



# Central Highlands Council

## AGENDA – ORDINARY MEETING – 19<sup>th</sup> AUGUST 2014

**Agenda of an Ordinary Meeting of Central Highlands Council scheduled to be held at Bothwell Council Chambers, on Tuesday 19<sup>th</sup> August 2014, commencing at 9am and be closed to the public until 11.00am.**

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

**Lyn Eyles  
General Manager**

### 1.0 OPENING

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### 2.0 PRESENT

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### 3.0 APOLOGIES

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### 4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2005, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

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### 5.0 COMMITTEE

Regulation 15 of the Local Government (Meeting Procedures) regulations 2005 provides that Council may consider certain sensitive matters in Closed Agenda which relate to:

- Personnel matters, including complaints against an employee of the Council;
- Industrial matters relating to a person;
- Contracts for the supply and purchase of goods and services;
- The security of property of the Council
- Proposals for the Council to acquire land or an interest in the land or for the disposal of land;
- Information provided to the Council on the condition it is kept confidential;
- Trade secrets of private bodies;
- Matters relating to actual or possible litigations taken by or involving the Council or an employee of the Council;

- Applications by Councillors for leave of absence;
- The personal affairs of any person.

The decision to move in Closed Council requires an absolute majority of Council.

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### 5.1 MOTION INTO CLOSED MEETING

Moved **Clr**

Seconded **Clr**

**THAT** Council move into Committee to discuss confidential matters in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2005.

**Carried**

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### 5.2 MATTERS DISCUSSED IN CLOSED MEETING

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### 5.3 MOTION OUT OF CLOSED MEETING

Moved **Clr**

Seconded **Clr**

**THAT** Council move out of Committee and resume the Ordinary Meeting.

**Carried**

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### OPEN MEETING TO PUBLIC

The Meeting will be opened to the public at 11.00am

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Moved **Clr**

Seconded **Clr**

**THAT** Council move to Agenda Item **14.0 Development & Environmental Services**

**Carried**

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### 14.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2005, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

Moved **Clr**

Seconded **Clr**

**THAT** the **Development & Environmental Services Report** be received.

**Carried**

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## 14.1 SA 2014/27: PDA SURVEYORS: CT26/5720 & CT18/1592 6933 LYELL HIGHWAY, OUSE: SUBDIVISION (BOUNDARY ADJUSTMENT) IN RURAL ZONE & VILLAGE ZONE

### **Report By:**

Contract Planner (D Allingham)

### **Approved:**

Senior Contract Planner (S Wells)

### **Applicant:**

PDA Surveyors

### **Owner**

Department of Education

### **Proposal:**

Application has been received for a boundary adjustment of two titles (CT26/5720 & CT18/1592) which contains the Ouse School and associated grounds and a dwelling. CT26/5720 is zoned Rural and CT18/1592 is zoned Village.

The purpose of the boundary realignment, as detailed in the application, is to allow for the following to be achieved:

- To contain all existing school buildings on one title.
- To fix the situation where the main school building straddles an existing title boundary.
- Allows the Department of Education (DoE) to dispose the balance of CT26/5720 (8.96ha) that is now surplus to the DoE's requirements.
- Allows DoE to consolidate its resources in one area.

Proposed lot 1 will be approximately 1.84ha and contain the school buildings. The proposed lot will continue to have vehicular access off the Lyell Highway and will continue utilising current TasWater water and sewer connection.

The proposed balance will be approximately 8.96ha and contains an existing dwelling. The balance will continue to have its existing vehicular access off the Lyell Highway which currently serves the existing dwelling and will continue utilising current TasWater water and sewer connection.

The proposal will result in Lot 1 having a dual zoning – Village and Rural.

### **Site Description:**

#### *Site and Locality*

The proposal relates to two sites that contain buildings and grounds for Ouse School. The school is located on the northern edge of the township of Ouse.

The smaller of the two sites is identified as CT18/1592 and is an 8720 sqm rectangular shaped lot with direct frontage to Lyell Highway. The site currently contains approximately half of the Ouse School buildings.

The larger of the two lots is identified as CT26/5720 and is a 1.84ha lot, which has frontage to the Lyell Highway until it wraps around the back of the cemetery and adjoins the western boundary of CT18/1592. An existing dwelling is located on the lot to the north of the cemetery. The northern part of the lot contains two poorly maintained school ovals and cleared grassed areas. The southern part of the lot contains school buildings and outdoor courts.

The main school building straddles the shared boundary of the lots.

The adjoining lots to the north of CT18/1592 and to the west of CT26/5720 contain the Ouse Anglican Cemetery and the Immaculate Conception Church. A landlocked title containing a school building is also located to the west of the church. Lots to the south and east contain residential development and lots to the north and west are larger rural properties.

CT18/1592 is currently zoned Village and CT26/5720 is currently zoned Rural. Lots to the north and west are also zoned Rural, although the church and cemetery are zoned Village as are the residential lots to the east and south.



**Plate 1:** CT26/5720 is located within the Rural Zone and CT18/1592 is located within the Village Zone. (Source: The List Map, 2014)



**Plate 2:** An aerial image of the subject titles and surrounding built and natural environment.

(Source: The List Map, 2014)

#### *Servicing provision*

Both lots have existing accesses to Lyell Highway and both have connections to reticulated sewer and water.

#### *Environmental values*

The proposal relates to land that has been greatly disturbed and no significant environmental values are present.

#### *Heritage*

The subject sites have no heritage value.

#### *Interim Scheme*

Both lots subject to this application will be zoned Community Purposes in the Central Highlands Council Interim Planning Scheme. Should this application be approved, it is recommended that Council make a submission to the

Tasmanian Planning Commission that the balance lot be rezoned Rural Resource as part of the hearing process for the Interim Schemes.

### **Statutory Status:**

The sites are located within the Rural Zone and the Village Zone under the *Central Highlands Planning Scheme 1998* (the Planning Scheme). The proposal falls under the use category of 'Subdivision' which is a Discretionary development type in both the Rural and Village.

The proposed boundary adjustment will result in Lot 1 containing all the school buildings, but it will also have dual zoning. The school is classed as an "Educational Establishment" under the Central Highlands Planning Scheme, which is a permitted use in the Village Zone and a discretionary use in the Rural Zone.

### **Advertising:**

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 17 July 2014 through to the 31 July 2014. No representations were received within the public consultation timeframe.

### **Notification**

The proposal was formally referred to the Department of State Growth (DSG) in regards to access to Lyell Highway. DSG have no objection; however require advice to be added to the permit that no work can be carried out in the road reserve unless a permit is obtained from DSG.

The application was also referred to TasWater have approved the application with conditions.

### **Planning Evaluation**

#### **General Objectives:**

The General Objectives of the Planning Scheme relevant to this proposal are:

*(b) To provide for the fair, orderly and sustainable use and development of air, land and water;*

The proposal is for a relatively straightforward boundary adjustment so that the Ouse School buildings and grounds that are currently utilises are all located on the one title.

The proposal can therefore be considered to be a fair, orderly and sustainable use and development of the land.

#### **Specific Objectives**

The relevant Specific Objectives provided under Section 2.2 of the Planning Scheme are reproduced as follows:

*(a) To consolidate urban development and promote as main urban centres - Bothwell, Hamilton, Miena, Ouse and Wayatinah and to provide for their growth through the orderly provision of urban services.*

The proposal will allow for the existing school to be located on one title and for the remaining unused land to be disposed of. The proposal will consolidate urban development in Ouse and improve the orderly provision of urban services in accordance with the above objective.

#### **Zone Objectives for the Village Zone**

The passages outlining the Objectives of the Village Zone are reproduced as follows:

*(a) To recognise Arthurs Lake Road, Bothwell, Derwent Bridge, Gretna, Hamilton, Miena, Ouse and Wayatinah as having local or specialist service roles.*

*(b) To facilitate the efficient and effective provision of services by the Council, other authorities and the private sector.*

*(c) To ensure that development is consistent with the character of existing streetscape and townscapes, and with the protection and enhancement of sites of heritage significance.*

*(d) To enhance the role and appearance of Derwent Bridge as a gateway to the World Heritage Area and to the encourage the provision of visitor facilities there.*

The proposal will provide a more orderly layout of property boundaries for the Ouse School and allow the DoE to dispose of unused land which will be a better use of DoE resources and assist in keeping the Ouse School playing a local service role in accordance with objective (a).

In regards to (b) and (c), the current situation in regards to provision of services or character will not be changed as a result of the proposal.

Objective (d) is not relevant.

The proposal is consistent with the Village Zone objectives.

#### Development Standards

Part 6 of the Village Zone prescribes the Development Standards relevant to all applications for use or development. The only standards relevant to this application are those relating to subdivision:

- Minimum Lot Area of 750 sqm – complies.
- Min. frontage 4m – complies

#### Zone Objectives for the Rural Zone

The passages outlining the Objectives of the Rural Zone are reproduced as follows:

*(a) To encourage and facilitate the development of rural land for sustainable long-term agriculture or pastoral activities, and other uses.*

*(b) To protect rural resources from conversion to other uses.*

*(c) To allow for non agricultural activities in locations which will not constrain agricultural or pastoral activities or resources.*

The proposed boundary adjustment will remove the Ouse School from a rural zoned title and potentially allow the remaining 8.96 ha to be used for agricultural use in accordance with objective (a).

Given the school already exists in the rural zone and no development is proposed as part of the application, no rural resources will be converted to other uses, which is consistent with objective (b).

No new activities are proposed as part of the application, however the balance land would be suitable for non-agricultural activities, in accordance with objective (c), given its limited agricultural potential.

Accordingly, the application is considered to further the Objectives applied to the Rural Zone.

#### Development Standards

Part 6 of the Rural Zone prescribes the Development Standards relevant to all applications for use or development. The subdivision standards are reproduced as follows:

## Subdivisions

*(a) All new lots shall contain an area of at least 20 hectares.*

*(b) In special circumstances, lots of less than 20 hectares may be approved subject to compliance with:*

*(i) The following aims and objectives:*

- Prime agricultural land shall be protected from conversion to non-agricultural uses.*
- Productive agricultural land shall be protected from conversion to non-agricultural uses where it is significant for agriculture and/or for uses related to agriculture.*
- Prime agricultural land shall only be taken out of agricultural production or out of potential agricultural production where there is an overriding need for the development in terms of public benefit and no other site is suitable for the particular purpose.*
- Agricultural land shall be managed on a sustainable basis.*

*(ii) Submission of full details of the proposal prepared by a suitably qualified independent agricultural consultant including:*

- written statement justifying the proposal and giving reasons why compliance with the development standards of the rural zone is unreasonable or unnecessary in the circumstances of the proposal, and/or would tend to hinder the attainment of the above aims and objectives,*
- a full report identifying the agricultural capacity of the subject land and balance land, and methods to safeguard the agricultural productivity of both.*

The proposed boundary adjustment will create a Rural zoned lot with an area of less than 20ha (balance = 8.96ha) and therefore (b) applies.

The existing rural zoned title CT28/5720 is approximately 10ha and is therefore already below the 20ha required by the Rural Zone. The boundary adjustment will remove the Ouse school buildings from the title and provide for a more sensible boundary alignment across the two sites.

Given CT28/5720 is not prime agricultural land and has limited potential to be used for viable agricultural activity, the application was considered to meet the objectives of (b)(i) and it was thought to be onerous to require the information in (b)(ii).

### Schedule 5 – Matters to be Taken into Consideration in Making Decisions on Applications for a Permit:

Schedule 5 provides additional matters that must be taking into consideration when deciding on any application for a permit and relevant matters are addressed in the following.

*S.5.1 – The provisions of any State Policy or interim State Policy.*

Comments in relation to relevant State Policies are discussed below.

*S.5.3 – The objectives and other provisions of the Scheme.*

The proposal is considered to further the relevant General, and Specific Zone Objectives as demonstrated throughout the report.

*S.5.5 – The effect of the proposed use or development on the landscape, scenic quality or biological diversity of the locality.*

No adverse impacts upon these values are expected.

*S.5.7 – The social effect and the economic effect of the proposed use or development in the locality.*

The proposal potentially has a positive social effect on the locality as the rationalisation of the land will allow DoE to run the Ouse School more efficiently and effectively.

*S.5.10 The size and shape of the land to which the proposed use or development application relates, the siting of any building or works on that land and the area to be occupied by the use or development;*

The proposed boundary adjustment significantly improves the size and shape of the land in relation to the Ouse School as it will no longer straddle a property boundary.

*S.5.12 – The relation of the proposed use or development to the use or development on adjoining land or on other land in the locality.*

The proposal would have minimal impact upon the existing neighbouring properties.

*S.5.13 – The provisions of Schedule 3 or any code or policy adopted by Council relating to car parking, and whether the proposed means of access is adequate and whether adequate provision has been made for loading, unloading, manoeuvring and parking of vehicles within the proposed use or development or on that land.*

The existing parking for the school is adequate and will not be altered as part of the proposal.

### **State Policy Implications**

- **State Policy of Water Quality Management**

No development is proposed and therefore this Policy does not apply.

- **State Policy on the Protection of Agricultural Land 2009**

The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy. The subject land is classified as Class 4 land and is currently not used for agricultural activities. The balance land has greater potential to be used for agricultural purposes as a result of the proposal. The application is considered to be consistent with this Policy.

### Technical Matters

Water & Sewer: The existing Taswater water and sewerage connections will continue to be used for both properties.

Roads: The existing accesses will be utilised.

Stormwater: The existing stormwater disposal arrangements will continue.

No other issues of concern have been raised.

### Environmental Implications

There are no environmental implications for Council as the sites are devoid of native vegetation and contained within an existing settlement boundary.

### CONCLUSION

The application is for a boundary adjustment relating to two titles which contain the Ouse School. The purpose of the boundary adjustment is to allow for all the existing school buildings to be on one title and for DoE to be able to dispose of resources surplus to their requirements.

The application was subject to a statutory public consultation procedure and no representations were received.

No planning issues of concern are evident in this application and the application is recommended for approval with conditions.

### **Recommendation:**

Moved **Clr**

Seconded **Clr**

### **A.**

**THAT** Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for Subdivision (Boundary Adjustment) at 6993 Lyell Highway, Ouse (CT26/5720 & CT18/1592) subject to the following 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, whichever is later, in accordance with section 53 of the *land Use Planning And Approvals Act 1993*.

#### **Engineering**

- (3) The subdivision must be carried out in accordance with the *Central Highlands Council Subdivision Guidelines 2012* (attached).

#### **Existing services**

- (4) 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.
- (5) Any shared services between the newly created lots are to be separated to the requirements of the relevant authority and to the satisfaction of Councils General Manager.

#### **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 General Manager.

#### **Final plan**

- (7) 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.
- (8) A fee as 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.
- (9) 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.
- (10) The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

#### **Tas Water**

- (11) The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, date 21/07/2014 (TWDA 2014/00603-CHL).

#### **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. In accordance with the *Roads and Jetties Act 1935* s16AA, no work can be carried out in a State Highway or subsidiary road without approval from the Minister's delegate. A permit can be obtained from Department State Growth through applying on-line at [Permits@stategrowth.tas.gov.au](mailto:Permits@stategrowth.tas.gov.au)
- 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.**

**Recommendation:**

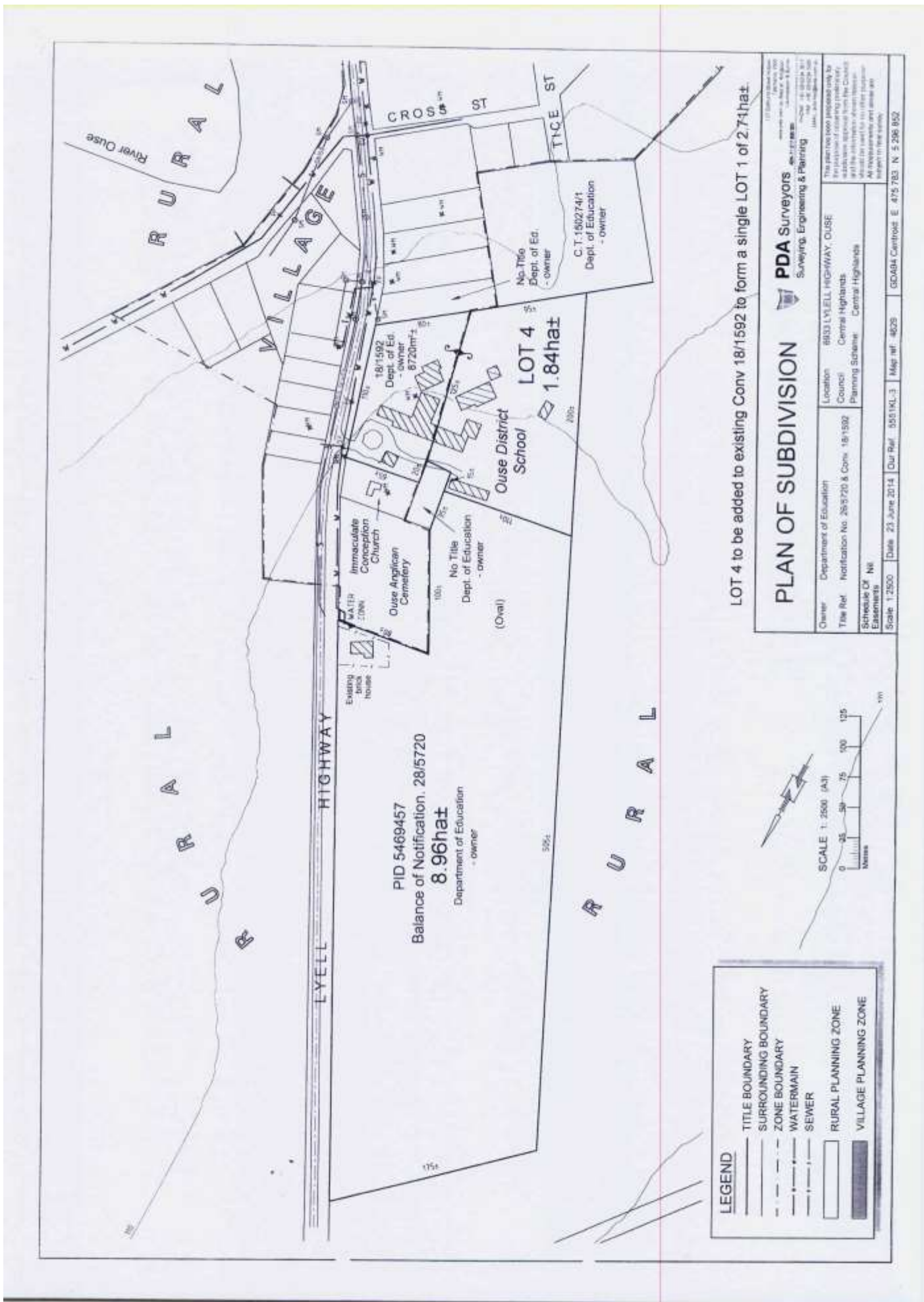
Moved **Clr**

Seconded **Clr**

**B.**

**THAT** Council writes to the Tasmanian Planning Commission with details of this approval and requests that the balance lot be zoned Rural Resource rather than Community Purpose as currently proposed.

**Carried**



## 14.2 SA 2014/04: PETER BINNY SURVEYS: CT167186/1 DAWSON ROAD, OUSE: SUBDIVISION (11 LOTS) IN RURAL ZONE

### **Report By:**

Contract Planner (D Allingham)

### **Approved:**

Senior Contract Planner (S Wells)

### **Applicant:**

Peter Binny Surveys

### **Owner:**

S Danieluk Pty Ltd

### **Proposal:**

Application has been received for an 11 lot subdivision of a 528.5ha lot at Dawsons Road Ouse. The applicant states that the purpose of the subdivision is to provide separate titles as the forestry plantation is now in decline. Parts of the plantation have been burnt by last summer's bushfire and the lease income from Gunns Pty Ltd ceased some time ago leaving the land in a state of limbo and unlikely to provide any income in the foreseeable future.

The proposed lots will range from 20.29ha to 153.8 ha and all have frontage to Dawsons Road, but some lots will be provided with additional access via the various rights of way to minimise the number of new accesses to Dawsons Road. The characteristics of the proposed lots are shown in Table 1 below.

**Table 1** – Characteristics of proposed subdivision.

<b>Lot</b>	<b>Area (ha)</b>	<b>Frontage (m) to Dawson Rd</b>	<b>Access</b>
1	20.93	20	Over ROW A
2	153.8ha	55	Over ROW A, B & E
3	22.23	500	Over ROW G
4	40.01	20	Over ROW G
5	20.29	400	Direct to Dawsons Rd
6	30.17	63	Direct to Dawsons Rd
7	30.88	300	Direct to Dawsons Rd
8	21.51	750	Direct to Dawsons Rd
9	84.24	20	Over ROW G
10	93.5	20	Over 5 ROWs
Balance	26.55	20	A, B & E

### **Site Description:**

*Site and Locality*

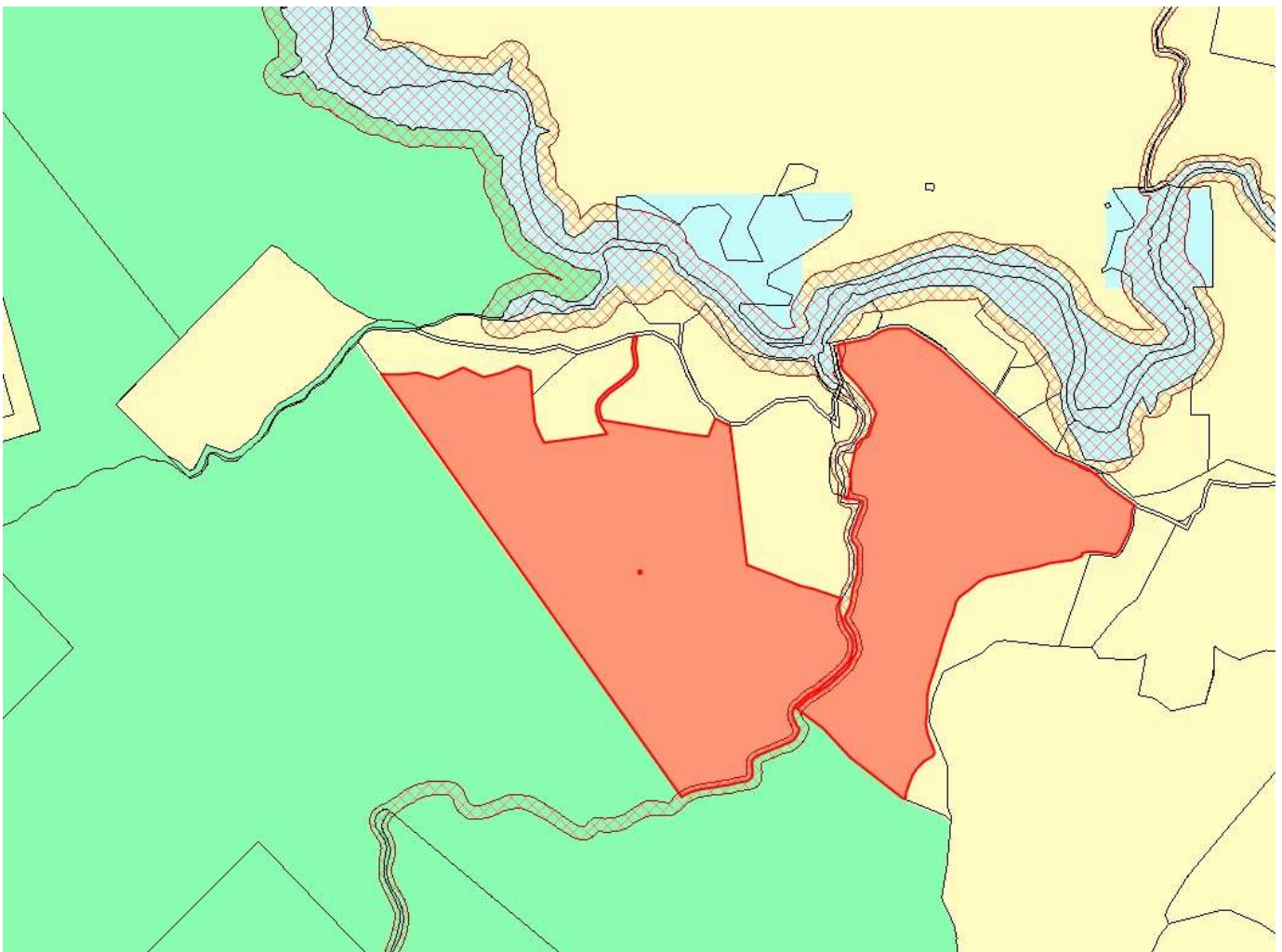
The subject site is a 528.5 ha rural property located approximately 4km south-west of Ouse, and directly to the south of Lake Repulse. The Broad River runs north to south through the centre of the site and Dunrobin Road traverses the western portion of the site. The property forms gullies, cliffs, flats and rolling hills influenced by the affects of the Repulse and Broad Rivers. The property generally has north-north-westerly aspects and variable slopes.

