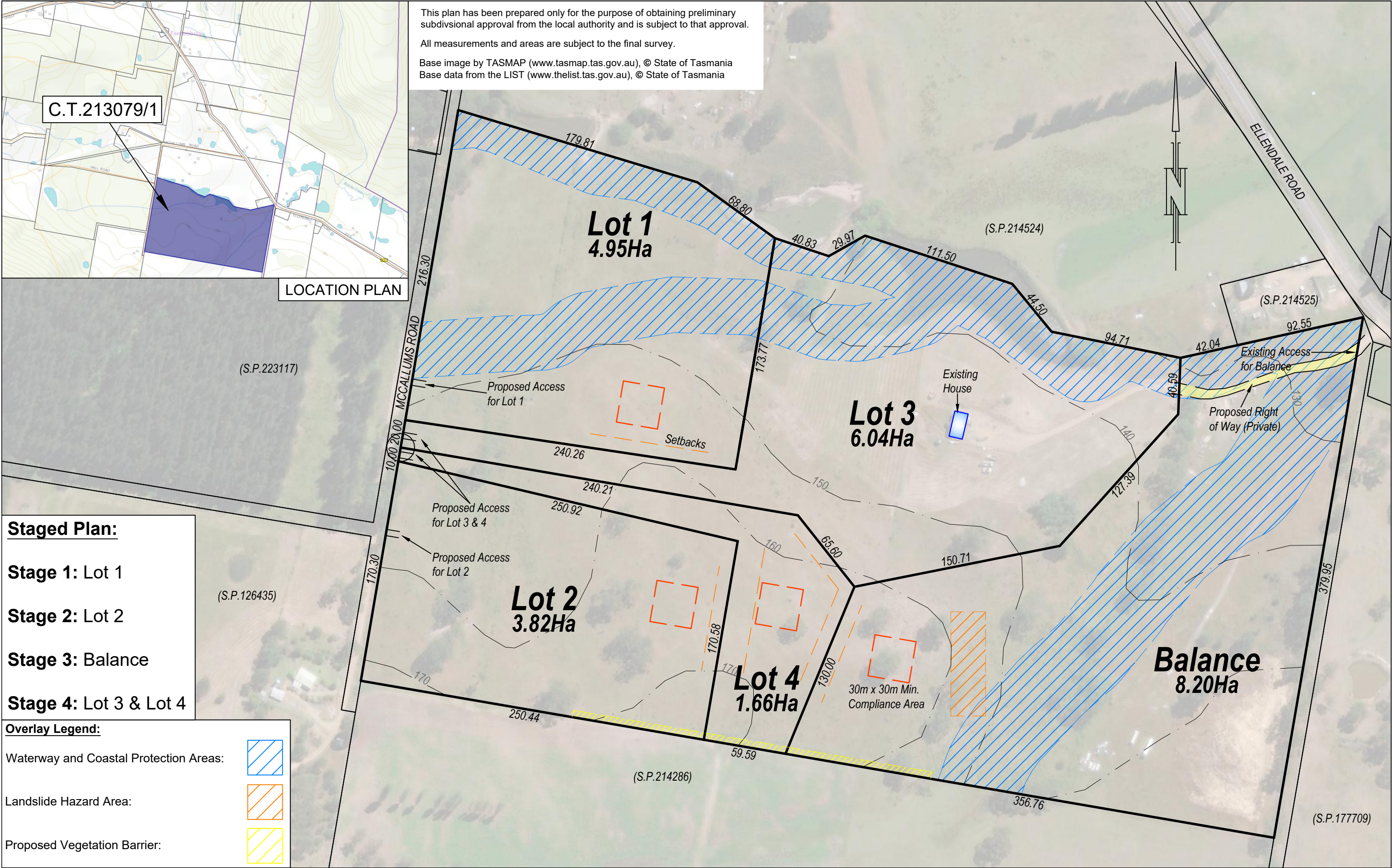
Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze of aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below “External Walls” section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 3 – Proposal Plan

Brooks, Lark and Carrick Surveyors



E				
D				
C				
B				
A	Update building locations & boundaries	LH	17/02/23	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.

