

AGENDA ATTACHMENTS

7 DECEMBER 2021

ORDINARY COUNCIL MEETING

Table of Contents

Draft Minutes of Ordinary Meeting of Council 16 November 2021	3
AGENDA ITEM 11.1	
Draft Minutes Audit Panel Meeting 29th November 2021	21
AGENDA ITEM 11.3..	
Draft Minutes Bothwell Bicentennial Workforce Group Minutes	23
AGENDA ITEM 11.4	
Central Highlands Draft LPS S35 Report on Representations December 2021	32
AGENDA ITEM 15.1	
DA 2021-89 Proposed Outbuilding – 21 Wilburville Rd, Wilburville	106
AGENDA ITEM 15.2	
2013-08 Public Open Space Policy Reviewed November 2018	108
AGENDA ITEM 15.3	
2021-60 Roadside Memorials Policy Draft Nov 21	113
AGENDA ITEM 16.1	
Sewer Extension Patrick Street PDA -Surveyors	118
AGENDA ITEM 16.3	
Pelham Landslide-03 Presentation by Golder & Associates	123
AGENDA ITEM 16.6	
Letter Chris Smith re Gretna War memorial	143
AGENDA ITEM 17.2	
Photos of proposed locations for Army Soldiers Metal Artwork at Gretna War Memorial	144
AGENDA ITEM 17.2	
Notice regarding the transfer of your lease with Telstra Corporation Limited	148
AGENDA ITEM 17.5	
Walk around Bothwell Brochure	153
AGENDA ITEM 17.8	



Central Highlands Council

MINUTES– ORDINARY MEETING – 16 NOVEMBER 2021

Minutes of the Ordinary Meeting of Central Highlands Council held in the Hamilton Town Hall, Hamilton on Tuesday 16th November 2021, commencing at 9am.

1.0 OPENING

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

2.0 ACKNOWLEDGEMENT OF COUNTRY

3.0 PRESENT

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

3.1 IN ATTENDANCE

Mrs Lyn Eyles (General Manager), Mr Adam Wilson (Deputy General Manager), Mrs Janet Monks (Minute Secretary)

4.0 APOLOGIES

5.0 PECUNIARY INTEREST DECLARATIONS

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

Clr S Bowden – Item 16.4 Christian Marsh Gate (locked gate) - access

Clr J Poore – Item 17.05 Central Highlands Visitor Information Centre – replace EFTPOS Machine

Clr A Campbell – Item 17.10 HATCH Community Grant Application – safety fencing

Clr A Archer – Item 17.15 Tasmanian Wild Fallow Deer Management Plan – Advisory Council Member

Clr A Bailey – Item 17.18 Ouse Community Country Club – Community Grant Application - Kids Christmas Party

6.0 CLOSED SESSION OF THE MEETING

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

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

Moved: Cllr J Honner

Seconded: Cllr R Cassidy

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

Item Number	Matter	Local Government (Meeting Procedures) Regulations 2015
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 19 October 2021	Regulation 15 (2)(g) – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
2	Consideration of Matters for Disclosure to the Public	Regulation 15 (8) - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues

CARRIED

FOR the Motion

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

6.1 MOTION OUT OF CLOSED SESSION

Moved: Cllr J Honner

Seconded: Cllr R Cassidy

THAT the Council:

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

Item Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 19 October 2021	Minutes of the Closed Session of the Ordinary Meeting of Council held on 19 October 2021 were confirmed
2	Consideration of Matters for Disclosure to the Public	Matters were considered

CARRIED

FOR the Motion

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

OPEN MEETING TO PUBLIC

Due to COVID-19 a limit of 4 members of the public, at any one time will be applied.

7.0 DEPUTATIONS

7.1 PUBLIC QUESTION TIME

8.0 MAYORAL COMMITMENTS

14 October 2021 to 10 November 2021

17 October 2021	ABC interview
19 October 2021	Ordinary Council Meeting
30 October 2021	Opening of CWA Halloween Event
31 October 2021	Central Highlands Men Shed – event
03 November 2021	ILU Ouse meeting and interviews
08 November 2021	Swimming Pool Committee Meeting
09 November 2021	Planning Committee Meeting
09 November 2021	Council Workshop - presentation NTAG (No Turbine Action Group)
09 November 2021	Distribution of Remembrance Acknowledgment Posters throughout the municipality with Community Relations Officer
09 November 2021	On site meeting – metal art works – Gretna with Community Relations Officer
10 November 2021	ILU inspection
10 November 2021	Bothwell Bicentennial Workforce Group Meeting