As mentioned above, a forestry rights deed exists for the site. As can be seen in Plate 2 below, the forestry rights generally apply to proposed Lots 10, 2, 9, 3 and 5-8. These lots are generally covered by plantation forest. The remaining lots are generally undisturbed and contain native vegetation.

The site can be accessed via a number of ROWs from Dawson Road and from Dunrobin Road and a number of internal forestry tracks exist throughout the site.

The surrounding properties on the southern side of the Derwent River are generally forested, some of which is plantation. Properties to the north of the Derwent River are used for agricultural activity.

The subject site is zoned Rural and the Broad River is covered by the Riverside, Lakeside and Wetlands Areas overlay in the *Central Highlands Planning Scheme 1998*. Properties to the south and west are zoned Forestry Purposes with the remaining adjoining land being zoned Rural.



**Plate 1:** The subject title is located within the Rural Zone and partially subject to the Riverside, Lake and Wetland overlay.

(Source: The List Map, 2014)



**Plate 2:** An aerial image of the subject titles and surrounding built and natural environment.

(Source: The List Map, 2014)

#### *Servicing provision*

No services are provided to the site.

#### *Environmental values*

An ecological assessment of the site prepared by Environmental Consulting Options Tasmania (ECOTas) was submitted with the application.

#### Threatened flora

The assessment found that five plant species listed as threatened (rare – Schedule 5) on the *Tasmanian Threatened Species Protection Act 1995*, were detected in the study area, as follows:

- *Asperula scoparia* (prickly woodruff): three localised populations;
- *Baumea gunnii* (slender twigsedge); restricted to riparian zone of Broad River;

- *Westringia angustifolia* (narrowleaf westringia): restricted to riparian zone of Broad River;
- *Carex longebrachiata* (drooping sedge); restricted to a drainage depression; and
- *Uncinia elegans* (handsome hooksedge); Localised patch near Broad River.

**ECO tas Recommendation:** The presence of these species will need to be taken into account in further land use planning, but at this stage complete avoidance of the sites supporting threatened species is feasible.

#### Threatened fauna

- Potential habitat for Tasmanian devil, spotted-tailed quoll, swift parrot (probably outside range), eastern barred bandicoot. Field survey did not indicate actual presence of these species.
- The masked owl was detected from a temporary roost site in sandstone cliffs above the Broad River.

**ECO tas Recommendation:** No development (except access road installation) occur in areas of DOV and that areas of sandstone cliff (DAS) all be excluded from development.

#### Vegetation types

The assessment found the following vegetation types, which are classified as threatened under Schedule 3A of the *Tasmanian Nature Conservation Act 2002*, to be present:

- *Eucalyptus ovata* forest and woodland (TASVEG Code: DOV)
- *Eucalyptus amygdalina* forest and woodland on sandstone (DAS)
- *Eucalyptus tenuiramis* forest and woodland sediments (DTO)

**ECO tas Recommendation:** Areas of DOV and DAS should be excluded from development. Some minor clearing of DTO for a house site is considered acceptable.

#### Weeds

Two species, classified as declared weeds within the meaning of the Tasmanian Weed management Act, were detected from the study area, as follows:

- *Cirsium arvense* (creeping thistle): several patches throughout study area, mainly associated with plantation tracks and other disturbed sites.
- *Carduus pycnocephalus* (slender thistle): scattered populations, mainly among the Broad River but occasionally throughout forested area.

**ECO tas Recommendation:** The extent of weed is not such that a formal weed management plan is considered warranted. On-site disposal of vegetation debris and seed contaminated topsoil (e.g burning) is recommended to prevent weeds establishing on other parts of the site.

A condition should be included on any permit granted that a Part 5 Agreement be created to include the ECOtas recommendations as above.

#### **Statutory Status:**

The land is located within the Rural Zone under the *Central Highlands Planning Scheme 1998* (the Planning Scheme). The proposal falls under the use category of a 'Subdivision' which is a Discretionary development type pursuant to Section 3 of the Rural Zone. The site is also partially covered by the Riverside, Lakeside and Wetland overlay.

#### **Advertising:**

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 25 July 2014 through to the 8 August 2014. Two representations were received within the public consultation timeframe. The concerns raised in the representation are detailed as follows:

<b>Issues raised</b>	<b>Planning response</b>
<i>Representation 1</i>	
That building envelopes be developed on the proposed blocks with an adequate road to avoid potential contamination and impediment of water courses.	It is not considered necessary to provide building envelopes on the lots given their size. A Part 5 Agreement is recommended which protects areas with significant natural values.  Engineering conditions are also recommended which require roads and shared accesses to be built to Council's subdivision standards which includes stormwater drainage.
Consideration to additional traffic on the Dawson Road and the subsequent interaction with log trucks. Currently the Dawson Road is suffering significantly from log truck use in the wet conditions being experienced, particularly in the area of the proposed subdivision.	The existing road is considered to be of a suitable standard to take additional traffic.
What are the proposed future uses for the lots provided by the developer?	Proposed future uses of the lots will be those that are permitted or discretionary under the Rural Zone. The impact of future development will be assessed when development applications are received.
Consider a buffer zone to the Broad River to ensure there is no ad hoc development on the river banks.	A buffer 30m either side of the Broad River is recommended to be included in a Part 5 Agreement.
Consider a conservation area along the road reserve to preserve the amenity of the area.	A 25m buffer zone along the frontage of the proposed lots is considered to be appropriate and it is recommended to be included in a Part 5 Agreement.
Future expectations of purchasers regarding council infrastructure.	A condition is recommended that the final plans be endorsed that Council cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

Fire protection and management of any people and buildings on the blocks given the experience of the fires in 2012.	A Bushfire Hazard Management Plan (BHMP) was submitted with the application and it is recommended that the BHMP be made available through a Part 5 Agreement and that the land must be developed in accordance with the BHMP.
<i>Representation 2</i>	
This land currently has a planation across the majority of the title (proposed Lots 3, 4, 5, 6, 7 & 8) and with this proposed subdivision all three of the Rural Zone objectives will be compromised.	The proposed subdivision is considered to be consistent with the Rural Zone objectives as it protects the existing rural resource (forestry) and does not constrain future agricultural activities.
Very strong consideration should be given to the issue of bushfire hazard management at this subdivision stage.	See above response to bushfire management.
Dawsons Road is frequented by log trucks and Council's <i>duty of care</i> could be challenged if some passing bays and related engineering safety measures were not implemented as a consequence of any approval.	The existing road is considered to be of a suitable standard to take additional traffic. As mentioned by the representor, some of the lots have previously been used for forestry and it is unlikely that the subdivision will generate additional traffic to what was previously generated.
Whilst the Scheme requires setbacks from Broad River, it would be advantageous to include vegetation to be preserved within those setbacks	See above.
<i>Representor 3</i>	
Did council receive full details as listed as required under the Act and State Policies?	Yes. Council received the required information under LUPAA and legislation relating to threatened species.
Has the proposal adequately considered whether the proposed number of lots adversely affects the water courses, water quality, specifically that running to and in the Broad River.	Yes. See above requirement for buffer to Broad River.
Our property benefits from this natural water course so will we be adversely altered or affected?	Impacts on watercourses other than Broad River will be managed through future development applications.
The existing zoning is rural and when the interim planning scheme is implemented will this zoning remain. Whilst the interim scheme is	The land will be zoned Rural Resource under the Interim Scheme. Council is required by law to assess the application under the current Planning Scheme.

not law the intent is there and we ask that Council consider this proposal with what Councils longer term intent for the area is.	
What are the intended use of these lots? The rural amenity and visual quality of the area should be maintained.	See above in relation to future use and proposed buffers for Dawsons Road and Broad River.
Dawson Road is subject largely to through traffic, especially log trucks, and the entrances to these lots will add pressure to the road specifically at the turn in/out points adding to ongoing maintenance.	See above.
What controls are required to maintain fire protection and management of the land.	See above.
There are no boundary dimensions nor topographic information outlining major features on the subject land.	Noted. However, the plan is drawn to scale however and major features have been identified through a site visit, the ecological assessment and aerial photography.
The application did not include the checklist items listed on the 'Application for Planning Approval- Subdivision & Strata Division' did Council receive these items, specifically 3 and 4 inclusive, and if so to the Councils satisfaction?	Yes. Relevant checklist items have been included. Council has the opportunity to request further information when an application is received and requested a Natural Values Assessment and a Bushfire Hazard Management Plan.

### **Notification**

The proposal did not need to be referred to any other parties.

### **Planning Evaluation**

#### **General Objectives:**

The General Objectives of the Planning Scheme relevant to this proposal are highlighted below:

- a) ***To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;***
- b) ***To provide for the fair, orderly and sustainable use and development of air, land and water;***
- c) ***To encourage public involvement in resource management and planning;***
- d) ***To encourage economic development in accordance with the objectives listed above;***
- e) ***To give effect to the relevant objectives of the Central Plateau, Midlands and Southern Midlands Strategic Plan and the Central Highlands Council Strategic Plan which are as follows:-***
  - i. ***To encourage sustainable long term use of appropriate areas for agricultural, pastoral and forestry activities.***
  - ii. ***To strengthen the commercial and tourist roles of the existing townships and create an appropriate network of settlements to meet the needs of residents and visitors.***
  - iii. ***To conserve significant vegetation, habitat and scenic resources.***
  - iv. ***To encourage land use and development to occur in consideration of land capability.***

- v. *To maintain recreational values, including the wild fishery, and to expand opportunities for resource-related tourism.*
- vi. *To protect places of cultural significance, and*
- vii. *To reinforce the role of the area as a major water catchment for the generation of hydro-electric power, domestic water supply and irrigation.*

The proposed subdivision is consistent with the General Objectives above in that it encourages the sustainable development of natural and physical resources as it does not prevent the ongoing use of the land for forestry in accordance with the existing forestry rights and Forest Practices Plan. The proposal will also provide for the maintenance of ecological processes and conservation of natural values through a recommended condition for a Part 5 Agreement which will provide greater protection for sensitive areas in accordance with the Ecological Assessment.

#### Zone Objectives for the Rural Zone

The passages outlining the Objectives of the Rural Zone are reproduced as follows:

- (a) To encourage and facilitate the development of rural land for sustainable long-term agriculture or pastoral activities, and other uses.*
- (b) To protect rural resources from conversion to other uses.*
- (c) To allow for non agricultural activities in locations which will not constrain agricultural or pastoral activities or resources.*

The subject site is not currently used for agricultural activities, nor does it have any great agricultural potential as the land capability of the land is Class 4 – 6 and generally forested. The proposal will allow the continuation of forestry in the area which is a rural resource.

The proposed subdivision is considered to be consistent with the Rural Zone objectives as it protects the existing rural resource (forestry) and does not constrain future agricultural activities.

#### Development Standards

Part 6 of the Rural Zone prescribes the Development Standards relevant to all applications for use or development. The proposal complies with the 20ha minimum lots size.

Each lot has a minimum frontage of 20m which complies with s.109(3)(h) of the Local Government (Building and Miscellaneous Provision) Act 1993.

The proposal complies with the subdivision Development Standards.

#### Part 6 – Riverside, Lakeside and Wetlands Areas

The Broad River and 30m from either bank is covered by the Riverside, Lakeside and Wetlands Areas. The aims and objectives of Riverside, Lakeside and Wetland Areas are:

- a. *To protect and enhance the aesthetic, landscape and ecological values, biodiversity and water quality of specified areas,*
- b. *To prevent unsustainable impacts such as land degradation, erosion, water pollution, sedimentation or disturbance of natural ecosystems or development which conflicts with the attributes of natural and heritage landscapes.*

The Broad River is largely already protected from clearing through the Forestry rights. Any future large scale clearing will be subject to a Forest Practices Plan.

Schedule 5 – Matters to be Taken into Consideration in Making Decisions on Applications for a Permit:

Schedule 5 provides additional matters that must be taking into consideration when deciding on any application for a permit and relevant matters are addressed in the following.

*S.5.1 – The provisions of any State Policy or interim State Policy.*

Comments in relation to relevant State Policies are discussed below.

*S.5.3 – The objectives and other provisions of the Scheme.*

The proposal is considered to further the relevant General, Specific Zone and overlays as demonstrated throughout the report.

*S.5.5 – The effect of the proposed use or development on the landscape, scenic quality or biological diversity of the locality.*

No adverse impacts upon these values are expected.

*S.5.7 – The social effect and the economic effect of the proposed use or development in the locality.*

The social and economic effect on the locality will not be significant.

*S.5.9 Whether the proposed use or development is satisfactory in terms of the character, location, siting, bulk, scale, size, height, density, design, layout or external appearance and levels of emissions in relation to;*

- (a) existing site features;*
- (b) adjoining land uses and zones;*
- (c) the streetscape and/or landscape;*
- (d) the natural environment;*
- (e) a place of cultural significance;*
- (f) any special area;*
- (g) water supply for domestic or fire fighting purposes;*
- (h) any perceived pollution or hazard; or*
- (i) powerline easement;*

The layout of the subdivision complies with the development standards and provides lots that can be used for forestry and also protects the natural environment.

*S.5.11 Whether the land to which the proposed use or development application relates is unsuitable for the proposed use or development by reason to its being, or being likely to be, subject to flooding, bushfire hazard, subsidence, slip or to any other risk, limitation or constraint;*

The proposed development is within a bushfire prone area. A bushfire hazard management plan (BHMP) was prepared for the development. The BHMP provides recommendations for lot building areas, required accesses, hazard management area, and fire fighting water supply. Any permit granted should include a Part 5 Agreement which requires the land to be developed and maintained in accordance with the BHMP.

*S.5.12 – The relation of the proposed use or development to the use or development on adjoining land or on other land in the locality.*

The proposal would have minimal impact upon the existing neighbouring properties.

*S.5.13 – The provisions of Schedule 3 or any code or policy adopted by Council relating to car parking, and whether the proposed means of access is adequate and whether adequate provision has been made for loading, unloading, manoeuvring and parking of vehicles within the proposed use or development or on that land.*

The properties will be accessed via Dawsons Road, Dunrobbin Road and Pillies Link Road (logging road). Vehicle access and shared accesses to lots will need to be upgraded at the cost of the developer in accordance with recommended conditions.

*S.5.15 – The amount of traffic likely to be generated by the proposed use or development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic and the safety of pedestrians.*

The amount of traffic generated will be able to be absorbed by Dawsons Road without any upgrades.

*S.5.19 – The effect on the natural, cultural or built heritage.*

The proposal will provide greater protection of the natural environment through a Part 5 Agreement.

### **State Policy Implications**

- State Policy of Water Quality Management

**Subject to appropriate conditions, the proposal is considered to be able to demonstrate compliance with this Policy with regard to ensuring sediment transport into surface waters does not occur.**

- State Policy on the Protection of Agricultural Land 2009

**The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy. The subject land ranges from Class 4 to Class 6 land (predominantly Class 6) and is currently not used for agricultural activities. The proposal meets the minimum 20 ha lot size for the Rural Zone which suggests that land can still be used as a viable agricultural unit in the future. .**

### **Technical Matters**

**Water & Sewer:** No reticulated services are available. On-site water storage will be required for future dwellings and wastewater will need to be treated through an on-site wastewater system.

**Roads:** A vehicle access must be provided to each lot from the road carriageway in accordance with Rural Road standards. Shared driveways will need to be constructed to standards prescribed in s107 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993* (Tas) and Council's standard drawings. Conditions reflecting these requirements are recommended for any permit granted.

**Stormwater:** Stormwater will be required to be retained on-site.

No other issues of concern have been raised.

### **Environmental Implications**

As discussed in the Environmental Values section above, there are five threatened flora species, three threatened vegetation communities and potential foraging habitat for threatened fauna species. It is recommended that these values be protected through a Part 5 Agreement.

### **CONCLUSION**

The application is for a 10 lot subdivision of a 528.5ha lot at Dawsons Road Ouse. The property is currently consists of hardwood plantations and native forest with development. The proposed lots range from 20ha to 153.2ha and meet all the requirements of minimum lot in the Central Highlands Planning Scheme.

It is recommended that a Part 5 Agreement is created which requires the land to be developed in accordance with the recommendations of the Ecological Assessment prepared by ECOTas and the BHMP.

No planning issues of concern are evident in this application and the application is recommended for approval with conditions.

**Recommendation:**

Moved **Clr**

Seconded **Clr**

**THAT** Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for subdivision (10 lots) at CT167816/1 Dawsons Road, Ouse subject to the following 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, whichever is later, in accordance with section 53 of the *Land Use Planning And Approvals Act 1993*.

**Easements**

- (3) Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.

**Endorsements**

- (4) The final plan of survey must be noted that Council cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

**Staged development**

- (5) 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 Senior Planner.

**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 Senior Planner.

**Agreements**

- (7) 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.

- (8) A Part 5 Agreement (to which Council is to be made a party) must be provided for all lots to the satisfaction of Council's General Manager to:
- a. Make available the Ecological Assessment of Lot 1 Dawson Road (Broad River), Ouse, Tasmania prepared by ECOtas (dated 25 May 2014) as an attachment to the Part 5.
  - b. Require the "Sensitive areas" identified in the Ecological Assessment of Lot 1 Dawson Road (Broad River), Ouse, Tasmania within any lot to be managed in accordance with the recommendations of the report.
  - c. Prohibit the removal of native vegetation within 25m of road frontages and within 30m of either bank of the Broad River, unless approved by Council.
  - d. Require any vegetation debris and seed contaminated topsoil which to be disposed of on-site (e.g burning) to prevent weeds establishing on other parts of the site.
  - e. Make available the "Bushfire Hazard Management Plan: Proposed Subdivision – Lot 1 Dawson Road Ouse" prepared by Bruce Haywood (dated 27 June 2014) to all future property owners as an attachment to the Part 5 Agreement.
  - f. Require the subdivision be developed and completed in accordance with the "Bushfire Hazard Management Plan: Proposed Subdivision – Lot 1 Dawson Road Ouse" prepared by Bruce Haywood (dated 27 June 2014) which must continue to be maintained to the satisfaction of the Council's General Manager.
  - g. Require a Bushfire Hazard Management Plan prepared in accordance with "Planning Directive 5: Bushfire Prone Areas Code" for any future sensitive development.

### **Final plan**

- (9) A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- (10) A fee, as determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
- (11) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
- (12) The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

### **Engineering**

- (13) The subdivision must be carried out in accordance with the *Central Highlands Council Subdivision Guidelines 2012* (attached).
- (14) The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

### **Existing services**

- (15) 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.

### **Telecommunications and electrical reticulation**

- (16) Where available, electrical and telecommunications services are to be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

### **Access**

- (17) A vehicle access must be provided from the road carriageway to each lot. Accesses must be located and constructed in accordance with the standards shown on 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 Requirements* prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's General Manager.
- (18) All driveway carriageways providing shared access to more than one lot must be constructed in accordance with Section 107 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993* (Tas) and Council's standard drawings. Shared accesses must include:
- (a) a maximum grade of 1 in 5 (20%) onto the lot;
  - (b) a minimum trafficable width of 4.00 metres for up to 90 metres, with additional minimum 2.0 metre wide by 20 metre long passing bays at the boundary and every 90 metres along the access otherwise;
  - (c) all weather pavement; and
  - (d) stormwater drainage, as required.

### Defects Liability Period

- (19) The subdivision must be placed onto a 12 month maintenance and defects liability period following the completion of the works in accordance with the permit conditions.

### THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the Commonwealth *Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.
- C. The issue of this permit does not ensure compliance with the provisions of the *Forest Practices Act 1985*. Unless otherwise provided by section 17(6) of that Act, a Forest Practices Plan for the clearing of trees may need to be prepared in accordance with the Forestry Code and certified by an authorised Forest Practices Officer. Refer to the information sheet **attached**.
- D. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
  - Minimise site disturbance and vegetation removal;
  - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
  - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
  - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
  - Rehabilitation of all disturbed areas as soon as possible.
- E. **If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.**

- F. 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.