**Brooks, Lark
and Carrick
SURVEYORS**

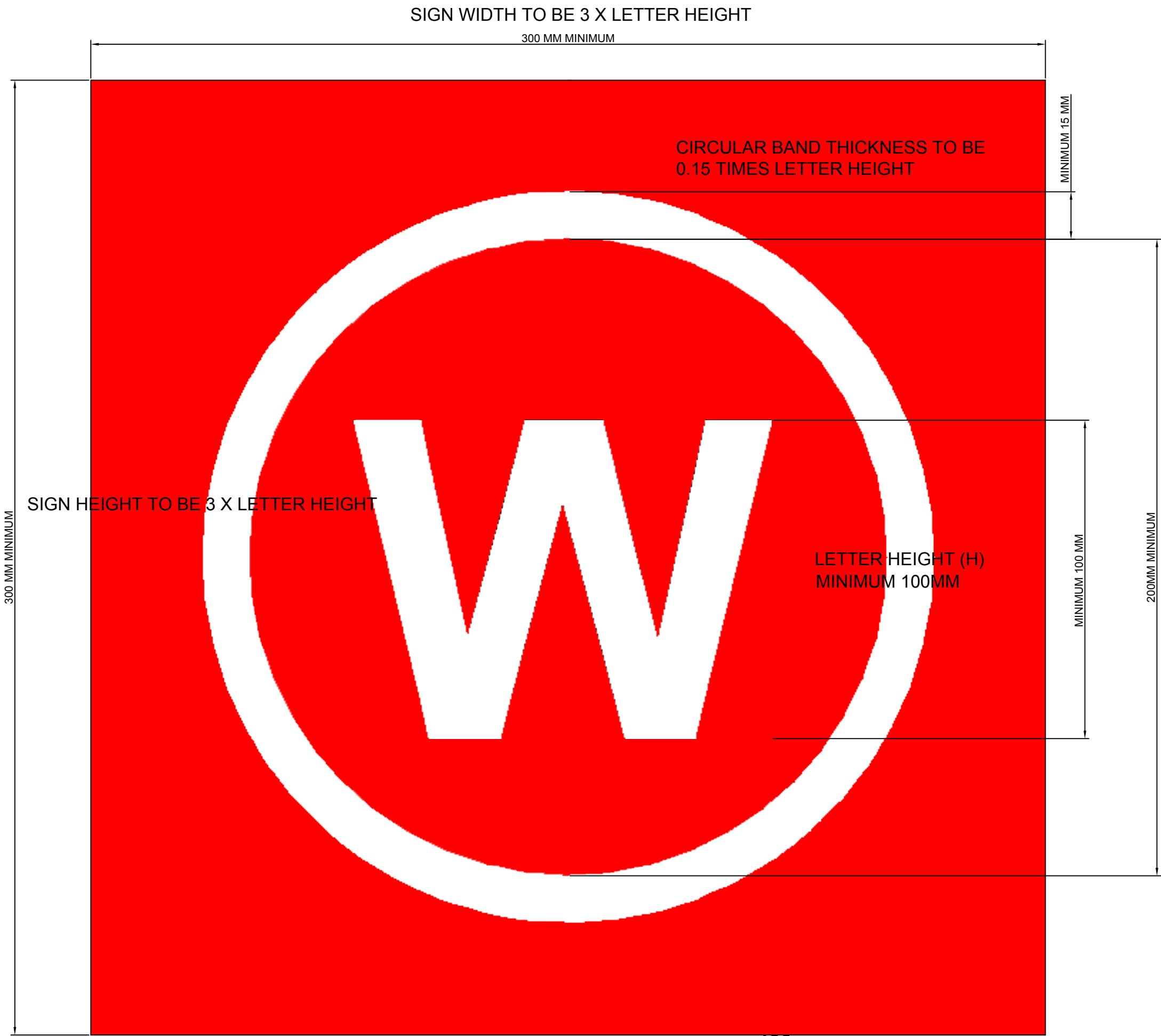
UNIT 1, 2 KENNEDY DRIVE CAMBRIDGE
7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

OWNER: A.A. HELSLOOT
TITLE REFERENCE: C.T.213079/1
LOCATION: 197 ELLENDALE ROAD,
FENTONBURY

Proposed Subdivision		
Date:	30-05-2022	Reference: HELSA01 14206-00
Scale:	1:2500 (A3)	Municipality: CENTRAL HIGHLANDS

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED
COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Central Highlands (Effective 8 February 2023)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023/26	Council notice date	18/05/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00632-CHL	Date of response	01/06/2023
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	197 ELLENDALE RD, FENTONBURY	Property ID (PID)	2769518
Description of development	Subdivision – 4 Lots & Balance		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Brooks Lark & Carrick	Plan of Subdivision / HELSA01 14206-00	C	26/05/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized metered water property connection to Lots 1 and 3 only of the development must be installed 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 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. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68 and a Consent to Register a Legal Document fee of \$239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. 			