- Business of Council x 9
- Ratepayer and community members - communications x10
- Elected Members - communications x 6
- Central Highlands Council Management - communications x 7

8.1 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

19 October 2021	Ordinary Council Meeting, Bothwell
09 November 2021	Planning Meeting- Bothwell
09 November 2021	Workshop presentation by No Turbine Action Group- Bothwell

Clr A Archer

19 October 2021	Ordinary Council Meeting, Bothwell
-----------------	------------------------------------

Clr A Bailey

19 October 2021	Ordinary Council Meeting, Bothwell
03 November 2021	ILU Committee Meeting - Hamilton
09 November 2021	Planning Meeting- Bothwell
09 November 2021	Workshop presentation by No Turbine Action Group- Bothwell

Clr S Bowden

19 October 2021	Ordinary Council Meeting, Bothwell
09 November 2021	Workshop presentation by No Turbine Action Group- Bothwell

Clr A Campbell

19 October 2021	Ordinary Council Meeting, Bothwell
02 November 2021	Meeting/presentation to Legislative Council Rural Health Inquiry- Launceston

08 November 2021	Swimming Pool Committee meeting
09 November 2021	Planning Meeting- Bothwell
09 November 2021	Workshop presentation by No Turbine Action Group- Bothwell

Clr R Cassidy

19 October 2021	Ordinary Council Meeting, Bothwell
29 October 2021	
& 1 November 2021	Photos of Bothwell Flood for discussion at Council meeting
09 November 2021	Planning Meeting- Bothwell
09 November 2021	Workshop presentation by No Turbine Action Group- Bothwell

Clr J Honner

19 October 2021	Ordinary Council Meeting, Bothwell
09 November 2021	Planning Meeting- Bothwell
09 November 2021	Workshop presentation by No Turbine Action Group- Bothwell

Clr J Poore

19 October 2021	Ordinary Council Meeting, Bothwell
-----------------	------------------------------------

STATUS REPORT COUNCILLORS

8.2 GENERAL MANAGER'S COMMITMENTS

19 October 2021	Council Meeting
28 October 2021	Teleconference KPMG
03 November 2021	ILU Committee Meeting
11 November 2021	LGAT Webinar
08 November 2021	Swimming Pool Committee meeting
09 November 2021	Planning Committee Meeting
09 November 2021	Council Workshop - presentation NTAG
10 November 2021	Bothwell Bicentennial Workforce Group Meeting

8.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

19 October 2021	Ordinary Council Meeting, Bothwell
26 October 2021	Municipal Recovery Meeting
03 November 2021	SREMC WebEOC Training Sessions
04 November 2021	Meeting with Mrs Paula Stone Brighton Child Care Services
09 November 2021	Multi-Agency Pre-Bushfire Season Briefing for 2021/22
10 November 2021	Bi-Centennial Workforce Group Meeting

9.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

9 November 2021 – presentation NTAG (No Turbine Action Group)

9.1 FUTURE WORKSHOPS

Outcome of Priorities – Date to be determined

Elected members to forward priority list to the General Manager to enable discussion at the Ordinary Meeting of Council which is scheduled for Tuesday 7th December at Bothwell.

10.0 MAYORAL ANNOUNCEMENTS –

10.1 THE ANNUAL GENERAL MEETING OF COUNCIL,

Scheduled for Tuesday 7th December commencing at 8.45am at Bothwell.

NOTED

10.2 COVID19 - BORDER REOPENING 15 DECEMBER 2021

Moved: Clr A Archer

Seconded: Clr R Cassidy

THAT the Mayor write to the Premier:

1. expressing Council's grave concerns in relation to the impact opening of the borders may have on our health systems and the availability of resources; and
2. what practices/procedures are in place to ensure that our remote and vulnerable residents have access to appropriate health care.

CARRIED

FOR the Motion

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

RESOLVED THAT Council's Environmental Health Officer, Mrs Beverley Armstrong, attend the next meeting of Council to give an update on Council's Covid Plan and discuss what options are available to ensure that the residents of the Central Highlands are protected.