Carried

# PLAN OF SUBDIVISION

REVISED 1 2014 14.2.2014

This plan is for the purpose of obtaining planning approval only. It is for the information of the landowners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

**Peter Binyon Surveys**  
 11 Ardara Road, DANKIN VIC 3441  
 Mobile 08 8583 7753  
 08 8583 7753  
 Fax 08 8583 7867  
 peterbinyonsurveys.com.au

**LAND DISTRICT OF BUCKINGHAM**  
**PARISH OF SUTHERLAND**

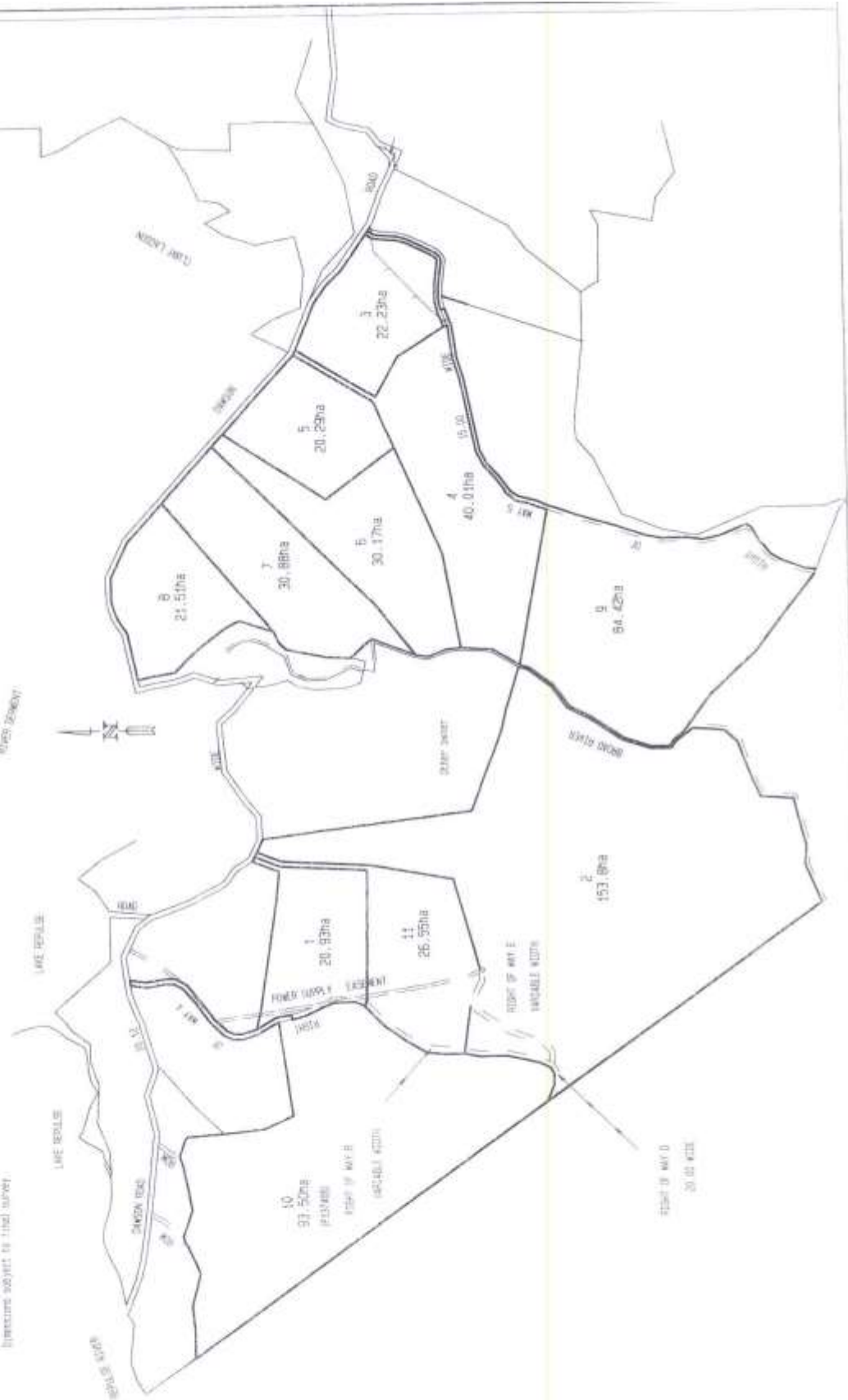
Scale 1: 5000  
 MEASUREMENTS IN METRES

Owner: **S DANIELUK PTY LTD**

Title Reference: **C/T 167/186/1**

LOCATION: **DANKIN ROAD, DUSE 7140**

(Dimensions subject to final survey)



### 14.3 DA 2014/16: NANT ESTATE PTY LTD: THE NANT ESTATE, NANT LANE (CT151816/1): RURAL INDUSTRY (ALTERATIONS TO HERITAGE LISTED BUILDING TO INCORPORATE NEW DISTILLERY) AND VISITOR ACCOMMODATION (1 UNIT)

**Report By:**

Contract Planner (D Allingham)

**Approved:**

Senior Contract Planner (S Wells)

**Applicant:**

Nant Estate Pty Ltd

**Owner:**

Nant Estate Pty Ltd

**Proposal:**

The proposal is for alterations to a disused Shearing Shed, which is listed on the Tasmanian Heritage Register, at the Nant Estate in Bothwell. The northern end of the shed will house 4 new stills for whiskey distilling and a working area, including a wet bench, sink and spirit safe. The southern end of the shed will incorporate a small studio for visitor accommodation purposes. The remaining areas will be used for barrel storage.

The major external changes to the building include the provision of a new sliding door to an existing opening on the eastern elevation, which will require modifications to the roof, including raising the opening from a height of 1.97m to 2.81m. A similar alteration will occur on the western elevation to increase the clearance from 1.97m to 2.51m.

It is also proposed to repair a crumbling sandstone wall on the western elevation, subject to securing a funding grant. If the grant cannot be secured, the wall will remain in its current condition. Repairing the wall is not required for the structural integrity of the building, but would improve the aesthetics.

The existing weatherboards and window joinery will be stripped and re-whitewashed.

Internal changes include the removal of a wall to provide space for the visitor accommodation studio and the provision of stainless still walls to protect the heritage fabric and conceal plumbing services. Concrete slabs will be installed under the working areas.

Water will be provided from existing treated fresh water supply and new sink and floor wastes will be connected to the existing sewer line and connected to existing septic absorption trenches.

Additional traffic movements to the site will be minimal and no additional staff will be required.

**Site Description:***Site and Locality*

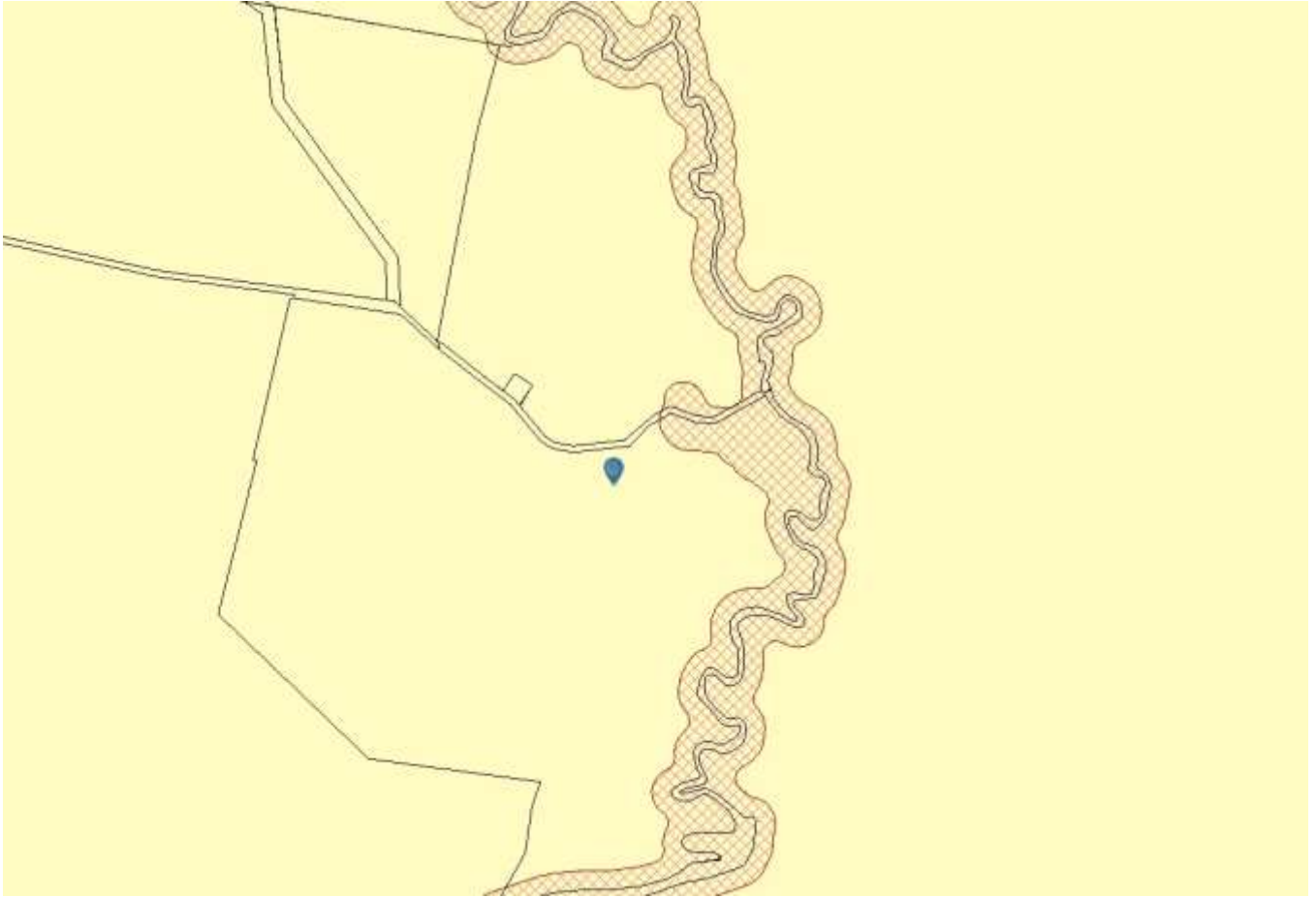
"Nant Estate" is a 76 ha rural site located approximately 3km north of the township of Bothwell on Nant Lane. The Clyde River defines the eastern boundary of the site.

The site is the home of the Nant Distilling Company, which produces Nant Single Malt Whiskey. The property is also used as a working farm.

The Distilling activities are generally confined to the northern part of the property, around Nant Lane. Some of the existing heritage listed buildings have been retrofitted and form part of a tourist operation which includes a restaurant, cellar door and landscaped gardens. The proposal relates to an unused shearing shed located behind an old bond store.

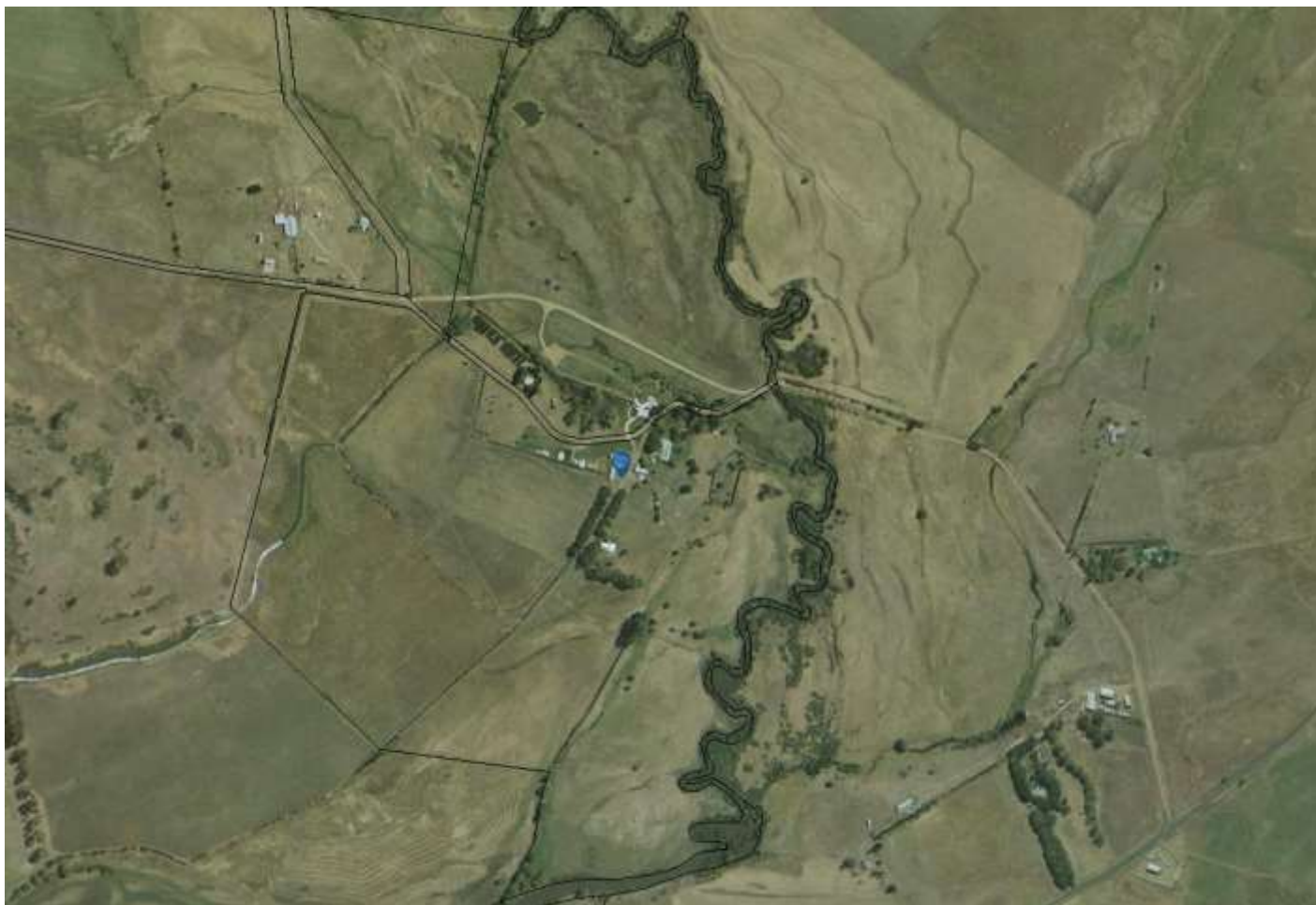
Adjoining properties on all boundaries are large rural properties.

The subject site is zoned Rural and is listed as a Heritage Site in the *Central Highland Planning Scheme 1998* and is also listed on the Tasmanian Heritage Register (THR). Part of the land along the Clyde River is subject to the Riverside, Lakeside and Wetland overlay. All adjoining lots are zoned Rural



**Plate 1:** The subject title is located within the Rural Zone and partially subject to the Riverside, Lake and Wetland overlay.

(Source: *The List Map*, 2014)



**Plate 2:** An aerial image of the subject titles and surrounding built and natural environment.

(Source: *The List Map*, 2014)

#### *Servicing provision*

The site is accessed via Nant Lane which intersects with both Dennistoun Road and Highland Lakes Road.

Water is sourced from an on-site fresh water supply and wastewater is disposed of through a septic system.

#### *Environmental values*

The proposal involves retrofitting an existing building and will have no impact on the environment.

#### *Heritage*

The subject site and is listed as a Heritage Site in the *Central Highlands Planning Scheme 1998* and is also listed on the THR. The application has been referred to Heritage Tasmania.

#### **Statutory Status:**

The land is located within the Rural Zone under the *Central Highlands Planning Scheme 1998* (the planning scheme). The proposal, including the small visitor accommodation facility, falls under the use category of a 'Rural Industry' which is a permitted development type pursuant to Section 3 of the Rural Zone. The site is also partially covered by the Riverside, Lakeside and Wetland overlay, however no development is to be located within the overlay and it therefore does not apply to this application.

The subject site is listed as a *Heritage Site* under the *Central Highlands Planning Scheme 1998* and any development of a Heritage Site is deemed to be discretionary pursuant to Clause 5.3.

The Tasmanian Heritage Council declared an interest in the discretionary application under s36(3)(b) of the *Historical Cultural Heritage Act 1995*.

### **Advertising:**

The application was subject to a 14 day statutory notification procedure in accordance with section 57 of the Act from the 20 June 2014 through to the 4 July 2014. One (1) representation was received within the public consultation timeframe. The concerns raised in the representation are detailed as follows:

<b><i>Issues raised</i></b>	<b><i>Planning response</i></b>
<p>The proposed development will take place in an area zoned Rural and is contrary to the Planning Scheme.</p>	<p>The distillery is considered to be a “Rural Industry” as the distillery will grow, malt and distil its own barley to make single malt whisky.</p> <p>“Rural Industry” is a permitted use in the Rural Zone and is defined under Schedule 1 of the Planning Scheme as:</p> <p><i>“the handling, treating, processing or packing of primary products (including timber) and includes the servicing in a workshop of plant or equipment used for rural purposes in the locality.”</i></p>
<p>The building proposed for the distillery comprises arguably the oldest shearing shed in the district, therefore not in keeping with the planning scheme. It is a heritage building and represents a significant change in use of rural built infrastructure.</p>	<p>The Heritage Provisions of the Planning Scheme do not prohibit the change of use of heritage buildings.</p> <p>The aims and objectives of the Heritage Provisions encourage conservation and enhancement of heritage land and buildings.</p> <p>The existing shed is unused and dilapidated. The proposed development will preserve and enhance the heritage fabric and promote the sites history.</p>
<p>The application fails to confirm the status of the stone walls in the heritage listed shearing shed it proposes to remove in the event a grant is not forthcoming (refer demolition notes 0.002). The application does not provide alternatives to the removal of the stone wall from the heritage listed building.</p>	<p>The applicant has confirmed that the wall is not proposed to be removed, but will be repaired if a grant can be obtained.</p> <p>The structural integrity of the building will not be at risk if the wall is not upgraded.</p>

	<p>The wall adjoins a barrel storage area.</p> <p>However, the Heritage Council has provided a condition that requires the wall to be repaired and the two windows in the wall to be reinstated. As such, the wall will have to be restored in accordance with the condition.</p>
<p>The bond store has a long history of alternative use.</p>	<p>No changes to the bond store are proposed.</p> <p>The alternative use of the bond store further demonstrates that heritage buildings can be used for different uses without losing their heritage value.</p>
<p>The waste volume and content produced by the proposed distillery is not adequately quantified so that an assessment of the suitability of the existing infrastructure can be accessed. The proposed wastewater disposal should form part of this application and should not be treated separately. The Planning Scheme specifically states:</p> <p><i>Development is prohibited unless treatment and disposal of sewage and sullage can be provided to Councils satisfaction.</i></p>	<p>The applicant states that the additional load on the system is minimal and within the capacity of the existing waste system.</p> <p>All distillery wastewater will be pre-treated in a neutralised tank to a pH of 6-8.5 prior to rusher treatment in the AWTS.</p> <p>Given the size of the land and the potential capacity for expanding septic trenches it is considered that this issue is reasonably dealt with as part of an application for a special plumbing permit. A condition should be added to the permit to reflect this.</p>

### **Notification**

The proposal was formally referred to the Tasmanian Heritage Council who have imposed conditions that must be included in any permit granted.

### **Planning Evaluation**

#### General Objectives:

The General Objectives of the Planning Scheme relevant to this proposal are:

- (a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*
- (b) *To provide for the fair, orderly and sustainable use and development of air, land and water;*
- (d) *To encourage economic development in accordance with the objectives listed above;*
- (e) (i) *To encourage sustainable long term use of appropriate areas for agricultural, pastoral and forestry activities.*
- (ii) *To strengthen the commercial and tourist roles of the existing townships and create an appropriate network of settlements to meet the needs of residents and visitors.*
- (vi) *To protect places of cultural significance, and*

With regard to consideration (a) and (b), the proposal will utilise an existing building and have no impact on ecological processes and genetic diversity and provides sustainable development.

Nant Estate is becoming increasingly popular and the upgrade to the distillery will help improve the business and the visitor experience. The proposal is therefore consistent with objective (d).

With regard to consideration (e)(i), the proposed development will encourage the sustainable long term use for distilling whisky at the Nant Estate and associated agricultural activities. The proposal is partially consistent with consideration (e)(ii) as it is part of a tourist operation located just out of Bothwell and provides incidental tourist traffic to Bothwell. The proposal is entirely consistent with e(vi) as the proposal is to restore and retrofit a heritage building.

The proposal can therefore be considered to be a fair, orderly and sustainable use and development of the land.

#### Specific Objectives

The relevant Specific Objectives provided under Section 2.2 of the Planning Scheme are reproduced as follows:

*(b) To encourage diverse uses and to foster the broadening of the economy of the Council area and of the region.*

The use of Nant Estate for whisky distilling, cellar door and restaurant attracts a niche tourist market to the area and diversifies and broadens the local economy in accordance with objective (b).

#### Zone Objectives for the Rural Zone

The passages outlining the Objectives of the Rural Zone are reproduced as follows:

*(a) To encourage and facilitate the development of rural land for sustainable long-term agriculture or pastoral activities, and other uses.*

*(b) To protect rural resources from conversion to other uses.*

*(c) To allow for non agricultural activities in locations which will not constrain agricultural or pastoral activities or resources.*

The proposed expansion of the whiskey distillery and the upgrading of the heritage listed shearing shed demonstrates that Nant distillery is looking to establish its whisky business and associated agricultural activity at the property for the long-term in accordance with objective (a).

The proposal relates to an existing unused shearing shed which will be converted to a whisky distillery, which is considered to be part of a rural industry at Nant Estate. The available rural resources will be utilised in accordance with objective (b).

The proposal is consistent with objective (c) in that the proposed activity is part of a rural industry. The non-agricultural activities at the site, such as the restaurant, compliment the agricultural activity at the property rather than constrain it.

Accordingly, the application is considered to further the Objectives applied to the Rural Zone.

#### Development Standards

Part 6 of the Rural Zone prescribes the Development Standards relevant to all applications for use or development. Given the proposal utilises an existing building with minor external alteration only, the Development Standards do not apply to this application.

#### Part 5 – Heritage Provisions

The Nant homestead, outbuildings and mill is a Heritage Site under the Schedule 4 of the Planning Scheme and is also listed on the Tasmanian Heritage Register. As such, the aims and objectives of the Heritage Provisions apply to the development, and are reproduced below:

*(a) To conserve the historic, natural and indigenous heritage of land covered by this Scheme,*

*(b) To integrate heritage conservation into the planning and development control processes,*

*(c) To provide for public involvement in conservation issues, and*

*(d) To ensure that development is undertaken in a manner sympathetic to, and does not detract from the heritage significance of the items and their settings, as well as streetscapes and landscapes and the distinctive character that they impart to the Council Area.*

The proposal is for alterations to a disused Shearing Shed that has significant heritage value. The proposal has been carefully designed to retain and preserve the heritage values of the building. The owners of the property have done significant restoration work to other heritage buildings on the property which have been to a high standard and it is expected that this proposal will be of a similar standard.