Advice

General

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

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

Service Locations

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

The location of this infrastructure as shown on the GIS is indicative only.

Declaration

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

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



Ouse Table Tennis Club is now playing at the Ouse School, 6993 Lyell Highway. We welcome social players of all levels and ages. There is no cost in coming to play. Put on your sneakers or runners, come along and give it a try. You just might like it! We are located in the old kindergarten area. Look for the Table Tennis signs.

Tuesdays between 10am and 2pm.

Thursday evenings from 6pm to 8.15pm.

Big thanks to Tracey Turale for allowing us to use Ash Cottage's outdoor area over the past year. Thanks also to Table Tennis Tasmania, Ouse IGA Xpress, Ouse School and Ravens Nest Tasmania for their invaluable support. If you have any questions please email ousetabletennisclub@gmail.com.

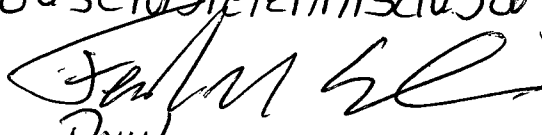




CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form. Please enclose your group/club's current financial statement.

1. APPLICATION & ORGANISATION DETAILS

Name of Project: Ouse Table Tennis Club
 Amount of Grant Requested: \$1500.00 Incorporated
 Estimated Total Project Cost: \$3000.00
 Applicant Organisation: Ouse Table Tennis Club Incorporated
 Contact Person's Name: Paul Sasse
 Contact Details
 Address: 8731 Lyell Highway Ouse
 Phone: (Business hours)
 Mobile: 0481 245 770
 Fax:
 Email: ousetabletennisclub@gmail.com
 Signature: 
 Name: Paul
 Position in Organisation: President
 Date: 24.05.23
 What is the overall aim/purpose of the applying organisation?
 Supply Social Table Tennis to the Community
 What is the membership of the organisation?
 President ✓
 Secretary ✓
 Treasurer ✓
 Public Officer/s ✓

2. ELIGIBILITY (see *Community Grant Program Guidelines*)

Is the organisation:

- ☒ Representative of the interests of the Central Highlands Community
- ☒ Incorporated
- ☒ Not for Profit
- ☐ Unincorporated
- ☐ A Hall Committee

OR

- ☐ An individual community member

Have you previously received funding from the Central Highlands Council? (Please attach additional pages if required)

If yes;

Name of Project:

Date Grant received:

Amount of Grant:

3. PROJECT DETAILS

Project Start Date: 01.05.2022

Project Completion Date: 31.05.2023

Project Objectives:

Social Table Tennis in a safe environment
for young and old free of charge

4. COMMUNITY SUPPORT

What level of community support is there for this project?

Support from Ash Cottage, Members
of the Community, IGA Ouse,
Havens Nest Farm

Does the project involve the community in the delivery of the project?

No

How will the project benefit the community or provide a community resource?

sport for the community

5. COUNCIL SUPPORT

Are you requesting other Council support? E.g. parks, halls, telephones, fax, photocopying, computers, office accommodation, cleaning facilities, street closure.
If yes, please give details.

No

Are you requesting participation by Councillors or Council Staff?
If yes, please give details.

No

If your application is successful, how do you plan to acknowledge Council's contribution?

Council would be listed as a sponsor

6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

Do you anticipate the organisation will apply for funding in future years?

No

How will you monitor/evaluate the success of this project?

We would see how many more people attend

7. PROJECT BUDGET

Note: Amount from Council must not exceed half the project cost

Please provide a breakdown of the project expenditure and income:			
Expenditure	Amount \$	Income	Amount \$
Capital		Guarantee	
Refurbishment		Government Grants	1500
Equipment		Trust/Foundations	
Premises		Donations from Business	1000.-
Vehicles		Special Funding	
Other:		Gifts in Kind	1000.-
Other:		Other:	
Subtotal		Other	
		Subtotal	
Revenue		Anticipated	
Salaries (including super)		Government Grants	
Short-term contract fees		Central Highlands Grant	1500-
Running costs		Trust/Foundations	
Production of information PR materials		Donations from Businesses	
Training staff/volunteers		Special Fundraising	
Travel		Gifts in kind (details)	
Rent		Cash Reserves	
Reference materials		Other:	
Other:			
Subtotal		Subtotal	3500
TOTAL	0	TOTAL	3500

7 July 2023

Dear Mayor and General Manager,

As you may be aware, across August 2023 the Local Government Board will be hosting a series of community hearings. Each hearing will provide a dedicated session for both councils and communities to present to the Board any area of interest to the Future of Local Government Review, with the times of these sessions as follows:

- council sessions - 9:30am - 4:40pm
- community sessions - 5:30pm - 7:35pm

The Board will be holding the following community hearing for the Central and Midlands Community Catchment:

Thursday 10 August 2023
The Grange Estate
4A Commonwealth Ln, Campbell Town

I wish to formally invite your council to present to the Board at this hearing, with a particular focus on your response to the relevant Scenarios presented in the Board's information packs (or any other scenarios you wish to propose), and how you best see local government serving communities in your catchment into the future. The Board will be providing each council with a one-hour slot to present.