Planning Consultant (SMC) Mr Damian Mackey attended the meeting at 10.15

15.1 DRAFT CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE – PUBLIC EXHIBITION - ASSESSMENT OF REPRESENTATIONS UNDER SECTION 35F OF THE LAND USE PLANNING & APPROVALS ACT 1993

Moved: Deputy Mayor J Allwright

Seconded: Clr A Bailey

THAT Council move to agenda item 15.1 of the agenda

CARRIED

FOR the Motion

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

15.1 DRAFT CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE – PUBLIC EXHIBITION - ASSESSMENT OF REPRESENTATIONS UNDER SECTION 35F OF THE LAND USE PLANNING & APPROVALS ACT 1993

Moved: Deputy Mayor J Allwright

Seconded: Cllr R Cassidy

THAT Council:

- A. Agree to accept Submissions No. 41, 42, 43 and 44, despite having received them after the advertised date and time for the close of submissions.
- B. Endorse the assessment and view of each submission, as set out in the attached Issues Assessment Table dated 9 November 2021, for the purposes of Council's report to the Tasmanian Planning Commission under Section 35F of the *Land Use Planning and Approvals Act 1993*, noting that the completed version of the report is to be presented to the December Council meeting for final endorsement.
- C. Agree to explore the establishment, potentially pursuant to Section 35KB of the Act, of the mooted Scenic Road Corridor (or alternatively a Scenic Protection Area) under the Scenic Protection Code along the Lyell Highway which was the subject of Submissions No. 21 and 22.
- D. Agree to explore the establishment, potentially pursuant to Section 35KB of the Act, of the mooted 'Central Highlands Scenic Protection Area' under the Scenic Protection Code along Highland Lakes Road and Waddamana Road which was the subject of Submissions No. 34 and 35.
- E. Develop a structure plan for the township of Bothwell, with input from the local community. This is to follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made. Part funding for this project is to be sought from the State or Federal Governments.
- F. Develop a structure plan for the township of Ouse, with input from the local community. This is to follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made. Part funding for this project is to be sought from government.
- G. In regard to the Outstanding Issues Notice pertaining to the modified Lake Meadowbank Specific Area Plan, Council maintain its position already articulated and justified to the Tasmanian Planning Commission to the effect the modified Specific Area Plan is necessary and complies with the relevant requirements of the *Land Use Planning and Approvals Act 1993*.
- H. Adopt a policy that any notification received from the Tasmanian Heritage Council advising of an intention to delist a place from the Tasmanian Heritage Register be subject to a report to Council.

Mr Graham Rogers DES Manager attended the meeting at 10.26

CARRIED 8/1

FOR the Motion

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

AGAINST the Motion

Cllr S Bowden

Mr Damian Mackey Planning Consultant (SMC) left the meeting at 10.50

RESUME THE AGENDA AT 11.1

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT Council move back to item 11.1

CARRIED

FOR the Motion

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

11.0 MINUTES

11.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING

Moved: Clr A Campbell

Seconded: Clr J Honner

THAT the Draft Minutes of the Open Council Meeting of Council held on Tuesday 19th October 2021 be received.

CARRIED

FOR the Motion

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

11.2 CONFIRMATION OF MINUTES ORDINARY MEETING

Moved: Clr J Honner

Seconded: Clr J Poore

THAT the Minutes of the Open Council Meeting of Council held on Tuesday 19th October 2021 be confirmed.

CARRIED

FOR the Motion

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

11.3 RECEIVAL DRAFT MINUTES ILU MEETING

Moved: Clr R Cassidy

Seconded: Clr A Bailey

THAT the Draft Minutes of the Independent Living Units Meeting held on Wednesday 3rd November 2021 be received.

CARRIED

FOR the Motion

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

11.4 RECEIVAL DRAFT MINUTES SWIMMING POOL COMMITTEE MEETING

Moved: Clr A Campbell

Seconded: Clr R Cassidy

THAT the Draft Minutes of the Swimming Pool Committee Meeting held on Monday 8th November 2021 be received.

CARRIED

FOR the Motion

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

11.5 RECEIVAL DRAFT MINUTES PLANNING COMMITTEE MEETING

Moved: Deputy Mayor J Allwright

Seconded: Clr R Cassidy

THAT the Draft Minutes of the Planning Committee Meeting held on Wednesday 9th November 2021 be received

CARRIED

FOR the Motion

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

12.0 BUSINESS ARISING:

- 14.1 Correspondence sent by General Manager;
- 14.2 Correspondence sent by General Manager;
- 15.3 Policy updated
- 15.5 Correspondence sent by General Manager;
- 16.1 Works and Service Manager to obtain quotes;
- 17.3 Correspondence sent by General Manager;
- 17.4 Correspondence sent by Deputy General Manager;
- 17.8 Correspondence sent by Deputy General Manager;
- 17.9 Correspondence sent by General Manager;
- 17.10 Correspondence sent by Deputy General Manager;

13.0 DERWENT CATCHMENT PROJECT REPORT

Moved: Clr J Honner

Seconded: Clr J Poore

THAT the Derwent Catchment Project Monthly Report be received. See Attachment

CARRIED

FOR the Motion

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

14.0 FINANCE REPORT

Moved: Clr J Honner

Seconded: Clr A Campbell

THAT the Finance Reports be received.