The application has been referred to Heritage Tasmania, who are the informed authority for applications that relate to heritage works. Heritage Tasmania has approved the development in regards to the heritage works with conditions.

In summary, it is considered that the proposal is consistent with the Heritage Provisions.

#### Schedule 4 – Heritage Sites

Schedule 4 lists the properties that are considered to be Heritage Sites within the Central Highlands Council area. Any use or development on a Heritage Site is Discretionary and assessed under the Heritage Provisions as per above.

#### Schedule 5 – Matters to be Taken into Consideration in Making Decisions on Applications for a Permit:

Schedule 5 provides additional matters that must be taking into consideration when deciding on any application for a permit and relevant matters are addressed in the following.

*S.5.1 – The provisions of any State Policy or interim State Policy.*

Comments in relation to relevant State Policies are discussed below.

*S.5.3 – The objectives and other provisions of the Scheme.*

The proposal is considered to further the relevant General, Specific Zone and Heritage Objectives as demonstrated throughout the report.

*S.5.5 – The effect of the proposed use or development on the landscape, scenic quality or biological diversity of the locality.*

No adverse impacts upon these values are expected.

*S.5.7 – The social effect and the economic effect of the proposed use or development in the locality.*

The proposal would have a positive social and economic impact as it provides for expansion of an existing rural industry and provides a small area for visitor accommodation. The proposed distillery will also be added to the tour of the fame provided as part of the Nant Estate experience. This will have positive flow on effects to the tourism economy through enhanced provision of visitor services and attractions.

*S.5.9 Whether the proposed use or development is satisfactory in terms of the character, location, siting, bulk, scale, size, height, density, design, layout or external appearance and levels of emissions in relation to;*

- (a) existing site features;*
- (b) adjoining land uses and zones;*
- (c) the streetscape and/or landscape;*
- (d) the natural environment;*
- (e) a place of cultural significance;*
- (f) any special area;*
- (g) water supply for domestic or fire fighting purposes;*
- (h) any perceived pollution or hazard; or*
- (i) powerline easement;*

The proposal relates to a place of cultural significance. As discussed throughout the report, the preservation of the heritage fabric underpins the proposed development.

*S.5.12 – The relation of the proposed use or development to the use or development on adjoining land or on other land in the locality.*

The proposal would have minimal impact upon the existing neighbouring properties.

*S.5.13 – The provisions of Schedule 3 or any code or policy adopted by Council relating to car parking, and whether the proposed means of access is adequate and whether adequate provision has been made for loading, unloading, manoeuvring and parking of vehicles within the proposed use or development or on that land.*

The proposal is not expected to generate any additional traffic movements or increased requirement for car parking.

*S.5.15 – The amount of traffic likely to be generated by the proposed use or development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic and the safety of pedestrians.*

See above.

*S.5.19 – The effect on the natural, cultural or built heritage.*

The proposal will help to restore and enhance the cultural and built heritage of the heritage listed shearing shed.

*S.5.20 – any objection or submission lodged in respect of an application.*

One objection was received during the public notification period and these concerns were addressed above.

The assessment of this application has addressed all relevant concerns raised in the representations.

### **State Policy Implications**

- State Policy of Water Quality Management

**Subject to appropriate conditions, the proposal is considered to be able to demonstrate compliance with this Policy with regard to ensuring sediment transport into surface waters does not occur.**

- State Policy on the Protection of Agricultural Land 2009

**The State Policy on the Protection of Agricultural Land protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy. The proposal related to an existing building and will not impact on the capability of the surrounding agricultural land.**

### **Technical Matters**

**Water & Sewer:** No reticulated services are available. Water is provided from an on-site fresh water supply and sewer is treated through a septic system, which may need to be upgraded as part of a wastewater assessment which will be required as part of a Special Plumbing Permit.

**Roads:** The existing access will be utilised and no significant increase in traffic is expected and therefore no upgrades are required.

**Stormwater:** Stormwater will be required to be retained on-site.

No other issues of concern have been raised.

### **Environmental Implications**

There are no environmental implications for Council as the sites are devoid of native vegetation and contained within an existing settlement boundary.

### **CONCLUSION**

The application is for alterations to a heritage listed building to incorporate new distillery associated with an existing Rural Industry and visitor accommodation (1 unit) at the Heritage listed Nant Estate just north of Bothwell.

The application was subject to a statutory public consultation procedure and one representation was received. The concerns raised in the representation relate to the impact the development will have on the heritage value of the building and the disposal of wastewater. Whilst the concerns of the representor are acknowledged, the proposed alterations have been considered by the Heritage Council and are considered to be appropriate and the heritage values will be restored and enhanced. In regards to wastewater, it is considered the information provided is adequate and that more detailed information can be provided as part on an application for a special plumbing permit as per the recommended condition below.

No planning issues of concern are evident in this application and subsequently conditions of approval are recommended controlling access, road construction standards and servicing provision.

**Recommendation:**

Moved C1r

Seconded C1r

**THAT** Central Highlands Council (Planning Authority) in accordance with the provisions of the *Central Highlands Planning Scheme 1998* and Section 57 of the *Land Use Planning & Approvals Act 1993*, approve the application for rural industry (alterations to heritage listed building to incorporate new distillery) and visitor accommodation (1 unit) at "Nant Estate", 254 Nant Lane, Bothwell (CT/151816/1) subject to the following 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, whichever is later, in accordance with section 53 of the *land Use Planning And Approvals Act 1993*.

**Tasmanian Heritage Council**

- (3) The development must meet all required Conditions of approval specified by Tasmanian Heritage Council in the attached "Notice of Heritage Decision", date 8 July 2014 (THC File: 06-30-35THC)

**Amenity**

- (4) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Manager Development Services.

**Stormwater**

- (5) Drainage from the proposed development must be retained on site or drain to a legal discharge point to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000.

**Wastewater**

- (6) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing and Special Connection Permit issued by the Permit Authority in accordance with the *Building Act 2000* prior to the commencement of any 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. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
  - Minimise site disturbance and vegetation removal;

- Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
  - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
  - Gutters spouting and downpipes installed and connected to the approved stormwater system before the roofing is installed; and
  - Rehabilitation of all disturbed areas as soon as possible.
- 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.**

**Carried**



# RUSSELL & GEORGE

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 Sydney Victoria 2000 Australia  
 + 61 2 9208 2342  
 info@russellandgeorge.com  
 www.russellandgeorge.com  
 Sydney 02 9208 2342  
 Russell & George Pty Ltd

- NOTES:**
- 1. LAND DEVELOPMENT APPLICATION - 1572 Subject site.
  - 2. BMT - Stone fence - No alterations to the location of the building.
  - 3. HET - Existing heritage item and outbuildings - No alterations.
  - 4. HPI - Existing heritage item - No alterations to the location of the building.
  - 5. ROAD - Roadwork - Existing kerb, lane markings and footpath to be replaced with new kerb and footpath.
  - 6. SH1 - Shoring - Existing shoring to be replaced with new shoring.



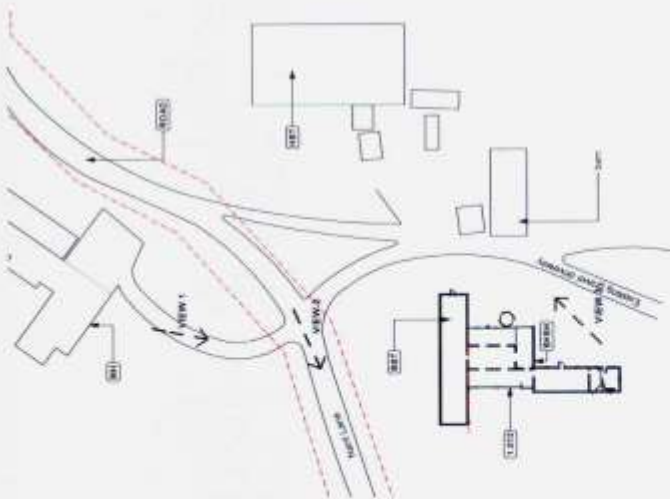
View 1



View 2



View 3



Aerial photograph of subject site

**Site Appraisal Plan**

(i) **THE PROPOSED AND HIS USES:**  
 The site is proposed for use as a residential development and has been subdivided into lots in the 19th Century. The proposed use of the site is residential. The site is located in the north-western part of the subject site. The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site. The site is located in the north-western part of the subject site. The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site.

(ii) **SOIL CONDITIONS:**  
 The condition of soil is not relevant in this instance, as the works consist of works to the existing buildings only.

(iii) **LOCATION OF ANY SERVICES OR EASEMENTS:**  
 The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site. The site is located in the north-western part of the subject site. The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site.

(iv) **EXISTING PEDESTRIAN AND VEHICULAR ACCESS:**  
 The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site. The site is located in the north-western part of the subject site. The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site.

(v) **ADJOINING PROPERTIES AND OTHER USES:**  
 The subject site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site. The site is located in the north-western part of the subject site. The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site.

(vi) **SOIL AND WATER MANAGEMENT PLAN:**  
 The subject site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site. The site is located in the north-western part of the subject site. The site is bounded to the north by the stone fence, to the east by the stone fence, to the south by the stone fence, and to the west by the stone fence. There are no other buildings or structures on the site.

**Client:**  
 NANT DISTILLERY  
 204 NANT LANE  
 BETHUNGA, TAS 7202 AUSTRALIA

**Project:**  
 NANT STILL  
 204 NANT LANE  
 BETHUNGA, TAS 7202 AUSTRALIA

**The DEVELOPMENT APPLICATION SITE ANALYSIS PLAN**

Scale 1:1000, 1:2,44, 1:1,28

Date: 14/01/20

Project: NANT STILL

Client: NANT DISTILLERY

Drawing Number: 202

Revision: P2

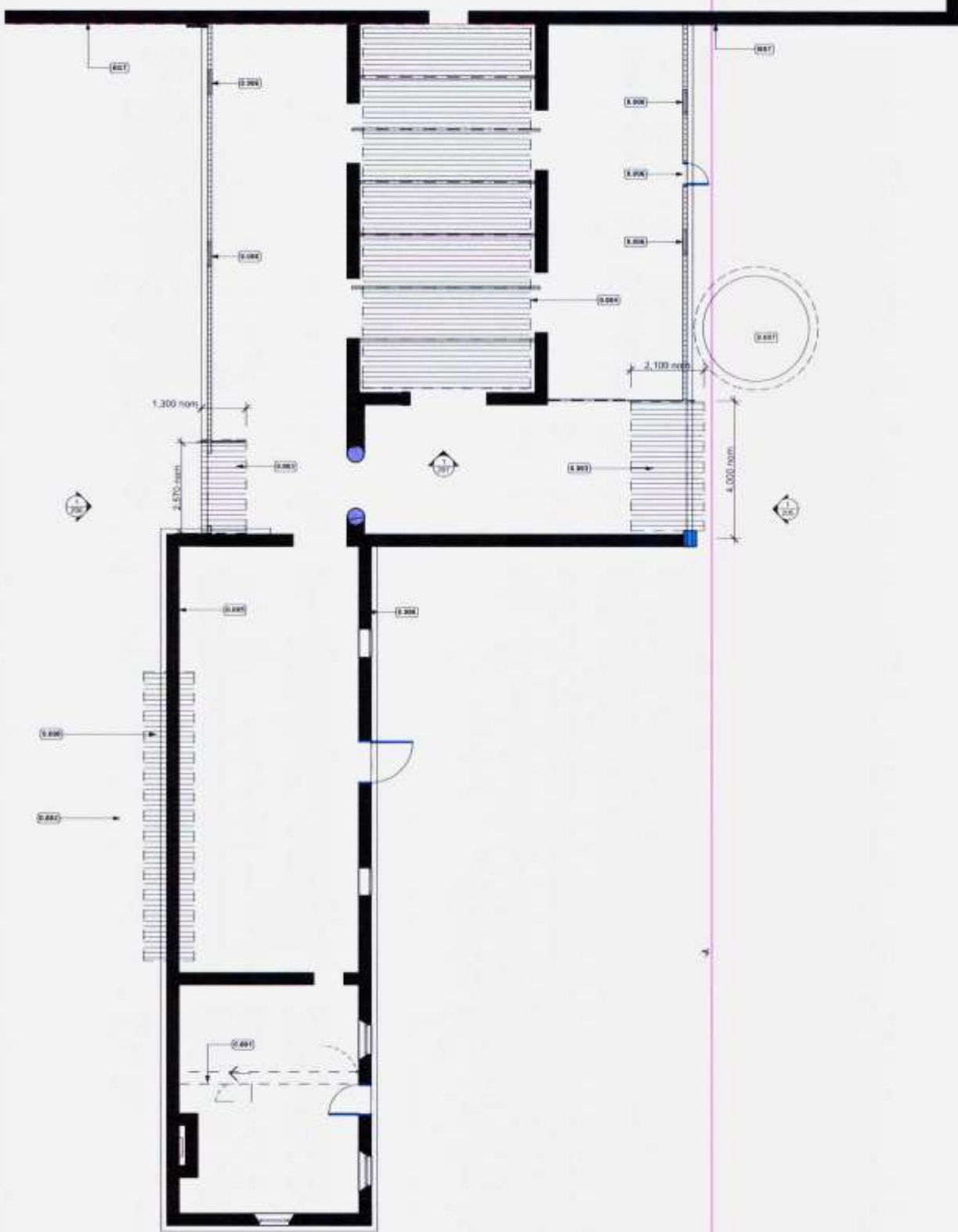
# RUSSELL & GEORGE

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 info@russellandgeorge.com  
 www.russellandgeorge.com  
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 Russell & George Pty Ltd

## NOTES

1. DEMOLITION NOTE
  - 1.001 Remove existing wall and restore existing structure to original condition.
  - 1.002 Repair wall as necessary - existing structure to be repaired with a like material mix as per 1.001.
  - 1.003 The new structure of wall to be shown. Existing structure to be prepared as per above and roof preparation as per above. See plan above existing door.
- 1.304 Trench floor
- 1.305 Existing timber and flooring to be removed to be replaced by concrete slab. See plan above existing door.
- 1.306 Existing timber and flooring to be removed to be replaced by concrete slab. See plan above existing door.
- 1.307 Existing timber and flooring to be removed to be replaced by concrete slab. See plan above existing door.
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- 1.309 Existing timber and flooring to be removed to be replaced by concrete slab. See plan above existing door.
- 1.310 Existing timber and flooring to be removed to be replaced by concrete slab. See plan above existing door.
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- 1.320 Existing timber and flooring to be removed to be replaced by concrete slab. See plan above existing door.

LOT 102/104-87 11st Avenue Street  
 Sydney NSW 2000 Australia  
 1:1000  
 14-010  
 PRELIMINARY  
 Drawing Number: 203  
 Current Revision: P2



## NANT DISTILLERY

102/104-87 11st Avenue Street  
 Sydney NSW 2000 Australia

## NANT STILL

102/104-87 11st Avenue Street  
 Sydney NSW 2000 Australia

## DEVELOPMENT APPLICATION EXISTING/DEMO PLAN

Scale: 1:1000  
 Job Number: 14-010  
 Date: 14-01-10

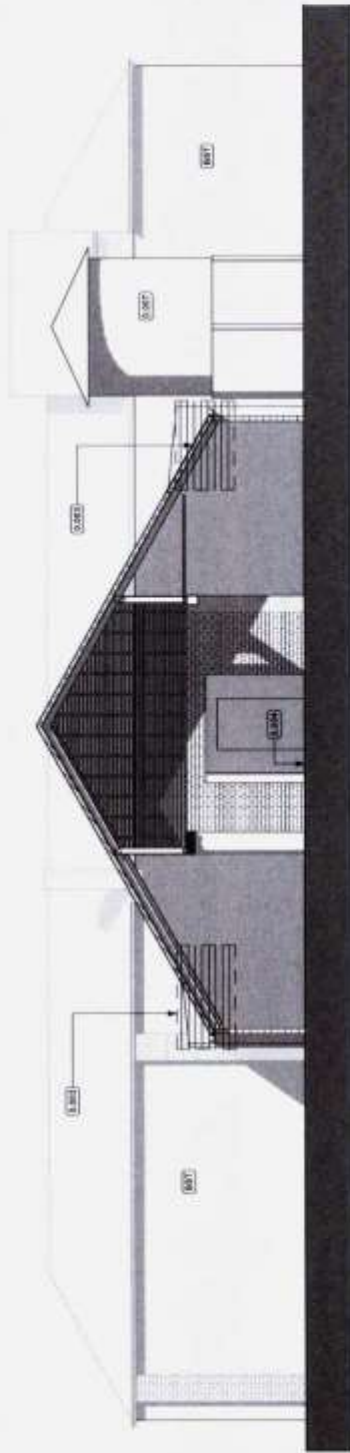
## PRELIMINARY

Drawing Number: 203  
 Current Revision: P2









1 EXISTING SECTION THROUGH STILL HOUSE  
 1:100



2 SECTION THROUGH STILL HOUSE  
 1:100

- NOTES**
- 0.001 New indications
  - 0.002 New indications
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View north through opening of stable building - proposed still house

Client  
**NANT DISTILLERY**  
 20 MANT LAKE  
 BOWENSHILL TAS 7250 AUSTRALIA

Project  
**NANT STILL**  
 20 MANT LAKE  
 BOWENSHILL TAS 7250 AUSTRALIA

The  
**DEVELOPMENT APPLICATION SECTIONS**

Scale 1:100, 1:2.85  
 Job Number  
 14 010  
 Sheet  
**PRELIMINARY**  
 Drawing Number  
 207  
 Content Revision  
 P2









## 14.4 GOLF MUSEUM & OLD SCHOOL HOUSE: LOT CONFIGURATION

### Background

In 2007 Council undertook a re-arrangement of the lots containing the medical centre, caravan park, golf museum, public amenities, independent living units and the teachers residence which will result in a lot configuration as follows:

- Lot 1 – 2275sqm – containing medical centre and ambulance station.
- Lot 2 – 3950sqm – containing caravan park, tennis court, golf museum, public amenities building and rear vacant portion of teachers residence site currently utilised as part of the caravan park.
- Lot 3 – 9860sqm – containing independent living units and vacant land to the north and unused Crown roadway.
- Balance lot – 770sqm – containing teachers residence.
- 

Due to some issues around the unused Crown roadway there have been delays in the titles being issued. The Crown roadway has now been transferred to Council and Council's Surveyor, John Medbury, will be submitting Final Plans for sealing shortly.

### Current Situation

Council has received an email from Greg Ramsay seeking Council's position on the title arrangement for the Golf Museum and the School Headmaster's House.

Once the titles have been issued as above the teachers residence will form one title and the golf museum, caravan park & public toilets will form another lot. These two lots will need to be formally combined in some form to allow the linking of the building to proceed.

After discussions with John Medbury there are two options available to Council:

1. Adhere the two lots together which would result in a lot containing the golf museum, teacher's residence, caravan park and public toilets.
2. Undertake a boundary adjustment resulting in the golf museum and teachers residence being one on one lot and the caravan park and public toilets on another lot.

### Conclusion

As outlined above there are two options available to Council. It is recommended that Option 2 would provide a better outcome for Council as it would mean the caravan park and public toilets would be on a title independent from the golf museum / old school house linking.

John Medbury will be visiting the site to finalise the survey work in association with the application submitted in 2007 and will be undertaking the feature survey as detailed in the attached email at the same time.

### Recommendation

Moved **Clr**

Seconded **Clr**

**THAT** Council engage John Medbury to undertake a boundary adjustment resulting in the Gold Museum and Old School House being on a combined title leaving the Caravan Park and public amenities on the balance lot.

**Carried**

**From:** Greg Ramsay [mailto:greg@rathofarm.com]

**Sent:** Monday, 4 August 2014 3:52 PM

**To:** Lyn Eyles; Graham Rogers; Dot and Mike Evans; medbury@optusnet.com.au; Charlie Ellis  
**Subject:** Golf Museum & John Medbury's input

Hi again Lyn & Graham, i was just wondering whether, with the new linking building between the Golf Museum and SchoolMaster's House, whether you were looking to merge the titles OR to keep them separate but have a Part 5 Agreement covenant over the titles and keep them separate? Will council's planner be driving this decision?

The architect has requested the information below, and depending on whether you want to merge or keep separate titles, will govern the briefing that we give the surveyor. If Council already uses John Medbury (who i know well from a range of projects) then he might be able to fill us in on the relevant information he already has. Lyn, i would also recommend John's expertise in advising on the whether to merge or Part5. It all depends on what future valuations/land management outcomes you desire.

John, please see attached schematic design and 1 of the titles in question to help you find your bearings on which property we're discussing, and the fact that it traverses both titles as they currently are.

Greg

----- Forwarded Message -----

From: "Charlie Ellis" <[charlie@looparch.com.au](mailto:charlie@looparch.com.au)>

To: "Dot and Mike Evans" <[wilmotarms@bigpond.com](mailto:wilmotarms@bigpond.com)>; "Greg Ramsay" <[greg@rathogolf.com](mailto:greg@rathogolf.com)>

Sent: 4/08/2014 11:32:39 AM

Subject: Market Place survey

Hi Greg & Dot,

Thanks for the call on friday. I have had a look at what we require to finalise the planning drawings. It is important that we get a feature survey completed for planning.

Council gave me the contact details of a surveyor in Hobart they use ( John Medbury 62 346844). He may have some survey info of properties nearby. I thought council may need to have a survey completed for part 5 agreement? Can you please discuss this with them?

We require the following information to be included in the feature survey:

- Title boundaries
- AHD Contours (250mm intervals)
- Corners & spot levels of existing buildings.

- AHD levels of existing building floor levels, entries & covered areas.
- Locations of any pits / services and invert levels if possible.
- Locations of trees, services poles, and other permanent site features.
- Locations and spot levels of existing footpaths and roads.

Also please provide written acceptance and confirmation of the scope of work to be undertaken based on the fee proposal sent to you on 11th June 2014.

Regards,

**Charlie Ellis**

LOOP Architecture Pty Ltd

Level 1 / 57 George St • Launceston • TAS • 7250

Level 1 / 422 Burnley Street • Richmond • VIC • 3121

Level 1 / 164 Macquarie St • Hobart • TAS • 7000

P: (03) 6331 8488

E: [charlie@looparch.com.au](mailto:charlie@looparch.com.au)

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*P Please consider the environment before printing this e-mail.*

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## 14.5 TASNETWORKS PROPOSAL FOR ELECTRICITY SUPPLY INFRASTRUCTURE & EASEMENT

The Manager Development & Environmental Services has met with representative from TasNetworks' regarding the establishment of a permanent site for connecting **containerised mobile generation and substation units**. The establishment of such a site would provide additional reliability to the town in the event of such things as a bushfire, floods or storm damage which may cause damage to the local electricity infrastructure.