Could you please indicate by email to LGBoard@dpac.tas.gov.au your preferred time slot for presenting by **COB 14 July 2023**, to support the Board in preparing the schedule of presentations. The Board will endeavour, as best as possible, to allocate you to your preferred time slot.

- Slot A 9:35am – 10:35am
- Slot B 10:50am – 11:50am
- Slot C 12:05pm – 1:05 pm
- Slot D 1:45pm – 2:45pm
- Slot E 3:00pm – 4:00pm

The Board has also established a form, for community members and local community groups to register their interest in attending either sessions, and presenting at the community session - <https://engage.futurelocal.tas.gov.au/community-hearing-registration>. I would appreciate if you could promote this form amongst your local communities.

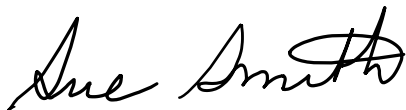
Additionally, we have today published updates to the data in all the Community Catchment Information Packs. These updates address minor errors and clarifications that have come to our attention since the release of the Information Packs on 29 May 2023. None of these changes are significant enough to change the basis for the scenarios, however they are outlined here in the interests of full transparency. Each updated Information Pack also includes a short summary of the updates at the end of the document.

Estimates of total dwelling numbers have been updated in all information packs to include both occupied and unoccupied dwellings. The initial figure only included occupied dwellings. Importantly, this update has not affected the estimates of rates revenue, which was based on a different data set.

Councils should also be aware the Board has engaged the University of Newcastle to undertake a series of focus groups in each community catchment to better understand ordinary Tasmanians' views about local government reform. These sessions commenced on 4 July 2023 and are being conducted both online and face-to-face over a three-week period. Please note that these sessions are intended to reach people who have had little or no engagement with the Review process to date, and are separate to the Board's and LGAT's other engagement processes, including those that have specifically sought participation from council staff and elected members. If any community members contact your council with any queries or concerns regarding the focus groups, you can direct them to call the Review Secretariat on 03 6232 7103.

Thank you for your ongoing participation and engagement with the Review. I will be reaching out to you with further details on the hearing process closer to the day. The Board looks forward to your reply, and to receiving your presentation at the upcoming community hearing.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sue Smith', with a stylized, cursive script.

Sue Smith
Chairperson

Local Government Board

Stage 3 Public Hearings - Future of Local Government Review

Purpose

- The public hearings are being held to supplement the written submission process.
- They are designed to allow community members to present their views to the Board and for the Board to ask questions (where appropriate).

Schedule

Public hearings for Stage 3 of the Future of Local Government Review will be held as follows:

Catchment	Date	Location
Eastern Shore Community Catchment	Friday 4 August	Sorell
<i>Community Groups and Organisations Session</i>	Wednesday 9 August	Campbell Town
Central and Midlands Community Catchment	Thursday 10 August	Campbell Town
Tamar Valley Community Catchment	Friday 11 August	Norwood
North-East Community Catchment	Monday 14 August	Scottsdale
Southern Shore Community Catchment	Wednesday 16 August	Kingston
Western Community Catchment	Monday 21 August	Wynyard
Cradle Coast Community Catchment	Tuesday 22 August	Devonport
Southeast Community Catchment	Monday 28 August	Triabunna
Western Shore Community Catchment	Thursday 31 August	Moonah

Proposed Daily Program for Community Catchment Hearings

9:30am – 9:35am	Chair's welcome, acknowledgement of Country and outline protocols and procedures.
9:35am – 1:00pm	Council Session 1: 3 council presentations Lunch break
1:45pm – 4:30pm	Council Session 2: 2 council presentations
5:35 – 5:45pm	Introduction video
5:45 – 7:35pm	Community Session: approximately 5 minutes for each presentation.