CARRIED

FOR the Motion

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

15.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT the Development & Environmental Services Report be received.

CARRIED

FOR the Motion

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

15.1 DRAFT CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE – PUBLIC EXHIBITION - ASSESSMENT OF REPRESENTATIONS UNDER SECTION 35F OF THE LAND USE PLANNING & APPROVALS ACT 1993

DEALT WITH EARLIER ON THE AGENDA

15.2 SALE OF COUNCIL LAND, ELLENDALE ROAD

The following motion was passed at the Ordinary Meeting of Council held on 21 September 2021

17.1 VACANT LAND, ELLENDALE ROAD

Moved: Clr J Poore **Seconded:** Clr A Bailey

THAT Council advertise for sale the vacant parcel of land at Lot 1 Ellendale Road, Ellendale, in accordance with requirements under the Local Government Act and advise that it was once a waste transfer site.

CARRIED BY ABSOLUTE MAJORITY

FOR the Motion Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner, Clr J Poore

MOTION: TO RESCIND MOTION 17.1 OF THE ORDINARY MEETING OF COUNCIL HELD ON 21 SEPTEMBER 2020

Moved: Clr R Cassidy

Seconded: Clr J Poore

THAT Council rescind the following motion *‘that Council advertise for sale the vacant parcel of land at Lot 1 Ellendale Road, Ellendale, in accordance with requirements under the Local Government Act and advise that it was once a waste transfer site’*. That was passed at the Ordinary Meeting of Council held on 21 September 2021

CARRIED BY ABSOLUTE MAJORITY

FOR the Motion

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

15.3 DA 2021/100 – DIGITAL SCORE BOARD – BOTHWELL RECREATION GROUND

Moved: Clr A Bailey

Seconded: Clr S Bowden

THAT Council remit the Development Application Fees associated with DA 2021/100 for the digital score board at the Bothwell Recreation Ground, being \$560.00 in total.

CARRIED

FOR the Motion

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

15.4 DES BRIEFING REPORT

PLANNING PERMITS ISSUED UNDER DELEGATION

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

NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2021 / 00094	P & J Sheds	23 Wilburville Road, Wilburville	Outbuilding
2021 / 00093	J I Pilon, D Wever	82 Jones Road, Miena	Outbuilding
2021 / 00091	Pettit Designs	5 Brandum Bay Drive, Brandum	Dwelling Addition (Enclosed Verandah)
2021 / 00095	S D H Steers	29 Drysdale Road, Miena	Outbuilding

PERMITTED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2021 / 00097	Duo Design	9 Victoria Valley Road, Ouse	Dwelling
2021 / 00090	S D Harding	4 Bronte Estate Road, Bronte Park	Outbuilding

DISCRETIONARY

DA NO.	APPLICANT	LOCATION	PROPOSAL
2021 / 00082	Telstra Corporation	Poatina Road, Central Plateau	Upgrade Telecommunications
2021 / 00078	J W S Ramsay	1 Elizabeth Street, Bothwell	Outbuilding

ANIMAL CONTROL**IMPOUNDED DOGS**

No dogs have been impounded over the past months.

STATISTICS AS OF 10 November 2021**Registrations**

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

2021/2022 renewal have been issued.

- Number of Dogs Currently Registered - 902
- Number of Dogs Pending Re-Registration – 33

Kennel Licences

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

2021/2022 Renewal have been Issued.

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

16.0 WORKS & SERVICES

Moved: Clr A Bailey

Seconded: Clr A Campbell

THAT the Works & Services Report be received.

CARRIED

FOR the Motion

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

16.1 REPORT ON FLOOD DAMAGE AT PELHAM ROAD – 24 OCTOBER 2021

NOTED

Mr Jason Branch, Manager, Works & Services attended the meeting at 11.12

16.2 REPORT ON FLOOD DAMAGE THROUGHOUT THE MUNICIPALITY 30th OF OCTOBER 2021

Motion 1

Moved: Clr R Cassidy

Seconded: Clr A Archer

THAT the Mayor write to the Department of Premier and Cabinet (DPAC):

1. Highlighting the gravity of the disaster caused by the recent flood event to both Council and landowners; and
2. Request the State Government support applications from all parties to the Federal Government for financial assistance to rectify the considerable damage caused by the recent flood event.