TasNetworks' have determined 9 Adelaide Street, Bothwell (Mt Adelaide) as the best location for such a site and are seeking Council's approval for the following works:

- Excavation and back filling of the site as necessary to level a base for the equipment.
- Excavation of the site to install the earth mat.
- Any other associated minor works, including making good any damage caused to the site as a result of our works.
- Survey of the site.
- Installation of a new pole near in the generator site with short extension to the existing pole.

**Recommendation:**

Moved **Clr**

Seconded **Clr**

**THAT** the General Manager be authorised to sign the relevant paperwork as outlined in the proposal submitted by TasNetworks dated 31 July 2014.

**Carried**

Our ref. 173158 Rogers Central Highlands Council ER 1  
 Your ref.  
 Ask for: Nigel Pearson ph 03 63 247574



Tasmanian Networks Pty Ltd  
 ABN 24 167 837 299

PO Box 419  
 Launceston Tas 7250

Email to: [grogers@centralhighlands.tas.gov.au](mailto:grogers@centralhighlands.tas.gov.au)

31 July 2014

Mr Graham Rogers  
 Development & Environmental Services  
 Central Highlands Council  
 Alexander Street  
**BOTHWELL TAS 7030**

Dear Graham

**Re TasNetworks Proposal for Electricity Supply Infrastructure & Easement**

Property Volume	Folio	Address	Owner(s) (Your)
157417	1	9 Adelaide Street Bothwell Tas 7030	Central Highland Council

As discussed, TasNetworks' are seeking a site in the Bothwell Township to create a permanent site for the purpose of connecting containerised mobile generation and substation units.

**Background**

The work is part of TasNetworks' program to establish generator connection points to use mobile generators and mobile substations to provide additional reliability to towns or communities, where major events such as a bushfires, floods or storm damage etc cause damage to the local electricity infrastructure. In these situations, one or more generators can be transported to site and operated to meet the local demand for electricity supply until the distribution network is repaired or replaced. This was evident in January 2013 when bushfires on the Tasman Peninsula destroyed a large number of wooden poles and both feeders to Port Arthur, Nubeena and surrounding areas were lost. They can also be used to assist with planned outages if required.

A generator site at Allonah on Bruny Island was established earlier last year. The generator was used during the Easter period to accommodate peak load. A unit has also been installed successfully at Strahan for a back up supply and more recently sites have been established at St Marys, Waratah, Kingston and Mornington. Sites are also proposed for St Helens Maydena, Scamander and Bicheno in the near future.

The generators are containerised fully bunded units which are transported to established sites as required for connection into the network.



### **Proposed Site Bothwell & Works**

TasNetworks has determined that the most feasible location to establish a generator site in the area for the purpose of the serving the community is on the above Council Property in Bothwell.

A short span of overhead wire will be installed from the existing transformer pole 390997 to a new pole near the proposed site as shown on the enclosed plan AS 22800. An earth mat will be installed under the site and the site levelled as required for the placement of the generating equipment, substation and fuel cell. When the generators are mobilised to site a temporary fence will be erected around the site.

A pit and duct will also be installed on the site to allow underground cables from the containerised substation to be installed to the new pole. The cable will connect to the high voltage overhead line to provide electricity back to TasNetworks' distribution network when the generator is operating. The cable is removed from the pole and duct via the pit when the generators are removed from site and the temporary fence is also removed.

### **TasNetworks' work on the land includes:**

- Excavation and back filling of the site as necessary to level a base for the equipment.
- Excavation of the site to install the earth mat.
- Any other associated minor works, including making good any damage caused to the site as a result of our works.
- Survey of the site.
- Installation of a new pole near in the generator site with short extension to the existing pole 390997

### **Cost**

There is no cost to Council for the work or registration of the easement on the Property Title.

### **Timing**

The creation of this particular generator site has become a priority due to the requirement to have an outage at Meadowbank's Terminal substation. Although the network will be switched around to back feed customers, TasNetworks will use the generator as support to the network by injecting capacity into the local area network.



### **Aurora Proposed Work & Easement Request**

Although TasNetworks has the authority to perform the work under the provision of Section 52 of the Electricity Supply Industry Act 1995, to undertake works on public land, we do require Council's consent to establish an easement.

- The easement size required for the generator site is approximately 23 metres \* 15 metres.
- Conditions and restriction associated with the easement are contained as Attachment B on the enclosed Easement Form (Form W).

### **Your Approval**

As such TasNetworks is now seeking your consent for the work and the creation of the easement by having Council's authorisation provided by signing below and completing the enclosed Form W.

On return of the completed forms and upon receiving final approval for the project, we will finalise our plans in preparation for construction. TasNetworks Project Manager will be in contact with you prior to any work being performed.

Thank you for your assistance and we look forward to receiving the completed forms with the next two weeks to allow the site to be ready by early October 2014. Please feel free to contact me at anytime on 6324 7574 or 0409 383 059 if you have any further questions in relation to these works.

**Yours Sincerely**

A handwritten signature in blue ink, appearing to read 'Nigel Pearson', is written over a light blue horizontal line.

Nigel Pearson

**Land Access and Approvals**

**Design & Engineering Group**

**Works & Service Delivery**

**Please Sign Below**





## ACKNOWLEDGEMENT

### Central Highlands Council Acknowledgement

This is to certify that I \_\_\_\_\_ being a delegated or authorised representative of Central Highlands Council & I \_\_\_\_\_ being a delegated or authorised representative of Central Highlands Council, accept the conditions (including the agreement to establish an easement) as set out in the above letter dated 31<sup>st</sup> July 2014.

\_\_\_\_\_  
Signature of Authorised Representative

\_\_\_\_\_  
Signature of Authorised Representative

\_\_\_\_\_  
Title of Authorised Representative

\_\_\_\_\_  
Title of Authorised Representative

\_\_\_\_\_  
Name of Authorised Representative

\_\_\_\_\_  
Name of Authorised Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**WASP PROJECT 173158 Bothwell Generator**

## 14.6 BOTHWELL LIBRARY: FLOOR REPAIRS

Manager Development & Environmental Service to report.

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## 14.7 DRAFT WORKS GUIDELINES: PUBLIC CONSULTATION PERIOD

The Draft Works Guidelines have been in use since 1 March 2014 and the Tasmanian Heritage Council is now seeking feedback through a 6 week consultation period (see separate attachment).

All comments are to be provided by **29 August 2014**.

### For Comments

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## 14.8 TASMANIAN BUILDING REGULATORY FRAMEWORK REVIEW

A review into the Tasmanian Building Regulatory Framework has been commenced (see separate attachment).

### How to make a Submission

We now invite you to have your say on how you think the Regulatory Framework is working. Anyone with an interest in the building industry is invited to provide input to the review. This includes consumers.

There is a **Consultation Paper** (see below), which summarises the issues.

There is also an **Issues Paper** which provides a more detailed analysis of the issues.

The purpose of the Issues Paper is to provide sufficient background information to engender debate and to seek to question aspects of the framework. It contains a large amount of background and then a series of prompter questions based on the issues we have identified.

We encourage you to read the Issues Paper, however the Consultation Paper will assist you in forming a submission.

### The Key Question of the review is - if we were starting with a clean slate how would we regulate our building processes?

Some of the sections may be more relevant to you than others.

Use the **Response Document** to respond to the issues raised. You do not need to respond to all questions.

### How to provide comments

Complete the details section in the Response document and either write your response directly in this document, or attach a separate document containing your response.

We intend to share all submissions via our website so if you do not wish to have your submission published you should clearly indicate that you wish us to keep your submission private.

### Mail:

You can mail your written submission to:

Attention: Review of the Tasmanian Building Regulatory Framework  
Building Standards and Occupational Licensing  
PO Box 56  
ROSNY PARK TAS 7018

**Email:**

You can email your written submission to:  
[wstinfo@justice.tas.gov.au](mailto:wstinfo@justice.tas.gov.au)

Please include "Review of the Tasmanian Building Regulatory Framework" as the email subject line.

**Closing date for comments**

The closing date for comments is **5pm Monday 8 September 2014**.

**For comments**

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**14.9 SOUTHERN WASTE STRATEGY AUTHORITY**

Council has received the attached information from the Southern Waste Strategy Authority.

**For Information**

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Dear General Manager

You will recall on 29<sup>th</sup> May 2014, the Chair of SWSA Cllr. Alex Green wrote to your Mayor, following the withdrawal of Hobart from SWSA, seeking your Councils views on the future of SWSA.

Those responses were submitted to our Board Meeting which was held on 17<sup>th</sup> July 2014.

To summarise, responses were received from all 11 remaining members and with one exception, all supported SWSA continuing albeit on a reduced budget in the immediate future with an emphasis on trying to obtain a commitment in relation to the mandated waste levy from the new State Government.

Most responses also indicated that SWSA should investigate alternate structures for a regional waste presence in Southern Tasmania as it was recognised that in the event of the State Government indicating that it was not prepared to introduce a waste levy, there was little possibility of SWSA continuing past 30/6/15.

As a result of the responses, the Board unanimously passed the following resolution.

“That the SWSA Board acknowledges receipt of responses of Member Councils and in line with the great majority of responses SWSA will continue to operate for the balance of 2014/15 in accordance with the amended budget with alternate waste management arrangements for 2015/16 to be explored failing a suitable funding model being achieved.”

At the meeting, the Board also passed a revised budget and confirmed the Council contributions determined earlier in the year. This information will be supplied separately.

For your information, in passing the revised budget, the Board also accepted the offer of the CEO, for his hours to be further reduced and Glenorchy Council’s offer of accommodation in the Glenorchy Civic Centre at a considerably reduced cost to the present rental. These changes will take place on 1<sup>st</sup> September 2014.

Our new address from that date will be:

Southern Waste Strategy Authority

Lower Ground Floor

Glenorchy Civic Centre

Cnr. Eady and Cooper Streets

Glenorchy TAS. 7010

Yours faithfully

A handwritten signature in dark ink, appearing to read 'David Sales', written over a large, light-colored oval shape.

David Sales

Chief Executive Officer

24<sup>th</sup> July 2014

---



23<sup>rd</sup> July 2013

Dear General Manager

I wish to advise that the Southern Waste Strategy Authority at its meeting on Thursday 17<sup>th</sup> July 2014, resolved to adopt a waste levy of \$2.00 per tonne for the year 2014/15, the figure that was advised to you earlier in the year as the likely contribution, unchanged from 2013/14. This will be calculated on waste to land fill for the year 2012/13 except for the owner Councils of Copping Landfill whose contribution will, as usual, be based on .45 tonnes per annum per capita. There has been no change in the population for those based on this formula. As usual invoices for 50% of the annual contribution will be forwarded in August 2014 and February 2015.

It should be noted that the total revenue from contributions will fall from \$279,242 in 2013/14 to \$223,866 in 2014/15. The reduction is of course due to the withdrawal of Hobart City Council from SWSA. Steps have been taken to reduce expenditure commensurately.

The individual Council contributions are detailed below:-

<u>Council</u>	<u>Amount</u>
Brighton	\$15,332
Central Highlands	\$2,300
Clarence	\$48,346
Derwent Valley	\$11,666
Glamorgan/Spring Bay	\$5,066
Glenorchy	\$83,168
Huon Valley	\$10,384
Kingborough	\$31,436
Sorell	\$12,318
Southern Midlands	\$1,674
Tasman	\$2,176

Total

\$223,866

Yours Faithfully



David Sales  
Chief Executive Officer

#### 14.10 STATUS REPORT

**310    17/2/09            Sale of Council Land Wayatinah            DES Manager**

Development Permit has been issued.

Graham Rogers & Richard Cassidy met at Wayatinah on Tuesday 25th February to discuss final details. Pitt & Sherry are now preparing tender documents and Engineer Drawings for Stage 1 (5 Lots).

**323    16/11/2010            Caravans – Meadow Bank Lake            DES Manager & Planning Consultant**

Meadowbank Special Area Plan has been included in the draft Interim Central Highlands Planning Scheme 2014. Caravan By-Law is currently out for public comment.

**331    16/7/13            Vehicle body removal in Municipality            DES Manager**

Being monitored regularly.

#### 14.11 DES BRIEFING REPORT

##### PLANNING PERMITS ISSUED UNDER DELEGATION

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

##### PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2014/37	TDK Construction P/L (obo Garmi Holdings P/L)	Gordon River Road, Westerway	Storage Shed in Rural Zone
2014/34	H Monks	18-20 Fleming Drive, Miena	Storage Area in Holiday

			Residential Zone
2014/30	GE Angel	187 Bradys Lake Road, Bradys Lake	Garage in Holiday Residential Zone
2014/42	PE Waddington	12 Shannon Road, Shannon	Shed in Holiday Residential Zone

**DISCRETIONARY USE**

DA NO.	APPLICANT	LOCATION	PROPOSAL
2014/18	G Ramsay (obo MS Ramsay)	2122 Highland Lakes Road, Bothwell	Change of Use to Tourist Accommodation & Additions & Alterations to Heritage Listed Building in Rural Zone
2014/25	B Sageman	378 Marlborough Road, Bronte Park	Caravan Park (Annex Addition) in Holiday Residential Zone

**NO PERMIT REQUIRED UNDER PLANNING DIRECTIVE 4**

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**IMPOUNDED DOGS**

Following a request by Council to be advised of all dogs impounded at Council's Bothwell and Hamilton pounds and the outcome of the impoundment, please be advised as follows:

Date Impounded	Pound Location	Reason for Impoundment	Outcome
17 July 2014	Hamilton	Staffy Cross picked up at Dawsons Road, Ouse	Owner traced through microchip number and dog returned to owner.

17 July 2014	Hamilton	Terrier Cross picked up at Dawsons Road, Ouse	Owner traced through microchip number and dog returned to owner.
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## STATE BUSHFIRE SAFETY POLICY

The State Fire Commission has now released the State Bushfire Safety Policy. The document is a policy framework under the State Fire Protection Plan.

A copy of the document is attached or can be downloaded at <http://www.fire.tas.gov.au>

State Fire Commission

# State Bushfire Safety Policy



Tasmania Fire Service

## State Fire Commission

### Acknowledgements

The contribution of information used in this policy from the following individuals and organisations is gratefully acknowledged:

*Parks and Wildlife Service – Tasmania, Forestry Tasmania, Tasmania Police, State Emergency Service (Tas), Department of Premier and Cabinet (Tas), The Australasian Fire and Emergency Service Authorities Council, the Fire Services Commissioner Victoria, the Local Government Association of Tasmania, and the Forest Fire Management Group.*

### Document Acceptance and Release Notice

This document is Version 1.0 27-06-2014 of the State Bushfire Safety Policy.

The State Bushfire Safety Policy is a managed document. For identification of amendments, each page contains a release number and a page number. Changes will only be issued as complete replacement. Recipients should remove superseded versions from circulation. This document is authorised for release once all signatures have been obtained.

PREPARED:



Date: 27 - 06 - 14

(for acceptance)

N. Wilson, Manager - Policy and Doctrine  
Tasmania Fire Service



ACCEPTED:

(for approval)

M.W. Brown AFSM, Chief Officer  
Tasmania Fire Service  
On behalf of the  
State Fire Commission

Date: 27 - 06 - 14

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## State Fire Commission

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## State Fire Commission

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# 1 Introduction

## 1.1 Purpose

The State Bushfire Safety Policy is a high-level management policy that provides guidance to government, agencies and other stakeholders in the development of strategic initiatives to enhance the safety and resilience of the community from bushfires.

## 1.2 Aim

The State Bushfire Safety Policy aims to guide government, agencies and other stakeholders in the development of policies and plans that:

- recognise the shared responsibility for bushfire safety between the State Government, local governments, emergency and land management agencies, communities and individuals;
- increase community knowledge of and preparedness for bushfire risk, thereby informing the development of action plans to address such risk;
- support and improve local bushfire safety planning that tailors management of risk to the needs of the individual community; and
- ensure a safe response to bushfires by households and individuals in identifying bushfire safety options to maximise the likelihood of survival.

## 1.3 Authority

The Chief Officer of the Tasmania Fire Service (TFS) is responsible for the development, implementation and review of the State Bushfire Safety Policy on behalf of the State Fire Commission (SFC).

The Chief Officer will review and evaluate the policy after each bushfire season. The review will take into account the experiences and lessons from previous seasons together with stakeholder views, performance indicators and research relevant to bushfire safety. Feedback from the community for the development and implementation of bushfire risk mitigation strategies is vital in ensuring a responsive and adaptive policy.

The policy acknowledges the numerous and diverse range of agencies and stakeholders that collectively seek to address bushfire risk. It is imperative that parties with responsibilities in mitigating bushfire risk work with each other and the Tasmanian community to identify methods and strategies pertinent to this policy.

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## 1.4 Scope

The State Bushfire Safety Policy provides guidance and a framework that government, agencies and other stakeholders must work towards to increase community safety and resilience from bushfires in Tasmania. By taking a principles-based approach, this policy aims to guide organisational policies, programs and plans for action. Specifically, the policy identifies four strategic pillars that government, agencies and stakeholders should use to focus singular and multi-agency efforts in addressing bushfire safety. These are:

- Community Awareness and Understanding
- Community Resilience
- Bushfire Warnings
- Bushfire Safety Options

The State Bushfire Safety Policy promotes a framework of community engagement and risk-awareness, education and capacity-building to deliver a range of safety options. It does not seek to address agency responsibilities in relation to land management, infrastructure development and design, vegetation management, response or recovery – which are also important considerations in managing bushfire in Tasmania.

The underpinning principle is the protection of life.

## 1.5 Linkages

The State Bushfire Safety Policy is a position statement under the *State Fire Protection Plan* (SFPP) as defined in Section 8 (d) of the *Fire Service Act 1979*. It is consistent with the Australasian Fire and Emergency Service Authorities Council's (AFAC) position *Bushfire and Community Safety (2012)* and the Commonwealth Government's *National Strategy for Disaster Resilience (2012)*. Additionally, this policy is aligned with the *National Framework for Advice and Warnings to the Community (2009)* and the Forest Fire Management Group's (FFMG) *National Bushfire Management Policy Statement for Forests and Rangelands (2012)*. The Victorian Fire Services Commissioner publication *Bushfire Safety Policy Framework (2013)* is acknowledged as a reference.

This policy reflects and draws upon the findings of the 2009 Victorian Bushfires Royal Commission (VBRC), AFAC's *Audit-Review: The Tasmanian Fires of January 2013* and the *Tasmanian Bushfires Inquiry (2013)*. The Auditor-General Special Report No. 99 *Bushfire Management (2011)* is acknowledged in providing previous recommendations that guided policy development.

This policy should be read in conjunction with the SFPP where agency responsibilities specific to fire management are further described. Additionally inter-agency protocols between emergency management agencies and land management agencies, emergency management plans and business continuity plans all provide further detail on bushfire arrangements. The *Fire Service Act 1979* and the *Tasmanian Emergency Management Plan* (TEMP) provide legislative authority and associated responsibilities respectively.

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## 2 Background and Context

### 2.1 Background

Bushfire has been a constant and natural phenomenon in Australia for many thousands of years. South-eastern Australia, including Tasmania, is particularly prone to fire and is regarded as one of the most bushfire-affected regions in the world. Fire is an important and natural component in the management and renewal of biodiversity and habitat. If uncontrolled, however, its effects can be catastrophic.

Since European settlement, Tasmania has experienced periodic bushfire events that have caused devastating loss to life and property. To manage this risk, agencies have been created to prepare for and respond to bushfires in order to ensure the safety and well-being of the community. While the protection of life has always been the underpinning principle in addressing bushfire safety, agencies have traditionally focussed on prevention and suppression activities. More recently, however, bushfire events in south-eastern Australia have seen this approach adapted to recognise the significant role of the community in building a safe and resilient framework.

On 7 February 2009, Victoria experienced the worst bushfires in Australia's recorded history. One hundred and seventy-three people lost their lives and many others were seriously injured. Approximately 78 communities were directly impacted, and many were left in a state of devastation. The VBRC was established to investigate the fires, releasing its final report in July 2010. Recognising the inherent similarities between Victoria and Tasmania in dealing with bushfire risk, the Tasmanian Government accepted or accepted in principle 65 recommendations from the VBRC report, including five specific to bushfire safety policy, as follows:

- The State revises its bushfire safety policy, adopting the national 'Prepare. Act. Survive' methodology.
- The State revises its approach to community bushfire safety education.
- The State establishes mechanisms for helping municipal councils to undertake local planning that tailors safety options to individual communities.
- The State introduces comprehensive shelter options.
- The State introduces a comprehensive approach to evacuation.

In January 2013, Tasmania experienced its worst bushfire event since the 1967 Black Tuesday fires. Thousands of hectares were burned, community infrastructure was lost and over 200 buildings destroyed. AFAC conducted an audit-review into the management of these fires, and the Tasmanian Government commissioned the Tasmanian Bushfires Inquiry. The findings of both supported the development of a Tasmanian bushfire safety policy that clearly articulates objectives and policy statements to guide inter-agency and stakeholder engagement, inclusive of the community, for shared responsibility of bushfire risk.

This policy has been developed from the common principles agreed to by AFAC and member agencies. It reflects the complexities of bushfires, the diverse and differing needs of the Tasmanian community and the need for governments, agencies and stakeholders to work collaboratively in addressing bushfire risk.

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## 2.2 Context

The principles that underpin the State Bushfire Safety Policy reflect the accepted recommendations from the 2009 Victorian Bushfires Royal Commission (VBRC) and the *Tasmanian Bushfires Inquiry 2013*; and are aligned with AFAC Position, *Bushfires and Community Safety (2012)*. The principles that are important in guiding the application of the policy are:

- Bushfires are a common and normal occurrence.
- The protection of human life is paramount.
- The management of risk is fundamental to bushfire safety; however, bushfire risk can never be completely removed.
- Bushfire safety is a shared responsibility between the government, agencies and other stakeholders.
- Household and individuals are ultimately responsible for determining their course of action in a bushfire.
- The State Government has a responsibility to prepare for, prevent, mitigate and respond to bushfires and subsequent recovery operations. However, in some circumstances TFS and other emergency management agencies will not be able to protect all persons or property from bushfire.
- Every bushfire is different and responses are shaped by dynamic and complex events. Not all homes or other structures are defendable, and no single universal action exists to guarantee safety.
- The State Government has a responsibility to help individuals and communities to better understand and assess bushfire risk, including the provision of planning assistance at the local municipal level when required.
- A comprehensive approach to bushfire safety is underpinned by people having access to multiple safety and shelter options, but all involve varying degrees of danger.
- The safest option is leaving the bushfire risk area well ahead of the fire igniting.
- All Tasmanians should seek to understand their personal bushfire risk and undertake measures to mitigate their exposure to it.
- Bushfire safety information and alerts must acknowledge community diversity and allow for non-residents and transient populations to make informed decisions.