General protocols and procedures

- The Council and Organisation and Peak Body Sessions will be chaired by the Chair of the Local Government Board.
- A facilitator will manage presentations in the Community Session.
- Any person will be eligible to attend all of the public hearing sessions. All attendees will be asked to register their name at the door.
- All sessions will where possible, be live-streamed and live captioned to maximise accessibility.
- All presenters will be asked to state their name, the local government area they are from and if they are representing an organisation.
- Where possible, every organisation, person or community group who registers interest in presenting will be allocated time to present.
- Board members may ask questions of presenters via the Chair at the end of their presentations. Presenters can provide answers in writing after the hearing if they are unable to answer the question at the time.
- All presenters will be reminded to be polite and respectful of others in their presentations.
- Presenters will be reminded to direct their comments towards organisations and institutions rather than individuals. Adverse comments about the behaviour or performance of individuals will not be permitted.
- Presenters wishing to refer to documents at the hearing should send them to the Board secretariat at least two days beforehand via LGBoard@dpac.tas.gov.au or bring enough hard copies for all Board members. These will be treated as submissions and may be published accordingly.
- Confidential matters should not be presented at the public hearings. These can be raised separately in writing with the Board.
- Community presenters will not be able to show videos or make visual presentations. Any such material can be presented to the Board separately via LGBoard@dpac.tas.gov.au. This will be treated as a submission and may be published accordingly.
- Media representatives may attend, record and report on the hearings.
- The Board will publish a summary report of all hearings after they are all complete.
- The Chair or facilitator will have the discretion to ask anyone disrupting the proceedings to leave. The Chair or facilitator will have the discretion to stop a presentation if the presentation includes any inappropriate, racist or offensive content or language.
- Tea, coffee and biscuits will be made available to all attendees.

Additional Protocols for Council Session

- Each council will be invited to present the council's official position.
- The council can nominate up to three people to present the Council's view at the hearing (this may include the Mayor, General Manager and/or other elected representatives).
- Each council will have one-hour to present their position, with at least 15 minutes at the end of the presentation available to respond to any questions and/or comments from the Board.

Additional Protocols for Community Session

- Community members will be invited to express any interest in presenting to the Board, and Presenters will be asked to indicate areas of interest they wish to present on prior to the hearing, from the below list.
 - Structural reform scenarios – opportunities and alternatives

- Structural reform scenarios – challenges
 - Preserving local representation
 - Preserving local jobs and services
 - Fair and equitable funding
 - Any other nominated area of specific interest
- Each area of interest will be given a dedicated period of time for presentations.
 - Should time permit, every person who expresses interest in presenting will be provided an opportunity to do so. However, if there is a high volume of interest in presenting, the facilitator will manage the number of presentations for each area of interest in a way that ensures a wide range of issues and perspectives are explored.
 - Elected representatives are not eligible to present in the Community Session, as they will have had the opportunity to participate in the separate LGAT-led engagement processes for elected representatives. They are, however, able to make written submissions in their personal capacity.
 - Local-based Community Groups (based within the relevant catchment) can register their interest in presenting at this session.
 - While organisations and peak bodies with state-wide policy interests can register to attend these sessions, they have a dedicated session for presentations. For this reason, preferences for presentations are given to community members and local groups to have their say on the Review.
 - Each speaker will have a maximum of 5 minutes to make their presentation. The facilitator will provide indications to the presenter on the time remaining and will conclude the speaker once the maximum time is reached.
 - To maximise the opportunity to hear a range of views, the facilitator may ask speakers who are reiterating a point made by a previous speaker to cut short their speaking time.
 - If time permits, the facilitator may allow other audience members who have not been allocated a formal presentation time to make a 5 minute presentation. Any audience member wishing to have this opportunity will be required to register their interest on entry and disclose their name, area of interest and whether they are representing an organisation. The Chair or facilitator will manage how these presentations occur in line with the time available.
 - The community sessions will commence with a 5-10 minute video presentation outlining the Future of Local Government Review.

Proposed Program for Organisations and Peak Bodies Session (9 August 2023)

- 10:00am – 10:05am Chair's welcome and acknowledgement of Country. Facilitator to outline protocols and procedures.
- 10:05am – 1:05pm Community Groups and Organisations Session 1: 8 presentations
- Lunch break
- 2:00pm – 4:00pm Community Groups and Organisations Session 2: 8 presentations

Additional Protocols for Organisation and Peak Bodies Session

- Any organisation or peak body with a state-wide policy focus wanting to make a presentation should register in advance through the Review website. Confirmation of a presentation time will be provided by email.
- Each organisation or peak body will be invited to present their organisation's views.

- Each organisation or peak body will have 15 minutes to present their position and respond to any questions or discussion from the Board.
- Any community members can register to attend the Organisation and Peak Bodies Session.