CARRIED 8/1

FOR the Motion

Mayor L Triffitt, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner, Clr J Poore

AGAINST the Motion

Deputy Mayor J Allwright

Motion 2

Moved: Clr J Poore

Seconded:

THAT Council seek legal advice regarding submitting a claim against adjacent landowners for damaged caused by floodwaters.

MOTION LOST

16.6 REPORT ON LANDSLIP/ROCKFALL AT PELHAM ROAD -

The Works & Services Manager tabled a report from Ross Cumming, Ross Cumming Engineering

Moved: Clr R Cassidy

Seconded: A Campbell

THAT as per Clause 7 of Council's Tendering and Procurement Policy (No 2015-06) the Works & Services Manager be authorised to carryout remedial works to allow Pelham Road to be opened to the public as soon as possible.

CARRIED

FOR the Motion

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

RESOLVED THAT constituents be informed of the road closure via the Mayor's Column in the Highlands Digest, Council's Facebook page and website, and individual correspondence to residents of the Pelham area.

Mr Graham Rogers, Manager DES left the meeting at 11.33

16.3 PROPOSED ROADSIDE LIBRARY AT BOTHWELL DISTRICT HIGH SCHOOL

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT the Works & Services Manager negotiate with the Bothwell District High School to move the proposed street library closer to the school entrance.

CARRIED

FOR the Motion

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

Clr S Bowden declared a conflict of interest and left the room at 12.04

16.4 CHRISTIAN MARSH ROAD

Moved: Clr A Archer

Seconded: Clr J Poore

THAT Mr Miller be advised to contact the landowner directly.

CARRIED

FOR the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr A Campbell, Clr R Cassidy, Clr J Honner, Clr J Poore

Clr S Bowden returned to the meeting at 12.07

16.5 BIKE OR SCOOTER TRACK / SKATE PARK

RESOLVED THAT the Deputy General Manager contact Ms Kimberley Rice and discuss options.

The Works and Services Manager Mr Jason Branch left the meeting at 12.20pm

Council adjourned for lunch at 12.20 pm

Council resumed the meeting at 12.53 pm

17.0 ADMINISTRATION

17.1 VACANT LAND ELLENDALE ROAD

Dealt with under item 15.00 Development and Environmental Service

17.2 LGAT PUBLIC LIGHTING TENDER

Moved: Clr J Honner

Seconded: Clr J Poore

THAT the General Manager be authorised to sign the public lighting contract with the successful retailer as recommended by LGAT.

CARRIED

FOR the Motion

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

17.3 LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PROGRAM PHASE 3

Moved: Clr A Campbell

Seconded: Clr A Bailey

THAT:

- (a) The General Manager be authorised to sign the grant deed; and
- (b) The Works & Services Manager recommend eligible projects from Council's priority list for consideration by Council at its January meeting

CARRIED

FOR the Motion

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

17.4 WORKSHOP: COUNCILS AND RECONCILIATION ACTION PLANS

NOTED

Clr J Poore declared a conflict of interest and did not take part in the discussion/voting

17.5 EFTPOS MACHINE FOR CENTRAL HIGHLANDS VISITOR CENTRE

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT Council provide the Central Highlands Visitor Centre with an EFTPOS Machine

CARRIED

FOR the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr R Cassidy, Clr J Honner.

17.6 POLICY NO. 2014-22 CUSTOMER SERVICE CHARTER

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT Council approve Policy No. 2014-22 Customer Service Charter.

CARRIED

FOR the Motion

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

17.7 POLICY NO. 2014-27 DONATIONS AND FINANCIAL ASSISTANCE POLICY

Moved: Clr J Poore

Seconded: Deputy Mayor J Allwright

THAT Council approve Policy No. 2014-27 Donations and Financial Assistance Policy.

CARRIED

FOR the Motion

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

17.8 POLICY NO. 2014-37 RECORDS MANAGEMENT POLICY

Moved: Clr R Cassidy

Seconded: Clr A Campbell

THAT Council approve Policy No. 2014-37 Records Management Policy.

CARRIED

FOR the Motion

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

17.9 FIRE SERVICES ACT REVIEW

Moved: Deputy Mayor J Allwright

Seconded: Clr J Honner

THAT comments on the Fire Services Act review papers be forwarded to the Deputy General Manager by Wednesday 24 November 2021.