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## 3 Community Awareness and Understanding

### 3.1 Introduction

The government, agencies and other stakeholders have important roles in engaging with the community to increase knowledge, awareness and understanding of bushfire risks and how to manage those risks. Community engagement must be a shared responsibility between agencies driven by the objective to ensure communities and individuals can make informed choices in the face of bushfire. The intent of engagement is to change behaviour, increase preparedness and grow resilience through awareness and understanding.

### 3.2 Education and Awareness

Advice provided to individuals and communities about bushfire risk must be clear and relevant to situation and context. Efforts to inform and educate the community should focus on the different types of conditions that may be experienced and the possible consequences of staying in a high-risk area. Tailored community education initiatives should focus on local considerations pertinent to the region such as topography, vegetation and weather patterns. This will increase local understanding of how such conditions influence bushfire behaviour, and it will assist with community planning and informed decision-making by individuals and households. Communities should also be informed about the careful use of fire and common causes of accidental fires; these include planned burns, machinery and campfires.

Education and awareness initiatives should occur primarily before and during the bushfire season. This promotes relevant and timely safety messages and provides up-to-date information about the bushfire risk, bushfire behaviour and local planning considerations. Communities – with assistance from TFS and other agencies – should then refine local response options and bushfire planning schemes. Individuals and households, schools, hospitals, aged care homes and other facilities assessed as vulnerable should be actively encouraged to assess their personal safety and prepare a bushfire plan.

### 3.3 Recognising Community Diversity

#### 3.3.1 Multi-faceted approach

Approaches to community education should be designed to meet the needs of diverse audiences including households, local community groups, tourists, school children, cultural and linguistically-diverse communities, and people with special needs. Age, infirmity, social isolation and mental or physical disability are also factors that must be considered. An integrated approach using an appropriate mix of broad-based media, official websites, social media and locally-delivered engagement and education programs is essential to engage as much of the community as possible.

#### 3.3.2 Transient populations

During the summer months Tasmania enjoys a healthy tourism industry from visitors and holiday-makers. Small towns and communities across the state may experience significant population expansion during the time that historically coincides with the major bushfire season. Advice and information campaigns

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## Community Awareness and Understanding

must allow for this demographic as visitors are likely to be unaware of local bushfire risks and appropriate responses to take during a bushfire threat. Tailored information packages should be given to service providers such as local tourism information centres, real estate agents, hotels and caravan park operators to ensure holiday-makers and tourists are aware of bushfire risks and the actions that should be taken to preserve life in the event of bushfire.

### 3.3.3 Vulnerable people

Increased vulnerability is not just reserved for visitors. There are many reasons why people in the community can be at greater risk during a bushfire event. Age, frailty, physical or mental impairment, social isolation, illness, injury, cultural or linguistic diversity, or lack of preparedness for bushfire can expose individuals to greater risk from the impacts of bushfire. Agencies and organisations that provide services to such groups should work with TFS and emergency management planners to identify people in the community at risk and then prompt their clients to develop personal or household bushfire survival plans. Where possible, a tailored education and bushfire planning package should be developed specific to this target audience.

### 3.3.4 Pets and livestock

Pets and livestock remain the responsibility of the owner in times of bushfire; however it is important to note the significant influence they may have on people's decisions. Information needs to take account of owner attachment to pets and livestock, ensuring that communities and householders are provided with practical advice about how animals can be dealt with in the event of bushfire. Owners should be encouraged to plan for the early relocation of pets and livestock based on fire danger ratings to places where bushfire risk is lower. If leaving early is not practical or possible, relative 'safe zones' on properties should be identified within individual household bushfire survival plans. The reality, however, is that owners may need to face the very real prospect of leaving animals behind or setting them free.

## 3.4 Policy Objectives

Diverse and multi-agency bushfire education initiatives contribute to an informed and responsible community that is aware of bushfire risk and can prepare for and respond to a bushfire event.

Governments, agencies and stakeholders work with the community care sector and tourism providers to ensure bushfire safety information and education initiatives meet the needs of diverse communities, groups and individuals.

Governments, agencies, community groups, community service providers and the aged care sector work together in identifying and assisting vulnerable and 'at risk' individuals and groups in the development of bushfire safety plans and business continuity plans.

A broad range of information sources and media deliver timely and relevant bushfire information to a diverse population.

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## 4 Community Resilience

### 4.1 Introduction

A strong, resilient and bushfire-ready community provides the foundation for a successful bushfire safety approach. Whilst bushfire safety remains a collective responsibility between all stakeholders, the benefits of strong community leadership and knowledge, networking and local support arrangements cannot be overstated. Communities and households that are enabled to undertake their own bushfire safety planning – with assistance from agencies – are far more likely to succeed in the face of a bushfire event. There is no substitute for local knowledge or community-based leadership; as such, community-lead bushfire safety planning is a primary objective of this policy framework.

### 4.2 Community Bushfire Planning

Enabling community bushfire planning is essential to building a resilient population. There is no substitute for local knowledge in helping to evaluate bushfire risk, and agencies should engage stakeholders and communities in the development of strategies that reduce the likelihood and impact of a bushfire event. With knowledge and assistance, decisions relating to bushfire treatment and the management of bushfire risk can be made in advance. However, it should be recognised that the implementation of such decisions may take longer than anticipated or that being in or near a bushfire may affect decision-making processes. Facilitated planning and practicing of community and household bushfire plans is therefore essential.

Specifically, community protection planning facilitates interaction between emergency management agencies, local governments, key stakeholders and communities to develop options for managing bushfire risk. Community protection planning focusses on the local environment within which a community exists; it includes an assessment of physical risk, environmental constraints, geography, possible safety and shelter options and response strategies. Community protection planning can be broadly configured into three categories, as follows:

- **Community Bushfire Protection Plans.** These are plans for community members and visitors to assist with bushfire preparation and survival. They should contextualise bushfire risk to the local setting, thereby facilitating informed bushfire survival planning.
- **Community Bushfire Response Plans.** These are response plans for emergency managers to better protect communities during bushfire emergencies. They identify operational priorities including the location of likely vulnerable people or groups, valuable community assets that will assist in post-fire recovery, safe access and egress routes, primary hazards and water supplies.
- **Community Bushfire Mitigation Plans.** These plans focus on addressing local bushfire hazards and improving the survivability of communities and assets. These plans are developed through a system of coordinated agreement between agencies, local governments, Fire Management Area Committees (FMACs) and landowners to identify and reduce bushfire hazards.

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### 4.3 Land Use and Development Strategies

Whilst community protection planning focusses on local mitigation and response actions, a strategic focus to bushfire risk planning is also essential. Land use planning provides a range of effective mitigation strategies through the inclusion of bushfire risk into strategic plans, appropriate land zoning, development planning and application building standards. State and local planning authorities apply these controls to shape settlement patterns and reduce the likelihood of bushfire hazard to developments. The intent of this approach is to deliver long-term community safety outcomes by reducing community exposure to bushfire risk.

An adaptive approach to land use planning by state and local authorities to pre-empt the changing nature of land use and fuel build-up is highly encouraged. Agencies and local government with planning approval delegations should apply bushfire-safe principles to mitigate the risk of bushfire to a new development or changing demographic, rather than taking a localised or single structure view. Similarly, internal bushfire risk mitigation strategies must be applied by appropriate agencies to ensure future resilience in both governance and service provision to the community should a bushfire occur. A multi-agency, whole-of-government outlook on what constitutes 'best practice' initiatives for sustainable development proposals in areas where bushfire risk cannot be adequately mitigated must be encouraged.

### 4.4 Landscape and Vegetation Management Strategies

In a similar vein to land use planning, hazard reduction and vegetation management are key tools in mitigating bushfire-related risk in Tasmania. Whilst it is acknowledged that many agencies and stakeholders actively undertake seasonal burning to reduce bushfire risk, a statewide coordinated approach to vegetation and landscape management is necessary to ensure best-practice methods are applied appropriately to local circumstances. The importance of applying a consistent and tested bushfire risk model cannot be overstated.

As defined within the *Fire Service Act 1979*, the State Fire Management Council (SFMC) is the primary advisory body that provides government, agencies and stakeholders the strategic direction for planned landscape-scale vegetation management and burning. The SFMC oversees the development of a state vegetation fire management policy through the facilitation of a statewide forum. This initiative is designed to guide the function of regional Fire Management Area Committees (FMACs) in developing strategies for tenure-blind fire protection through fuel management planning and implementation. This serves to promote community understanding of bushfire risk and associated land management mitigation strategies. The regional approach also encourages coordination between stakeholders to invest in research and improvement in the management of bushfire-related risk.

Importantly, the SFMC reinforces the principle of shared responsibility across governments, agencies and stakeholders. By providing the strategic objectives in addressing bushfire risk and vegetation management, the SFMC acts as a facilitator in preparing regional fire protection plans that assist in determining the priorities for community protection planning and the development of bushfire-ready neighbourhoods. Active involvement by all stakeholders in SFMC (and FMAC) activities is essential for a consolidated approach to strategic landscape fuel management.

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#### 4.5 Policy Objectives

Individuals and households are engaged and encouraged to develop personal bushfire survival plans that include (and are integrated with) a range of community-based contingency options.

Governments and agencies assist and empower communities and stakeholders to develop and maintain community fire protection plans appropriate to local circumstances.

Community resilience is enhanced by applying bushfire risk assessment techniques to land use and development applications.

Strategic landscape fire management planning and hazard reduction planning is cooperatively undertaken between governments, agencies, communities and stakeholders to enhance community resilience through the application of best-practice vegetation management.

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## 5 Bushfire Warnings

### 5.1 Introduction

The provision of advice and alerts about bushfires is essential where community action is necessary to protect lives and property. Timely advice and alerts help individuals and communities to understand the level of bushfire danger, promote informed decision-making and enhance personal safety through decisive action in the face of fire. Advice and alerts about bushfires – when heeded and acted upon in a timely manner – can significantly reduce community exposure to bushfire risk.

### 5.2 Advice about Fire Danger

Tasmania utilises the national fire danger rating system, which provides advice to the community on the levels of forecast fire danger; including how a fire is likely to behave once it starts and how difficult it may be to extinguish. Each day during the bushfire danger period, the Bureau of Meteorology (BoM) forecasts the fire danger index on which fire danger ratings are based. This may be up to four days in advance so as to elicit an informed and appropriate response by the community. It is essential that advice is widely disseminated, clearly visible and accessible across a broad range of media.

The nationally-agreed fire danger ratings are as follows:

- **Catastrophic.** This is the worst conditions for a bushfire possible. Homes and other structures are not designed to withstand these conditions; the safest place is away from the bushfire area.
- **Extreme.** Extreme conditions are likely. If a bushfire starts, it will be uncontrollable. Consider staying with the property only if preparation and construction is at the highest level as unprepared properties are likely to be destroyed.
- **Severe.** Hot, dry and possibly windy conditions are likely. Bushfires may be uncontrollable if they start, so awareness of local conditions is essential.
- **Very High.** Conditions are favourable for fire, and fires may be difficult to control. Well-prepared and actively defended homes may provide safety. If plans do not include defending the property, leave early.
- **High.** Fire may be controllable if accessible and in some fuels. People should be encouraged to check bushfire survival plans and be prepared for loss of some essential services if a fire eventuates. If plans do not include defending the property, prepare to leave for a safe place in the event of fire.
- **Low-moderate.** Fires that break out can be easily controlled. Whilst there is little risk to property or life, people should be encouraged to monitor for any changes that may occur.

Total Fire Bans (TFB) should not be viewed in the same context as fire danger ratings. Supported by legislation, a TFB is not advice, but mandatory direction that restricts what activities can or cannot occur in a particular district for a prescribed period of time. TFB seek to reduce activities that may start a fire, and they mandate extinguishment of any fires that are alight.

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### 5.3 Bushfire Alerts

In contrast to advice, bushfire alerts inform the community of an impending or current threat from a fire that has already started. With the aim to produce an appropriate response from the community, bushfire alerts should be specific, as brief as possible and unambiguous. They should cover information such as the location, level and timeframe of threat, and a recommendation for action. Whilst alerts are most effective when delivered to an informed and prepared community, they must cater for the under-prepared with survival information that aims to preserve life. Ideally, alerts must be capable of reaching every member of the community.

Consistent with nationally-agreed arrangements, there are three levels of bushfire alerts, each increasing in importance and urgency for action:

- **Advice.** A bushfire has started and general information is provided to keep individuals, households and communities up-to-date with developments.
- **Watch and Act.** A bushfire is approaching and conditions are changing. Individuals, households and communities need to monitor their development and start taking action to ensure safety should the threat escalate.
- **Emergency Warning.** Individuals, households and communities will be impacted by bushfire and are in imminent danger. Action must be taken immediately.

Fire safety education programs must ensure people are aware of initiatives to promote and deliver alerts. For example, the Standard Emergency Warning Signal (SEWS), which may be used to draw attention to warnings issued via radio and television, should be promoted to the general public. In addition to SEWS, a telephone-based warning capability (Emergency Alert) which greatly enhances the ability of agencies to deliver targeted emergency warnings to threatened areas should also be the focus of education campaigns.

Individuals and communities should note that bushfire alerts cannot always recommend a single 'safest' action. People within the community will be in different stages of readiness in response to bushfire risk, and different circumstances will likely always exist between locations. There may even be times when a warning may not be given or received. If a threat develops within the local area, people must understand that they should not wait for an official warning to be issued prior to taking action to preserve life.

Dissemination of timely and accurate bushfire information is essential. Governments, agencies and other stakeholders must make bushfire warnings a priority whenever a bushfire is perceived to threaten life or property. On the occasion where a warning is issued and does not eventuate in a genuine bushfire threat, agencies should inform the community on why the warning was issued to reinforce trust and maintain the validity of future warnings. Similarly, communities should also be advised once the threat has passed.

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## 5.4 Policy Objectives

Appropriate and timely bushfire alerts, consistent with the nationally adopted framework, are issued to Tasmanian communities in bushfire-prone areas.

A broad range of media and public announcement mechanisms are utilised to ensure advice and alerts are distributed and understood as widely as possible within the community. These may include, but are not limited to:

*national, state and community radio (particularly ABC)*

*TV screen crawls with supporting announcements.*

*web-based information*

*call centre services that ideally interface with the National Relay Service*

*community meetings*

*community-based information centres*

*messages provided in multiple languages as and when required*

*messages that cater for people with sensory impairment (such as signing for interview)*

*telephone-based warning system (i.e. 'Emergency Alert')*

*social media (i.e. Facebook, Twitter)*

*satellite or other communication systems where free-to-air television is not available.*

The Tasmanian community can easily understand and access fire danger advice and alerts during the bushfire season.

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## 6 Bushfire Safety Options

### 6.1 Introduction

There are many ways in which communities and individuals may respond to the threat of bushfire. It is likely, however, that some options will not be available due to the circumstances surrounding the fire event, the community or the individual. It is important to note that communication strategies should highlight that not all options listed below offer the same degree of protection from bushfire risk; depending upon the local conditions at the time, some should only ever be used as a last resort.

Strategies for community education should focus on three broad courses of action: 1. leave early; 2. stay and defend the home and use it for shelter if required; and 3. seek shelter in an appropriate place nearby. Options of last resort should be developed regardless of action taken.

### 6.2 Leave Early

In promoting tailored bushfire safety options, agencies should reinforce that leaving before a bushfire has started is the safest option for those who live in bushfire-prone areas or are unprepared. Communication strategies by governments and agencies should reinforce triggers to monitor the situation; these include weather forecasts, the declaration of a catastrophic fire danger rating, or perhaps a total fire ban in relevant areas. Strategies must imply a sense of deliberate urgency if a decision is made to leave the area before the fire impacts on the ability to travel safely; this is preferably very early in the warning cycle. The risks of leaving a bushfire prone area too late or moving through bushfire-affected terrain should be highlighted.

To ensure the communication strategy for early departure is targeted to those community segments at greatest risk, key messages should be aimed at:

- individuals who do not have the physical capacity and psychological readiness to actively defend their homes;
- houses that are likely to be subjected to excessive amounts of radiant heat or direct flame contact due to fuel loads touching, or near to, the structure;
- houses that are not adequately prepared to deal with ember attack, or are considered not defensible for the potential bushfire danger predicted for that day;
- individuals and households that have not developed a Bushfire Survival Plan;
- individuals who do not have the knowledge, personal protective equipment and fire equipment to protect themselves; and
- areas where the fire danger rating is likely to be 'severe', 'extreme' or 'catastrophic'.

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## Bushfire Safety Options

An important aspect of the 'Leave Early' communication strategy is reinforcing suitable destinations available outside the bushfire area. People have a range of options upon leaving their homes, and they should be encouraged to seek out family and friends where possible. Other locations outside the area of risk may include public centres such as swimming pools and shopping centres, the beach and towns. Regardless of destination, communities should be encouraged to be alert to the signs of fire, and where an immediate threat emerges the decision to leave or stay and seek shelter should be made immediately rather than waiting for an official warning. Communities and individuals should be strongly encouraged to remain vigilant of possible road conditions once departure has commenced and have contingency options should roads be compromised.

For those households and individuals who do not have alternative arrangements, an Evacuation Centre (formerly Community Fire Refuge) may be identified by TFS in conjunction with local governments. Evacuation Centres will normally be located outside the immediate bushfire-threatened area, and offer basic shelter and amenities. Although they are not designed to provide primary protection from the direct impact of bushfire, Evacuation Centres remain subject to assessment and validation by TFS and must be maintained in a state of readiness by local governments in accordance with Municipal Emergency Management Plans and TFS Community Fire Refuge Arrangements.

### 6.3 Stay and Defend

Actively defending a well-prepared home surrounded by adequate defensible space may be a valid strategy for people who are physically and mentally capable and who acknowledge the residual risk associated with remaining; however, this strategy will not be effective for all people, all homes or under all bushfire conditions. Information and education to the community should clearly articulate that:

- There is a risk of psychological trauma, injury and death in defending a home.
- Not all homes can be defended. A range of factors including house design, construction and maintenance, vegetation management, fire defence equipment, fitness and training, bushfire intensity and wind strength will influence whether defending a home is a viable option. These factors may vary significantly throughout the bushfire season and on any given day.
- Planning to defend a home or property on days when 'catastrophic' fire danger ratings are forecast is strongly discouraged. Homes are not designed or constructed to withstand bushfire in such conditions, regardless of preparation and resources.
- When bushfires are burning out of control, firefighters cannot provide assistance to every household, or at every home.
- Contingency plans should include having a list of nearby places to shelter as a last resort, and there should be readiness to relocate quickly and safely to one of these places. Last resort options are all high risk and survival is not guaranteed.
- A well-prepared home can provide shelter from all but the most intense bushfires. If a house does ignite, it may still provide necessary protection from radiant heat until the worst of the bushfire passes.
- Residents cannot rely on passively sheltering within the house, and they must always have an exit strategy to avoid becoming trapped.

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Additionally, while expert agencies can deliver advice on preparing and defending a home or property from bushfire, residents must make their own decisions on how to respond. Definitive assessments on whether a home will survive a particular bushfire event are not possible. Advice to the community should reinforce the effort required to successfully prepare for bushfire and defend a home.

## 6.4 Bushfire Shelter Options

### 6.4.1 Nearby Safer Places

Not all people living in high bushfire-risk areas will have a well-developed bushfire survival plan. And not all people caught in or threatened by a bushfire will be able to remain with a well-prepared, appropriately-equipped and defensible home. In some circumstances, residents or visitors may need to seek alternative places of shelter as a last resort. Such a place may be in the nearest building or structure able to provide a shield from radiant heat during the passage of the fire front, or in a large fuel-free open area.

Nearby safer places (NSPs) may be of three types:

- places identified in consultation with local communities and listed in Community Protection Plans (CPPs). These are assessed as reasonably safe by TFS and are subject to strict assessment criteria and annual review;
- places identified by TFS while bushfires are burning and subsequently broadcast as potential places of shelter for those with limited shelter options;
- informal and relatively fuel-free open spaces identified by householders at nearby locations that they can relocate safely to and at short notice.

Advice to communities regarding NSPs should reinforce the message that these are places of last resort only. NSPs may not guarantee safety in a bushfire, and there are inherent risks in travelling to such places in the face of fire. NSPs are not appropriate destinations for those leaving early.

### 6.4.2 Private Bushfire Shelters

The concept of having a personal fire bunker is widespread in the Tasmanian community. Whilst this policy acknowledges that people have constructed such bunkers, the likely performance of these is unknown. It is possible that many privately-built shelters may not work as intended, and if used may actually increase the bushfire risk to the occupants.

In the context of this policy, Private Bushfire Shelters (PBS) are specifically engineered and purpose built structures which meet the Australian Building Codes Board's *Performance Standard for Private Bushfire Shelters (2010)*. TFS only supports the use of PBSs when the shelter is built to the Standard and when all other recommended bushfire safety measures have been implemented. The role of the shelter is to provide an occupant with the confidence to stay and defend their property during bushfire when the conditions are at FDR Severe or less. Shelters should not be used to replace the other recommended bushfire safety measures.

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### 6.4.3 Other Options of Last Resort

When all other options for shelter are not viable, people may need to seek the nearest place that provides a degree of shelter from radiant heat. This may include areas of low vegetation, a water body (not above-ground water tanks), a nearby structure, or in extreme cases a motor vehicle. Advice to the community should reinforce that in any fire, and depending on the proximity of bushfire fuel, these last resort contingencies may not provide the necessary degree of shelter for survival. These options should only be taken when all others are exhausted.

## 6.5 Evacuation

Noting the many examples of successful home defensive actions, there may still be circumstances where it is appropriate for emergency agencies to recommend and manage evacuation. When this occurs, actions are to be in accordance with the TASPOL and TFS inter-agency agreement: *Bushfire Evacuation Arrangements* (2013).

## 6.6 Policy Objectives

Communities have a range of bushfire safety options available that are appropriate to local circumstances and are identified in local plans.

People are educated and aware of community protection plans for bushfire and local arrangements pertaining to those plans.

Assessed and validated NSPs are identified within community protection plans in accordance with the CPP framework and included in Municipal Emergency Management Plans.

Appropriate facilities within communities are identified as Evacuation Centres and maintained at a suitable level of readiness should activation be required.