CARRIED

FOR the Motion

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

Clr A Campbell declared a conflict of interest and did not take part in voting

17.10 HEALTH ACTION TEAM CENTRAL HIGHLANDS – COMMUNITY GRANT APPLICATION

Moved: Deputy Mayor J Allwright

Seconded: Clr J Poore

THAT Council approve the community grant application for the Health Action Team Central Highlands and provide a donation of \$3,500.00 to install safety fence and gate for the children's play area at Ash Cottage, Ouse.

CARRIED

FOR the Motion

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

17.11 FLOOD MITIGATION

Noted

17.12 PREPARING AUSTRALIAN COMMUNITIES PROGRAM

RESOLVED THAT the Deputy General Manager prepare an application to the Building of Community Resilience Fund for mapping of flood and bushfire prone areas within the Central Highlands.

17.13 DRAFT NRM SOUTH STRATEGY

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT comments on the draft NRM South Strategy are to be forwarded to the Deputy General Manager by Wednesday 17 November 2021.

CARRIED

FOR the Motion

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

17.14 AUSTRALIA DAY EVENT 2022

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT Council combine the Australia Day celebrations with the opening of the Bronte Park BBQ and playground area.

CARRIED

FOR the Motion

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

17.15 TASMANIAN WILD FALLOW DEER MANAGEMENT PLAN

Moved: Clr J Honner

Seconded: Clr A Campbell

THAT comments on the draft five-year Tasmanian Wild Fallow Deer Management Plan be forwarded to the Deputy General Manager by Friday 26 November 2021.

CARRIED 8/1

FOR the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A Bailey, Clr S Bowden, Clr A Campbell, Clr J Honner, Clr J Poore

AGAINST the Motion

Clr R Cassidy

17.16 REQUEST HAMILTON DISTRICT AGRICULTURAL SOCIETY

Moved: Clr A Bailey

Seconded: Clr J Poore

THAT Council give permission for the Hamilton Show Committee to hold a clay target stand at the 2022 Hamilton Show subject to the following conditions.

- The Show Committee having all relevant insurances;
- The Committee considers buffer zones for animals; and
- The Committee complies with all relevant legal requirements

CARRIED

FOR the Motion

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

17.17 BRONTE PARK COMMUNITY 'GET TOGETHER' MEETING, PICNIC AND FAMILY AREA COMMUNITY EVENT TO OFFICIALLY OPEN THE SITE

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT Council set the following date Wednesday 26 January 2022 commencing at 11am for the Bronte Park Community 'Get together' Meeting, Picnic and Family Area Community Event to open the site officially.

CARRIED

FOR the Motion

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

Clr A Bailey declared a conflict of interest and left the room at 1.28

17.18 OUSE COMMUNITY COUNTRY CLUB – COMMUNITY GRANT APPLICATION

Moved: Clr J Poore

Seconded: Clr A Campbell

THAT Council approve the community grant application for the Ouse Community Country Club and provide a donation of \$500.00 to run the Kids Christmas Party on the 12 December 2021.

CARRIED

FOR the Motion

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

Clr A Bailey returned to the meeting at 1.32

17.19 SCHOOL PRESENTATION AWARDS

NOTED

SUPPLEMENTARY AGENDA

18.1 CENTRAL HIGHLANDS COUNCIL LOCAL HERITAGE LIST BEING REMOVED FROM THE PLANNING SCHEME

Dealt with under Development and Environmental Services AGENDA 15.1

19.0 CLOSURE 1.35



Central Highlands Council

DRAFT MINUTES AUDIT PANEL MEETING – 29 NOVEMBER 2021

Draft Minutes of the Central Highlands Audit Panel Meeting held at the Hamilton Council Chambers, Hamilton on Monday 29 November 2021 commencing 9.00am.

1.0 OPENING

Ian McMichael (Chair) opened the meeting at 9.00 a.m.

2.0 PRESENT

Ian McMichael (Chair), Deputy Mayor J Allwright, Cllr A Campbell, Lyn Eyles (General Manager), Adam Wilson (Deputy General Manager) and David Doyle (Accountant)

3.0 APOLOGIES

Nil

4.0 CONFIRMATION OF MINUTES

Moved Deputy Mayor J Allwright **Seconded** Cllr A Campbell

THAT the minutes of the previous meeting held on Tuesday, 13 September 2021 be confirmed.