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## 7 Policy Administration

### 7.1 Policy Contact

This policy is maintained by the Manager – Policy and Doctrine, Tasmania Fire Service for the Chief Officer on behalf of SEMC. Feedback regarding this policy should be made in writing to:

Email: [fire@fire.tas.gov.au](mailto:fire@fire.tas.gov.au)

Mail: Attention Manager – Policy and Doctrine  
State Headquarters, TFS  
GPO Box 1526  
Hobart TAS 7001

Phone: (03) 6225 8501

### 7.2 Document Development History

#### Build Status:

Version	Date	Author	Reason	Sections
0.A	01-04-2014	N. Wilson	Initial Release	All
0.B	29-04-2014	N. Wilson	Consultation	All
0.C	19-05-2014	N. Wilson	Consultation	All
0.D	23-06-2014	N. Wilson	Consultation	All
1.0	27-06-2014	N. Wilson	Approval	All

#### Amendments in this Release:

Section Title	Section Number	Amendment Summary
		Nil

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Moved **Clr**Seconded **Clr**

**THAT Council move to Agenda Item 6.1 IN ATTENDANCE**

**Carried**

## 6.0 IN ATTENDANCE

## 6.1 PUBLIC QUESTION TIME

## 7.0 MAYORAL COMMITMENTS

15 <sup>th</sup> July	Council Meeting
22 <sup>nd</sup> July	Interview Tyga Radio
	Discussion Topics -
	Bushfest
	Grass on Road Verges
	Condition of Roads (Local)
	Highlands Lakes Road (State)
	Marlborough Road
	Lyell Highway
	Bothwell Football Club
	Gretna Cricket Club
23 <sup>rd</sup> July	LGAT General Meeting
24 <sup>th</sup> July	LGAT Conference
1 <sup>st</sup> August	Building Appeals Board Hearing
3 <sup>rd</sup> August	Highlands Regional Craft Fair Afternoon Tea – Ouse
4 <sup>th</sup> August	Independent Living Units Committee Meeting
	Meeting with Gretna Cricket Club
5 <sup>th</sup> August	Governance and Audit Committee
6 <sup>th</sup> August	Premiers Local Government Meeting
7 <sup>th</sup> August	Highlands Tasmania Tourism Committee Meeting
	RAAF – Function for Southern Mayors
11 <sup>th</sup> August	TV Coverage – Southern Mayors for Infrastructure Project
	Mr Ken Gatehouse – Lions Club of Sorell
	Roslyn McGuinness Principal – Bothwell District High School
12 <sup>th</sup> August	Plant Committee Meeting
	TasWater Briefing
13 <sup>th</sup> August	Combined Planning Authority Meeting
14 <sup>th</sup> August	Eleanor Ramsay & Michael Rowan – UTAS Education in the Central Highlands

15 <sup>th</sup> August	Australasian Golf Museum Meeting
16 <sup>th</sup> August	Faculty of Education – Law Graduation Ceremony UTAS Jackie Bricknell Fundraiser – Ouse
18 <sup>th</sup> August	Rachel Downie – GDHS Talk Grades 2-6 & 7-10 Sub Committee Meeting Bushfest

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## 7.1 COUNCILLORS COMMITMENTS

### Clr A J Downie

15 <sup>th</sup> July	Council Meeting
17 <sup>th</sup> July	Southern Waste - Sorell
23 <sup>rd</sup> July	LGAT AGM and Conference - Sandy Bay

### Clr L M Triffitt

15 <sup>th</sup> July	Council Meeting
24 <sup>th</sup> July	LGAT Conference
3 <sup>rd</sup> August	Children's Christmas Appeal Ouse

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## 7.2 GENERAL MANAGER COMMITMENTS

15 <sup>th</sup> July	Council Meeting
23 <sup>rd</sup> – 25 <sup>th</sup> July	LGAT Conference
29 <sup>th</sup> July	Interview applicants for position vacant
4 <sup>th</sup> August	Independent Living Units Committee Meeting
7 <sup>th</sup> August	Highlands Tasmania Tourism Committee Meeting
11 <sup>th</sup> August	STCA Meeting

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## 6.0 NOTIFICATION OF COUNCIL WORKSHOPS

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## 7.0 FUTURE WORKSHOPS

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## 9.1 MAYORAL ANNOUNCEMENTS

### 10.0 MINUTES

#### 10.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved **Clr** Seconded **Clr**

**THAT** the Draft Minutes of the **Ordinary Meeting** of **Council** held on **Tuesday 15<sup>th</sup> July 2014** be received.

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Carried

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#### 10.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING

Moved C/r

Seconded C/r

**THAT** the Draft Minutes of the **Ordinary Meeting of Council** held on **Tuesday 15<sup>th</sup> July 2014** be **confirmed**.

Carried

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#### 10.3 RECEIVAL DRAFT MINUTES HIGHLANDS TASMANIA TOURISM COMMITTEE MEETING

Moved C/r

Seconded C/r

**THAT** the Draft Minutes of **Highlands Tasmania Tourism Committee Meeting of Council** held on **Thursday 7<sup>th</sup> August 2014** be **received**.

Carried

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#### 10.4 RECEIVAL DRAFT MINUTES PLANT COMMITTEE MEETING

Moved C/r

Seconded C/r

**THAT** the Draft Minutes of **Plant Committee Meeting of Council** held on **Tuesday 12<sup>th</sup> August 2014** be **received**.

Carried

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#### 11.0 BUSINESS ARISING

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#### 12.0 NRM REPORT

Moved C/r

Seconded C/r

**THAT** the **NRM Report** be **received**.

Carried



PO Box 22 Hamilton Tas 7140 Phone: 6286 3211 Fax: 6286 3370

## Report for Central Highlands Council 1st June to 8th July 2014

### Weed Management

Kathy Van Dullemen and I have compiled the annual weed report for the Central Highlands Region. The report is provided as an attachment and forms the bulk of this report.

### Leveraging funding

As you may recollect I applied for three Landcare Grants. I have been advised that one application was successful. The successful grant application was the control of Spanish Heath at Ellendale which targeted a heavy infestation at the headwaters of Monto's creek. We will soon be commencing the project with a letter drop on Spanish Heath in the Ellendale region which will tie in well with the recent Highland Digest Article.

### Lifting the profile of Derwent Catchment NRM Committee

The Highland Digest I prepared this month was on Spanish Heath. The article was timed to coincide with the longer days, as it is time to start planning for the upcoming weed season. I will continue to place a monthly article in the Digest the focus of which will typically be weed related. The aim of which is to highlight particular weed species that occur within the Central Highlands to raise awareness of local residents. Other articles that are related to any DCNRMC activities and funding opportunities will also periodically be prepared.

### Hamilton Quarry

At the last Council meeting I raised the issue of removing the pine trees at the quarry and the council requested that a costing be provided as well as a plan for what species will be used to replace the pines.

I raised the time required with Jason Branch. Jason gave me a quoted price of \$1000 to remove the trees. This included the cost of Barry Hardwick and his crew to cut and cart the trees away. The trees are small enough for his crew to fell. A mixed planting of Acacia's (Blackwood and Narrow-leaved wattle) and local Eucalypts (Cabbage Gum and White Gum) will be used to replace the pine trees.

### NRM South

DCNRMC has attracted reinvestment from NRM South into the facilitator role via a fee for service contract. The core activities will include ongoing input into the weed control program, sustainable agricultural program including property planning and a biodiversity conservation program including riparian restoration. DCNRMC would like to know whether a council representative would like to participate in a joint investor meeting? The aim of the meeting is to bring together investors to look at the direction of the combined investment, how the programs coincide and where opportunities for further collaboration exist.

**Farmer Discussion Group**

Macquarie Franklin have continued to facilitate the Farmer Discussion Group.

The 5 workshop topics to be held in April- August are:

- Animal nutrition (held Monday the 13<sup>th</sup> April 2014)
- Pasture management (held 28<sup>th</sup> May 2014)
- Soil management (held 24<sup>th</sup> June)
- Rotation economics (Postponed due to weather until 15<sup>th</sup> August)
- Rotation management

Dr Josie Kelman, Catchment Facilitator, Derwent Catchment NRM Committee

**13.0 FINANCE REPORT**

Moved C/r

Seconded C/r

**THAT the Finance Report be received.**

**Carried**

**13.1 REQUEST FOR RATES REMISSION**

Moved C/r

Seconded C/r

**THAT Council remit the rates on property 04-0017-03967 for the amount of \$457.56.**

**Carried**

**15.0 WORKS & SERVICES**

Moved C/r

Seconded C/r

**THAT the Works & Services Report be received.**

**Carried**

**WORKS & SERVICES REPORT**

**10th July 2014 – 12th August 2014**

**Grading & Sheetting**

Meadowbank Road  
Old Man's Head  
Bashan Road  
Rock Mount Road

McGuire's Marsh Road  
Interlaken Road  
Lanes Tier Road  
Jones River Road

**Maintenance Grading**

Thousand Acre Lane  
Hamilton Tip Road  
Dawson Road

Pelham Tier Road  
Dry Poles Road

**Potholing / Shouldering**

Meadsfield Road  
14 Mile Road  
Woodward's Road  
Bronte Lagoon Road  
Nant Lane  
Todds Corner  
Torhill Road

Woodsprings Road  
Langloh Road  
Bradys Lake Road  
Victoria Valley Road  
Pelham Tier Road  
Wheatheron Road  
Norley Road

**Culverts / Drainage:**

Clean culverts:  
Dennistoun Road  
Victoria Valley Road

14 Mile Road  
Dawson Road

**Occupational Health and Safety**

- Monthly Toolbox Meetings
- Day to day JSA and daily pre start check lists completed
- Monthly work place inspections completed
- Play ground inspections
- 25.5hrs Annual Leave taken
- 34hrs Sick Leave taken

**Bridge Maintenance:****Bridges:****Refuse / Recycling sites:**

Cover Hamilton Tip twice weekly

**Other:**

Respond to emergency call outs with trees across various Municipal Roads  
Repair footpath and steps at Gretna  
Dig 1 x grave  
Test pits on Hollow Tree Road and Ellendale Road for reclaim work  
Stornoway Road patrols  
Clean up Bothwell WTS  
2 x drum musters  
Drum muster removed all drums from Hamilton landfill  
Waste oil removed from Hamilton landfill  
Push up green waste at Bothwell WTS  
Install sign Hollow Tree  
Take old emulsion drums to Copping landfill

**Municipal Town Maintenance:**

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

**Weed control:**

General weed control of Bothwell townships

**Buildings:****Plant: (Repairs and Maintenance)**

Pm710 JCB backhoe (B) serviced  
 Pm687 Western star truck (B) new batteries and starter motor  
 Pm684 Komatsu grader (B) serviced oil leaks and drive chain seals  
 Pm602 Mitsubishi grader (H) serviced, new wiper motor and puncture repair  
 Pm749 Ranger ute (H) serviced and new tyres  
 Pm705 Mack truck (H) repairs to dash  
 Pm741 Mack truck (H) air hose repairs  
 Pm751 Toro Mower (B) serviced  
 Pm757 JCB Backhoe (H) serviced

**Private Works:**

Gravel supply to Daniel Sutcliffe Earth Moving  
 Gravel supply to George Shae  
 Tom Brown truck and trailer hire  
 Nant Distillery truck and trailer hire  
 Tas Water backhoe hire  
 Casey Bryant concrete pre mix  
 Noel Bradshaw truck and trailer hire  
 Richard Pitt truck and trailer hire  
 Stornoway truck, trailer and loader hire  
 David Lincoln truck and trailer hire  
 Mower hire Bothwell Golf Club  
 Water delivery Sharni Holt  
 Tas Build Homes truck and trailer hire  
 Gravel supply to Rolls Transport  
 Tony Bryant backhoe hire  
 Concrete mix Robert Browning  
 Mower hire Jason Branch  
 Gravel supply John Ramsey

## Casuals

- Toilets, rubbish and Hobart
- Bothwell general duties
- Hamilton general duties
- Mowing and brush cutting

## Slashing

### Program for next 4 weeks:

Grading and re sheeting of Council roads  
 Install new culverts and drainage Council roads  
 Potholes Council roads  
 Drainage Hollow Tree Road

---

## 15.1 MAINTENANCE OF OLD ARTHURS ROAD (SEPARATE ATTACHMENT)

At the November meeting Council considered a request from PDA Surveyors on behalf of Peter Downie to support an application to Crown Land Services for the closure of the reserved road passing through Mr Downie's property and for him to purchase that road.

The request was that Council:

1. Cease maintaining the road beyond the cattle ramp at the Interlaken Road intersection; and
2. When requested by Crown Land Services, support the closure of the road to the general public.

It was moved and seconded that council support Peter Downie's application for closure of Interlaken Road Intersection beyond the cattle ramp.

Because part of this road is maintainable by Council (3.1km) it is a local highway. Council's legal opinion is that closure of this section of road should be dealt with under S14 of the Local Government (Highways) Act 1982. Council will need to give written notice of its intention to close the road as required by S 14(1)(b):

**(b)** [Council can close the road] not less than 28 days after a written notice of its intention to do so –

**(i)** has been served on each of the owners and occupiers affected;

**(ii)** has been served on the Transport Commission;

**(iii)** has been displayed in a prominent position at each end of the highway; and

**(iv)** has been published twice in separate issues of a local newspaper circulating in the municipality in which the highway is situated –

**(4)** A notice under subsection (1) that is required to be published in a newspaper may, instead of containing such a map or plan as is referred to in subsection (3), contain a statement of a place in the municipality in which the highway.

### Recommendation:

**THAT**

- (a) Council support the closure and proposed purchase of the reserved road through Peter Downie's property on the Old Arthurs Lake Road; and
- (b) Due to the proposal for Mr Downie to purchase the road reserve through his property and there being an alternative access for properties beyond Mr Downie's, Council proceed to close that section of Old Arthurs Lake Road maintained by Council (3.1km) in accordance with S14 of the Local Government (Highways) Act 1982; and
- (c) Advise PDA Surveyors of Council's proposed action.

**Carried**

---

## 15.2 PURCHASE OF MOWERS HAMILTON

The Plant Committee has recommended that Council accept the following quotes for mowers at Hamilton:

- 1. Toro Zero Turn 62" Mower
- 2. Toro Out front 72" 4WD mower

It was also recommended that:

- (a) the current John Deer out front Mower be offered for sale by tender and be advertised in the Tasmanian Country and Gazette; and
- (b) the current John Deer Zero Turn Mower be retained as a spare for Hamilton

### **Recommendation:**

#### **THAT**

- (1) The Plant Replacement Budget for purchase of the mowers for Hamilton be increased
- (2) Council retain the John Deer Zero Turn Mower as a spare for Hamilton: and
- (3) Council accept the quotes for purchase of:
  - (a) Toro Zero Turn 62" mower; and
  - (b) Toro Out Front 72" 4WD mower

**Carried**

---

## 15.3 OFFICE VEHICLE

The Plant Committee is recommending to Council that:

- (1) Council retain the Nissan Dualis for use by Hamilton Office staff and that the Finance Manager be responsible for preparing procedures outlining the requirements for booking requests, use of a log book to record all travel trips, fuels and costs;
- (2) An annual report be prepared for the Plant Committee comparing costs between the provision of the Dualis and reimbursing private vehicle costs as per the prescribed allowance;

(3) The Nissan 2WD X-Trail (ex CEDO Vehicle) be offered for sale by tender via the Mercury.

**Recommendation:**

**THAT:**

- (1) Council retain the Nissan Dualis for use by Hamilton Office staff and that the Finance Manager be responsible for preparing procedures outlining the requirements for booking requests, use of a log book to record all travel trips, fuels and costs;
- (2) An annual report be prepared for the Plant Committee comparing costs between the provision of the Dualis and reimbursing private vehicle costs as per the prescribed allowance;
- (3) The Nissan 2WD X-Trail (ex CEDO Vehicle) be offered for sale by tender via the Mercury.

**Carried**

---

**STATUS REPORT**

- **328 - 20/4/2012**

Gorse at Christian Marsh, Responsible Officer: NRM

This item was asked to be placed on the Status Report at the March 2012 Meeting.

- **329 - 18/8/2012**

Platypus Walk, Responsible Officer: Works Manager

Regular Maintenance

- **332 - 17/9/2013**

Blackberry Removal, Responsible Officer: Works Manager / NRM

Clr Bowden requested that this item be placed on the Status Report

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**16.0 ADMINISTRATION**

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**16.1 CONSERVATION COVENANTS IN THE CENTRAL HIGHLANDS**

The Department of Primary Industries, Parks, Water & Environment has advised that there were 755 conservation covenants registered on private land in Tasmania under the Nature Conservation Act 2002, of which 48 are listed in the Central Highlands totalling 19,305.5 hectares. Sixteen of the twenty nine Councils provide rate rebates to those properties (typically \$5 per hectare with a minimum rebate of \$50 and a maximum rebate of \$500. If Council were to apply this rebate it would amount to \$17,460. Council does not currently provide any rebate.

**For Information**

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Department of Primary Industries, Parks, Water & Environment  
RESOURCE MANAGEMENT AND CONSERVATION



Ms Lyn Eyles  
General Manager  
Central Highlands Council

Received	4/8/14
Mail	<input checked="" type="checkbox"/>
Fax	<input type="checkbox"/>
Email	<input type="checkbox"/>
DES	<input type="checkbox"/>
Forwarded to	
GM	<input checked="" type="checkbox"/>
FM	<input type="checkbox"/>
WM	<input type="checkbox"/>
DES	<input type="checkbox"/>
Other	Shavee
Entered By:	
Ref:	

Private Land Conservation Program  
Conservation Partnerships Section  
Enquiries: Helen Crawford  
Ph: 6165 4386  
Email: Helen.Crawford@dpipwe.tas.gov.au

Dear Lyn

### Re: Conservation Covenants in the Central Highlands Municipality

As at June 30th 2014, there were 755 conservation covenants registered on private land in Tasmania under the Nature Conservation Act 2002. They cover an area of 96,032 hectares. Most of these areas under covenant are perpetual in nature and contribute to the National Reserve System which protects significant natural values at the local, State and National level.

In the Central Highlands Municipality there are 48 of these covenants, covering a total of 19,305.5 hectares. The attached list and map document these areas. The list is correct as at 30/06/2014.

As you may be aware, rate rebates are provided to landowners of conservation covenants in sixteen of Tasmania's 29 Local Government Areas (typically at a rate of \$5 per hectare with a minimum rebate of \$50 and a maximum rebate of \$500). These councils generally review their policy on their rebate scheme on a three-year basis.

The rate rebate that these councils offer to landowners is a significant acknowledgement of the conservation land management undertaken by those landowners.

The Private Land Conservation Program (PLCP) has an ongoing commitment to these landowners. Our monitoring and stewardship team continues to provide management advice and other services to assist them with the management of the natural values for which these covenants were registered to protect.

If you require any further information about the PLCP, or the covenants in your municipality, please contact me on the number/email address provided above.

Yours sincerely,

Helen Crawford, Acting Section Leader  
Conservation Partnerships  
30/07/2014

## 16.2 BRIDGEWATER TRADE TRAINING CENTRE ADVISORY BOARD REPRESENTATIVE

The above Advisory Board is seeking a Council representative to be invited to join the Advisory Board.

Does Council wish to nominate a Councillor to be on the Advisory Board.

### For Discussion

#### Lyn Eyles

---

**From:** Turner, Maxine R (DoE) <Maxine.Turner@education.tas.gov.au>  
**Sent:** Friday, 1 August 2014 9:07 AM  
**To:** Lyn Eyles  
**Subject:** Bridgewater Trade Training Centre Advisory Board Representative

**Importance:** High

Good morning Lyn

I am just following up a previous email to you with regard to Phillip Ridyard leaving the Council and consequently your Council having no representative on the Advisory Board. We have missed the presence of your Council representative at our meetings. We understand the pressures of time and also that other responsibilities may be more pressing, but in the interests of keeping this Board broadening links/connections with the community, other learning institutions (UTAS), business and industry we do need participation from all members. We thank you for your Council's past service and would ask if you could recommend another person from your area to be invited to join the Advisory Board. The Advisory Board is meeting today at 2:00pm at the Bridgewater Trade Training Centre, but I realise this notification is unrealistic for you to be able to organise participation.

I would greatly appreciate hearing from you with regard to nominating a representative to attend our next meeting which will be sometime early October.

Looking forward in anticipation

Maxine



**INSPIRE INNOVATE CONNECT**  
 Maxine Turner | JRLF – Bridgewater Trade Training Centre Coordinator  
 PO Box 37 BRIDGEWATER TAS 7030  
 (P) 6268 4005 (F) 6268 4007 (M) 0488 721 172  
 (E) [maxine.turner@education.tas.gov.au](mailto:maxine.turner@education.tas.gov.au)

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## 16.3 REVIEW OF THE LIQUOR LICENSING ACT 1990 –PROPOSAL PAPER (SEPARATE ATTACHMENT)

LGAT is putting in a response to the above proposal paper and is seeking comments from Councils to be included in their submission.

LGAT has provided an executive summary of the list of proposals (24). The full paper is a separate attachment. LGAT requires comments by Friday 29 August, 2014.

## Lyn Eyles

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**From:** Kate Hiscock <kate.hiscock@lgat.tas.gov.au>  
**Sent:** Friday, 1 August 2014 10:37 AM  
**To:** Break O'Day Council (E-mail); Brighton Council ; Burnie Council (E-mail); Central Coast Council; Lyn Eyles; Circular Head; Clarence City Council (E-mail); Derwent Valley Council (E-mail); Devonport Council (E-mail); Dorset Council (E-mail); Flinders Council; George Town Council (E-mail); Glamorgan Spring Bay Council (Email); Glenorchy City Council; Huon Valley Council; Kentish Council; King Island Council; Kingborough Council; Latrobe Council (E-mail); Launceston City Council (Email); Meander Valley Council; Northern Midlands Council; Sorell Council; Southern Midlands Council (E-mail); Tasman Council (E-mail); Waratah/Wynyard Council (E-mail); West Coast Council (E-mail); West Tamar Council  
**Cc:** Mail Archive; Allan Garcia; Katrena Stephenson  
**Subject:** Review of the Liquor Licensing Act 1990 - State Govt Proposals paper - call for members' comments

Dear Members

The Department of Treasury and Finance has invited comment on the [Review of the Liquor Licensing Act 1990 - Proposals Paper](#). This is the third paper of the review process, following the Discussion Paper released in September 2013 and Synopsis of Submissions released in December 2013.

LGAT will be putting in a response and I would be very interested to hear your comments for inclusion in our submission.

I have included the list of proposals as drafted in the executive summary of the report for you below and a hyperlink to the proposal paper is above.

There is direct reference to Local Government in points 9 and 10, which I have highlighted in yellow. Comments are, however, welcomed against all proposals.

**Please forward me your comments by Friday 29 August 2014: email to [Kate.Hiscock@lgat.tas.gov.au](mailto:Kate.Hiscock@lgat.tas.gov.au)**

## Review of the Liquor Licensing Act 1990 – Proposal Paper

### Executive Summary - List of Proposals

#### Objectives of the Liquor Licensing Act

1. Amend the Act to introduce an objectives provision. These objectives would include: regulation, harm minimisation and responsible development of industry.