Carried

For the motion: I V McMichael (Chair), Deputy Mayor J Allwright, Cllr A Campbell

5.0 PECUNIARY INTEREST DECLARATIONS

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

NIL

6.0 BUSINESS ARISING

- 6.1 **CHC Long Term Financial Plan & Strategy** – Noted and that Council have adopted the plan and strategy at the October 19th Council Meeting.
- 6.2 **CHC Asset Management Plan** – Noted.
- 6.3 **Standing Items** – General discussion took place regarding the standing items and it was noted by the Audit Panel that Policy 2013-08 Public Open Space needs to be reviewed before the 31st December 2021. The Deputy General Manager stated that the policy is currently being reviewed by the Planner.
- It was agreed that the risk register would be reviewed by all managers and the findings will be discussed at the February 2022 meeting.
- 6.4 **Financial Statement** – Noted
- 6.5 **Audit Panel Annual Work Plan** – To be discussed at the February 2022 meeting.
- 6.6 **Internal Compliance Assessment Plan Review** – It was agreed that the Deputy General Manager would obtain quotes for the next Internal Compliance Assessment Plan Review Report.
- 6.7 **Information and Communication Technology (ICT) Report** – General discussion took place regarding the report and it was agreed to keep the status quo and the Deputy General Manager will obtain quotes for the upgrade of the Microsoft Dynamics NAV (2015) software for the 22/23 budget.
- 6.8 **Related Party Transaction Forms** – All related party transaction forms for the financial year 20/21 have been received. David stated that Tasmanian Audit Office prefer that related party forms are completed after the 30 June of that financial year so it covers any changes during the whole financial year.

7.0 NEW BUSINESS

- 7.1 **Annual Report 30 June 2021** – Cash reserves were discussed by the Audit Panel and the following motion was carried:

Moved Deputy Mayor J Allwright

Seconded Cllr A Campbell

THAT the minimum cash reserve of Council be set at 5% of the replacement value of all assets plus current statutory provisions.

Carried

For the motion: I V McMichael (Chair), Deputy Mayor J Allwright, Cllr A Campbell

- 7.2 **Proposed Review Process of Local Government** – General discussion took place and the report was noted.

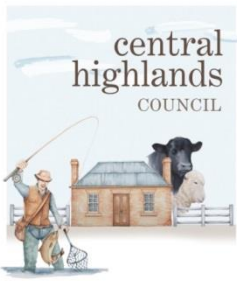
8.0 OTHER BUSINESS

9.0 NEXT MEETING –

Monday 28th February 2022 9.00 a.m.

10.0 CLOSURE

Meeting closed at 10.10a.m.



Minutes of the Bothwell Bi-Centenary Working Group Held in the Bothwell Council Chambers on Wednesday 23rd November 2021 at 10.00am

1. PRESENT

Mayor L Triffitt (Chairperson), Clr J Honner, Clr A Campbell, Mr A Wilson (Deputy General Manager), Mrs N Cove (Project Manager), Mrs J Norrish (CWA), Mrs J Turner (Bothwell District School), Mrs L Jeffrey (Bothwell Tourism Association & Australasian Golf Museum) & Mrs K Bradburn (Minutes Secretary)

2. APOLOGIES

Mrs L Eyles (General Manager), Mrs K Brazendale (Community Development Officer) & Mr J Fowler

3. CONFIRMATION OF MINUTES OF 10TH NOVEMBER 2021

Noted

4. PROJECT MANAGER UPDATE

Updated task allocations.

5. FESTIVAL CRITICAL PATH REVIEW

Deferred

6. REVIEW AND UPDATE OF TASK ALLOCATIONS

Task Allocations have been updated as per Attachment A.

7. OTHER BUSINESS

- Data Analysis
Mr A Wilson advised that he had discussions with Tony McDonald from Launceston City Council and Josh Wilson regarding Data Analysis which is required as part of the grant funding. Josh Wilson will volunteer his time to undertake some work on this. Launceston City Council have equipment that could be used.

- Proposed Sculpture by Eddie Freeman

Mayor Triffitt advised she had a preliminary discussion with Eddie Freeman about a possible sculpture to mark the occasion. Mr Freeman will donate logs and will undertake the carving at a discounted rate.

Sculpture preferences approved by the Working Group:

1. Angus Bull
2. Settler
3. Shepherd & Sheep

Working Group approved an amount of \$3,000 towards this project.

8. DATE OF NEXT MEETING

Wednesday 8th December 2021 at 10.00am at the Bothwell Council Chambers

9. CLOSURE

There being no further business Mayor Triffitt closed the meeting at 11.10am.