#### Best interests of the community

2. Amend the liquor regulations to set out matters that the Licensing Board or Commissioner for Licensing will have regard to in determining the "best interests of the community".

3. Provide for a community impact statement process for liquor licence or permit applications deemed by the Commissioner to be high risk.

#### Qualifications for a liquor licence

4. Update information to applicants to include an explanation of the criteria used to assess "fit and proper".

**5. Amend the Act to:**

- a. Introduce a provision that the Commissioner may apply a fit and proper test to permit applicants.
  - b. Introduce an obligation that licence and permit holders must notify the Commissioner when convicted of an offence in Tasmania or any other jurisdiction, and when there is a change relating to an associate, including a conviction relating to an associate.
  - c. Introduce fit and proper as a matter that may be considered by the Commissioner in the cancellation, variation or suspension of a permit.
6. Amend the Act to require the completion of Responsible Service of Alcohol training every five years with licensees responsible for ensuring that employees who serve alcohol have completed the required training.

**Variable licence fees**

7. Further explore moving to a risk-based fee system.

**Licence and permit conditions****8. Amend the Act to:**

- a. Provide the Board and Commissioner with the power to apply a range of conditions to all licence and permit types.
- b. Provide an appeals process against the imposition of conditions by the Commissioner.

*Review of the Liquor Licensing Act 1990 – Proposals Paper July 2014 5*

### **Role of local government**

9. Maintain separation between the planning and development and the liquor licensing processes.
10. Continue dialogue between the regulators and local government to ensure that all local authorities understand the licensing process and their ability to participate in that process.

### **Intoxication**

11. Amend the Act to:
  - a. Replace the term drunk with intoxicated, interpreted as someone affected by alcohol or some other substance.
  - b. Provide indicators of intoxication.
12. Develop guidelines to clearly outline the meaning of intoxication and how it can be determined and include in the RSA training course.

### **Employing young people where alcohol is sold**

13. Amend the Act to introduce an age restriction of 16 years to serve alcohol as part of employment. The current requirements for direct supervision and appropriate course accreditation to remain.

### **Undesirable alcohol promotion and advertising**

14. Amend the Act to provide the Commissioner with the power to prohibit or restrict the irresponsible advertising and promotion of alcohol.
15. Develop guidelines that indicate the types of activities or promotions that would be restricted or prohibited and also include advice regarding actions that licensees can take to reduce the risks associated with alcohol promotions.

### **Trading hours and outlet density**

16. Make outlet density data available to the Board when undertaking licensing decisions.

### **Power to prohibit alcohol products**

17. Amend the Act to include a provision for the Minister, by notice in the *Gazette*, to prohibit alcohol products if it is in the best interests of the community and the Minister has consulted with liquor industry representatives and the manufacturer (if known). Failure to consult would not affect the validity of the notice.

### **Provision of free drinking water**

18. Amend the Act to require the provision of free drinking water in licensed premises with the Commissioner having the power to exempt certain classes of licence or a licensee upon application.

### Banning/barring orders

#### 19. Amend the Act to:

- a. Enable police and licensees to issue barring orders that are for longer than 24 hours capped at six months.
  - b. Strengthen barring orders issued by police and licensees, by extending the order to include a vicinity of 50 metres from the venue within the first six hours of the barring, allowing for defences such as residing within that vicinity, needing to access transport within the vicinity or genuine safety fears.
  - c. Allow police to issue multi-venue or designated area barring orders where there is a strong public interest justification.
20. Develop guidelines and signage for venues to use to communicate what is expected of patrons and what it means to be barred.

### Data collection

21. Amend the Act to allow alcohol sales data to be collected from wholesale and producer liquor licence holders.
22. Tasmania to participate in the National Alcohol Sales Data Project.

### Enforcement model

#### 23. Amend the Act to:

- a. Ensure that there are offences for licensee obligations.
- b. Ensure that obligations are extended to include permit holders.
- c. Include the following obligatory provisions for licence and permit holders (and others as necessary):
  - a licensee, permit holder or employee must not serve alcohol while intoxicated;
  - a licensee or permit holder must inform the Commissioner of personal detail changes; and
  - a licensee or permit holder must notify the Commissioner of any offences for which they are charged and/or convicted.
- d. Introduce a progressive administrative disciplinary process that enables staged disciplinary measures to be taken by the Commissioner dependant on the severity of the breach.
- e. Expand the current fine process (ie infringement notices) to give authorised officers (Liquor and Gaming Branch inspectors) the power to enforce certain offences contained in the Act.
- f. Extend offence provisions where appropriate (from licensees and permit holders to other persons) to encompass the responsible consumption of alcohol.

**Supporting responsible service and consumption practices**

24. Further explore an industry based mandatory funding arrangement to support responsible service and responsible consumption of alcohol initiatives.

Regards and thanks,

Kate Hiscock

**Kate Hiscock** | Senior Policy Officer  
Local Government Association of Tasmania  
GPO Box 1521 Hobart, Tas. 7001  
P: 03 6233 5965 | F: 03 6233 5986 | M: 0417158167 | E: [kate.hiscock@lgat.tas.gov.au](mailto:kate.hiscock@lgat.tas.gov.au)  
Wednesdays, Thursdays, alternate Fridays

**Recommendation:**

**THAT** Comments be forwarded to the General Manager by Wednesday, 27 August, 2014.

**Carried**

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**16.4 REMISSIONS UNDER DELEGATION**

The following remission was granted by the General Manager under delegation:

Steppes Hall Committee	\$25.00	Place of Assembly Licence to 30/6/2015
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**For Noting**

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**16.5 MOBILE PHONE BLACK SPOT PROGRAMME**

Eric Hutchinson MP, Federal Member for Lyons has advised that over 94 nominations of locations to date, with poor or no mobile phone coverage have been received. With a substantial number of electorates eligible for this funding across Australia, there is high competition to determine sites that are funded. Mr Hutchison is eager to gather as much information as possible to ensure that Lyons receives its fair share of Federal funding under this programme. To this end, Mr Hutchison is asking if Council may be in a position to provide the following:

- Road/track access to identified sites, and/or
- Council owned or privately owned land for proposed mobile phone infrastructure;
- Monetary contribution

**For Discussion**

PARLIAMENT OF AUSTRALIA



HOUSE OF REPRESENTATIVES

## Eric Hutchinson MP

Federal Member for Lyons

23 July 2014

Ms Lyn Eyles  
Central Highlands Council  
PO Box 20  
HAMILTON TAS 7140

Received	29.7.14	Mr/14
Mail <input checked="" type="checkbox"/>	Fax <input type="checkbox"/>	Encl <input type="checkbox"/>
Forwarded to		
GM <input checked="" type="checkbox"/>	FM <input type="checkbox"/>	WM <input type="checkbox"/>
Other _____		
Entered By: _____		
Ref: _____		

Dear Ms Lyn Eyles

### MOBILE PHONE BLACK SPOT PROGRAMME

I am writing to update you on the Government's \$100 million Mobile Phone Coverage Programme.

I would like to take this opportunity to thank you for your ongoing assistance with regards to identifying locations and existing communication infrastructure within your municipality.

In February 2014, I wrote to all Councils in Lyons seeking a list of mobile phone black spot areas. Over 94 nominations of locations (to date) with poor or no mobile phone coverage have been received. These locations have been provided to the Department of Communications and have been made available to Telstra, Optus and Vodafone to help them prepare their bids in the competitive selection process.

I have recently met with mobile network operators (Telstra and Optus) and the Hon Paul Fletcher, Parliamentary Secretary to the Minister to discuss the identified black spot areas and the geographical challenges that Lyons faces.

With a substantial number of electorates eligible for this funding across Australia, there is high competition to determine the sites that are funded. Therefore I am eager to gather as much information as possible to ensure Lyons receives its fair share of Federal funding under this programme.

To ensure identified locations are seen more favourably, one funding component of the programme provides for local councils or other project proponents to contribute towards base stations, in combination with Commonwealth funding.

#### Perth Office

53B Main Road, Perth TAS 7300  
Post PO Box 50, Perth TAS 7300  
Tollfree 1300 152 689 Phone 03 6398 1115

#### Brighton Office

205 Brighton Road, Brighton TAS 7030  
Post PO Box 151 Brighton TAS 7030  
Phone 03 6268 0922

#### Parliament House

House of Representatives  
Parliament House Canberra ACT 2600  
Phone 02 6277 4946

Email [eric.hutchinson.mp@aph.gov.au](mailto:eric.hutchinson.mp@aph.gov.au)Web [www.eric.hutchinson.com.au](http://www.eric.hutchinson.com.au)

f /eric.hutchinson.9212

t @hutchinson\_eric

## 16.6 REQUEST FOR CAMPERVAN USE OF BOTHWELL RECREATION GROUND

Jeannie Green, Secretary of CMCA Tassie Shearwaters has contacted council regarding using the Bothwell Recreation Ground for members campervans over the weekend of the "Spin-In" next year. The Group used the Recreation Ground three years ago.

### Recommendation:

That the CMCA Tassie Shearwaters be advised that:

1. Permission is granted for the group to use the Bothwell Recreation Ground the weekend of the 2015 Spin-in;
2. Cost per campervan will be \$10 per night per van:
3. The Recreation Ground may be used as overflow from the caravan park if needed.

**Carried**

---

## 16.7 HEAT PUMP UNIT 1 BOTHWELL INDEPENDENT LIVING UNITS

A request has been received from the occupant of Unit 1, Bothwell Independent Living Units for installation of a heat pump. The Independent Living Units Committee discussed the request at its meeting held on 4 August, 2014 and is recommending that Council purchase a Daikin Heat Pump at the quoted cost of \$2,992 plus GST.

### Recommendation:

**THAT** Council purchase a Daikin Heat Pump as per quote received from the Heat Pump Shop of \$2,992 plus GST for Unit 1 of the Bothwell Independent Living Units.

**Carried**

---

## 16.8 RENTAL STEPPES ACCOMMODATION PADDOCK

Council currently rents the old accommodation paddock at the Steppes to Janet and Robert Monks for an annual fee of \$10.00. Part of the arrangement was that Mr and Mrs Monks would have to reapply annually.

Mr and Mrs Monks have reapplied.

### Recommendation:

**THAT** Janet & Robert Monks be granted 12 month rental of the Old Steppes Accommodation paddock from 1 July 2014 on the same fencing and grazing conditions as previously for an annual fee of \$10.00, and be advised that they will need to reapply each year.

**Carried**

---

## 16.9 COMMUNITY GRANT REQUEST

A Community Grant Application has been received from the Bothwell Exercise Group to enable the exercise group to continue their Heart Moves classes for a further 10 weeks. The Exercise Group was an initiative of the Come Alive 'n Thrive Program ( as part of the Healthy Initiatives Funding received by Council for programs in the Central Highlands, Southern Midlands and Northern Midlands Councils) which has now finished. The exercise Group would like to continue to build upon the Program and continue to meet the on-going community needs to improve lifestyle health through activities and education.

**For Decision**

**Lyn Eyles**

---

**From:** Casey Bryant  
**Sent:** Tuesday, 15 July 2014 5:15 PM  
**To:** Lyn Eyles; Deirdre Flint  
**Subject:** Fwd: "Heart Moves" Program

Sent from my iPhone

Begin forwarded message:

**From:** Jill Bignell <jillbignell@icloud.com>  
**Date:** 15 July 2014 5:13:10 pm AEST  
**To:** Council <Council@centralhighlands.tas.gov.au>  
**Subject:** "Heart Moves" Program

Dear Deirdre,

The last session of Heart Moves exercise class was held this afternoon at the Bothwell Town Hall.

The group of participants is exploring ways to fund the next ten weeks of the program at a total cost of \$2100. During this ten week period, the group will explore additional avenues for funding to ensure the sustainability of the program.

Efforts will be renewed to increase the number of attendees. We average 10 participants from a pool of 15 interested persons. We are hoping for 20 active members; if not more.

The instructor is outstanding and we would like to secure his ongoing services.

Recently, Anne Downie and I discussed the physical, social and well-being outcomes with you. Attending regular exercise classes has been shown to reduce the impact of Post Traumatic Stress (PTS) and the effects of depression. More than half our members have suffered, or are suffering from PTS; which includes the loss of loved ones in tragic circumstances. After each class there is a chance to talk over a drink which we pay for ourselves. This supportive approach has been welcomed by all who attend.

This most worthwhile program was an initiative of the Come Alive 'n Thrive Program and our group would like to continue to leverage the outcomes of this strategy and continue to build fitness, wellness and self-esteem.

This program has a positive impact on rural women's health in our municipality with benefits for the individual and the community. The Heart Moves group hopes that the Central Highlands Council will be able to provide much-needed financial support for this impactful program.

Kind regards,

Jill Bignell  
Thorpe Farm  
Bothwell

0428 216 780  
6259 5678

**Lyn Eyles**

---

**From:** Casey Bryant  
**Sent:** Tuesday, 12 August 2014 8:20 AM  
**To:** Andrew Downie, (glenelgtasie@bigpond.com); Jim Allwright; Tony Bailey; Richard Bowden; Andrew Downie; Jo Jacka; Ian McMichael; David McMillan; Lou Triffitt; David McMillan, (dcmcm@westnet.com.au); Ian McMichael, (ianmcm@harboursat.com.au); Deirdre Flint  
**Cc:** Lyn Eyles  
**Subject:** FW: Bothwell Exercise Group

-----Original Message-----

**From:** AnneFD [<mailto:annefdownie@gmail.com>]  
**Sent:** Monday, 11 August 2014 6:18 PM  
**To:** Council  
**Cc:** Jim Allwright; Richard Bowden; [tmcmillan@centralhighlands.tas.gov.au](mailto:tmcmillan@centralhighlands.tas.gov.au); Tony Bailey; Ian McMichael; Jo Jacka; Lou Triffitt  
**Subject:** Bothwell Exercise Group

Dear Mayor Flint and Central Highland councillors,

I am writing on behalf of the Bothwell Exercise Group which came together as a result of the Heart Moves initiative and supported by the central Highlands Council. The funding for this program has finished but the group would love to continue and while a community development programme application has been lodged with council, I would like to reinforce the positive outcomes from this initiative and seek support from the council to keep this group functioning. Individuals are prepared to contribute to the cost of the instructor but need financial support to keep this important community programme alive.

As a group we look forward to support from our Council.


Sincerely,  
Anne Downie

Sent from my iPad

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2014.0.4716 / Virus Database: 4007/8013 - Release Date: 08/10/14



## CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form.

### 1. APPLICATION & ORGANISATION DETAILS

Name of Project: *The Bothwell Exercise Group*

Amount of Grant Requested: *\$1000 - 00*

Estimated Total Project Cost: *\$2100 - 00 per 10 week block*

Applicant Organisation: *Bothwell Exercise Group*

Contact Person's Name: *Jill Bignell*

#### Contact Details

Address: *189 Dennistoun Rd  
Bothwell*

Phone: (Business hours) *6259 5678*

Mobile: *0428 216 780*

Fax: *—*

Email: *jillbignell@bigpond.com*

Signature *JBignell*

Name  
Position in Organisation *Secretary (unelected)*  
Date

What is the overall aim/purpose of the applying organisation?

*Our aim is to improve lifestyle health and overall well-being.*

What is the membership of the organisation?

President  
Secretary  
Treasurer  
Public Officer/s

*} No elected officers*

**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 attached additional pages if required) **No**

If yes;

Name of Project:

Date Grant received:

Amount of Grant:

**3. PROJECT DETAILS**Project Start Date: **26/08/2014**Project Completion Date: **Ongoing**

Project Objectives:

The Bothwell Exercise Group will continue to build on the "Come Alive in Three" initiative promoted by the Central Highlands Council.

The project will continue to meet the on-going community needs to improve lifestyle health through activities and education.

**4. COMMUNITY SUPPORT**

What level of community support is there for this project?

Currently, there are 15 interested persons and the average weekly number of attendees is 10. Participants pay \$5 per session.

We are endeavouring to encourage more people to join in by advertising in the Bothwell School newsletter, the Highland Digest, notices put up in shops, a Facebook page and personal approaches.

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

Not at this stage.

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

The project will enable participants to live active and independent lives within our community.

A recent need identified in our community is to nurture well-being and build resilience following the tragic events of recent months. This is a health service priority for our community.

Research shows that regular attendance at gym sessions not only promotes improved physical outcomes but also social and mental health too; particularly after traumatic events.

#### 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.

1. Access to the Bothwell Town Hall (1:30-2:30 pm Tuesdays)
2. Admin assistance to manage donated funds, participant contributions and payment to instructor.

Are you requesting participation by Councillors or Council Staff?

If yes, please give details.

All Councillors and Council Staff are most welcome to join in our sessions.

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

Any publicity materials will include the names of any sponsors.

#### 6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

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

Our aim is to be self-funding through membership contributions of \$5000 per 10 week session.

Additional funding may be sought if needed.

The instructor is very well provisioned with equipment of many types so we do not anticipate the need to purchase more.

Please find enclosed a copy of the letter sent to community groups in the Bothwell area.

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

1. Feedback questionnaire to be completed by the instructor.
2. Feedback questionnaire to be completed by individual participants.
3. Collection of number of attendees each week.

**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 \$
<b>Capital</b>		<b>Guarantee</b>	
Refurbishment		Government Grants	
Equipment		Trust/Foundations	
Premises		Donations from Business	
Vehicles		Special Funding	
Other:		Gifts in Kind	
Other:		Other: Lions Club	500
<b>Subtotal</b>		Other Member contributes	500
		<b>Subtotal</b>	
<b>Revenue</b>		<b>Anticipated</b>	
* Salaries (including super)	\$2100 per 10 week block	Government Grants	
Short-term contract fees		Central Highlands Grant	
Running costs		Trust/Foundations	
Production of information PR materials		Donations from Businesses	
Training staff/volunteers		Special Fundraising	
Travel	Included in salary payment	Gifts in kind (details)	
Rent		Cash Reserves	
Reference materials		Other:	
Other:			
<b>Subtotal</b>		<b>Subtotal</b>	
<b>TOTAL</b>	\$2100 per 10 week block	<b>TOTAL</b>	1000

\* Based on the payment to the instructor as part of "One Mine 'n Three"

42 High St  
Bothwell  
5 August, 2014

Mr Keith Allcock  
President  
Lions Club of Bothwell and Districts  
Bothwell 7030

Dear Keith,

Over the last twelve months an exercise program 'Come Alive and Thrive – Heart Moves' has been funded by grant monies. Numerous local residents have an opportunity each week to participate in the low impact exercise program, which is available to all residents. On average about 12 people attend the program each week.

The exercise instructor tailors the program for each individual depending on their physical ability, which enables them to work within their comfort zone. The instructor travels from Hobart each week.

Participants not only receive benefits from the exercise, but also have the chance to socialise; develop friendships and an opportunity to share with each other. For those people who find it difficult to be involved in the community, this program allows them to get out in a casual setting and talk about personal and family issues. Over the last twelve months many people have experienced a mix of emotional situations in the Bothwell community, so getting out and sharing helps them work through these situations.

The funding for the program is due to finish shortly and the exercise group would like to continue with what has been accomplished, not only for the personal exercise, but the overall benefits gained by the participants in their personal lives.

For this program to continue we are seeking financial donations from various community groups to cover the costs of the exercise instructor. Each member of the exercise group has agreed to give \$50.00 towards the ongoing costs.

On behalf of the group I'm writing to seek some financial assistance from the Lions Club of Bothwell and Districts.

Members of the Lions Club are very welcome to attend our exercise program held each Tuesday commencing at 1.30pm in the Bothwell Town Hall.

Yours sincerely

Dianne Johnston

### 16.10 AUSTRALIA DAY 2015

The Mayor has requested that Council give consideration as to where the 2015 Australia Day function will be held.

Australia Day Functions and Locations for previous years are:

2008	Ouse Country Club
2009	Hamilton
2010	Croakers Alley, Bothwell
2011	Gretna
2012	Ellendale
2013	Bothwell
2014	Hamilton

#### For Decision

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### 16.11 INTERNATIONAL HIGHLAND SPIN-IN ASSOCIATION INC

A Community Grant Application has been received from the International Highland Spin-in Association Inc for \$4,000 towards the 2015 Spin-in.

Council has made a separate allocation in the 2014-2015 budget for this event.

#### Recommendation:

**THAT** Council forward a cheque for \$4,000 to the International Highland Spin-in Association Inc as a contribution towards the 2015 International Spin-in.

**Carried**



## CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form.

### 1. APPLICATION & ORGANISATION DETAILS

Name of Project: Bothwell Spin In.

Amount of Grant Requested: \$4,000

Estimated Total Project Cost: approx \$37,000

Applicant Organisation: International Highland Spin In Association Inc.

Contact Person's Name: Maree Dawey

Contact Details

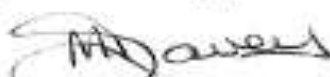
Address: PO Box 394  
Moonah TAS 7009

Phone: (Business hours) 03 62 781800

Mobile: 0414 901 787

Fax: —

Email: woolsuppliers@bigpond.com

Signature 

Name

Position in Organisation PRESIDENT

Date 5/08/14

What is the overall aim/purpose of the applying organisation?

What is the membership of the organisation?

President Maree Dawey  
Secretary Karen Lawson  
Treasurer Wayne Dorian  
Public Officer/s Di Kearney  
Committee members

**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 attached additional pages if required)

If yes;

Name of Project: BOTHWELL INTERNATIONAL HIGHLAND SANIN

Date Grant received: 2013.

Amount of Grant: \$2500

**3. PROJECT DETAILS**

Project Start Date: 27<sup>th</sup> FEB 2015.

Project Completion Date: 1st MARCH 2015

Project Objectives: To promote the fibre crafts, the area and International cultural exchange. To bring people back for ongoing events & continuing to support local community

**4. COMMUNITY SUPPORT**

What level of community support is there for this project?

Supported through 3 local committee members, the school, who provide venue, catering, etc. The CWA Lions who will cater for participants. The Masons who will man the gates and many volunteers.

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

As Above

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

With over 1000 visitors to the town over the 3 plus days. Accommodation is already reaching "full" with much more needed. Each group ~~is~~ of volunteers will receive a donation to their funds.

#### 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.

Photocopying  
Setting up of Hall  
Removal of Spinla property to + from Shed

Are you requesting participation by Councillors or Council Staff?

If yes, please give details.

Yes - to assist with above

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

Web recognition  
Invitations to all events ie Opening Ceremony

#### 6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

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

2017

## 17.0 SUPPLEMENTARY AGENDA ITEMS

Moved **Clr**

Seconded **Clr**

**THAT** Council consider the matters on the Supplementary Agenda.

**Carried**

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## 18.0 COMMITTEE REPORTS

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## 19.0 CLOSURE

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