ATTACHMENT A
BOTHWELL BI-CENTENARY WORKING GROUP
ALLOCATION OF TASKS

ITEM	RESPONSIBLE PERSON	DISCUSSION	Update 8 Sept 2021	Update 13 Oct 2021	Update 10 Nov 2021	Update 23 Nov 2021
Tours around Bothwell	Clr Honner	Charlie Wise display bus	Clr Julie Honner to follow up			Clr Honner to contact the Transport Museum at Glenorchy. Suggested that community could share their stores and memories of travelling on the bus.
Aboriginal Displays of Bush Foods & Dancing	Mayor Triffitt	Mayor Triffitt to follow up	Will continue to look at	Mayor Triffitt suggested that an Aboriginal display of fibres, arts and crafts be held instead of bush foods. Group agreed for this to be set up in the Clubrooms.	Ongoing	Mayor advised that she could arrange for two Aboriginal Elders but there would be a cost for this. Agreed that there should be some kind of acknowledgement of Aboriginal Heritage. Manganinnie movie was set on the Clyde River and suggested that this movie could be played during the event.
	Mayor Triffitt	Aboriginal Dancing. Mayor Triffitt to follow up on this	Will continue to look at	Will continue to follow up	Ongoing	Mayor Triffitt advised she is still working on this but there would be a cost. Mayor to get quotes. Working Group agreed to allocate \$2,000 towards these two items.
Children's Entertainment	Clr Julie Honner	Clr Julie Honner advised that she has had some discussions with someone interested in this. Clr Honner to follow up.		On-going discussions		Clr Honner advised she would follow up before next meeting.
	Nadine Cove	Communities for Children Expressed Interest in Attending		Kathy advised Zac from Communities for Children had made contact wishing to participate in the event. Agreed to by Working Group	Contact details to be provided to Nadine.	Nadine following up with Communities for Children to see how they can contribute.
						Adam advise that Poatina Village have a truck that is set up with Childrens
Friday Night Community Event	Jane Norrish	Catering		CWA & Lions Club will do spit and catering. To be re-imbursed from catering allocation in grant.	Lambs donated by Campbell & Brazendale families for spit. Will need to have some kind of ticketing in place to know how many to cater for. Suggested free tickets allocated with tickets placed in raffle on the night to encourage people who get tickets to attend.	Clr Campbell advised she has spoken to Katrina Brazendale and the Campbell and Brazendale families would donate up to 3 lambs each for the spits. J Norrish advised we may need to rent some more spits which would be about \$200 each. They currently have two. Clr Campbell

					Agreed to be a maximum of 400 people and to start advertising tickets straight after Christmas.	advised she may be able to source one spit. CWA can organise raffle / Lucky Ticket Prize. People would need to be at event to win price. Clr Campbell advised that her late father-in-law has paintings of Bothwell and she thought the family may be interested in donating one for a major prize. Clr Campbell to followup.
	Nadine Cove	Entertainment / Music		Clr Campbell to contact Pete Cornelius on availability / costing etc.		Pete Cornelius and band is available. Staging will need to be confirmed. Suggested truck – Rolls Transport.
Period Costumes	All Members to come back with ideas	Mayor Triffitt suggested a timeline costume parade. Parades could be held at 11.00am and 2.00pm on both Saturday and Sunday.		Clr Honner brought in a costume she had made and advised she would be open making costumes. Suggested a “best in period costume” competition be held.	Suggested that we could advertise people can dress up if they want.	
	Nadine Cove	Clr Campbell – Group from Hobart who dress up in costumes through the ages who love visiting old towns	Clr Campbell to follow up	Clr Campbell to obtain details, any costs etc.		Nadine advised she had reached out to this group and was waiting on a response.
Bothwell District School Involvement	Judi Turner	Suggested that School be asked to participate in the timeline parade. Jane Norrish to discuss with Principal of Bothwell District School. Other Activities		Maureen to discuss & co-ordinate with Bothwell District School	Judi Turner is now co-ordinating for the School	Judi advised they are going to advertise in the Newsletter and Highland Digest seeking memorabilia. Some ideas they have: <ul style="list-style-type: none"> Researching first Schools in the area. – Tin Shed in Elizabeth Street?? Painting rocks. Old fashioned games & food
Spin-in Demonstrations	Clr Anita Campbell	It was agreed that Clr Anita Campbell contact Christine Sutton (nee Fowler) to see if she would be interested.	Progressing	Clr Campbell has spoken to Christine. She is involved with weaving / arts & crafts and could bring a group. Clr Campbell to narrow down what they could offer.		Christine Sutton does basket weaving. Suggested a display of 30 Years of the Spin-In at Visitor Centre where Ball of Friendship is located if there is room with pop up spinning demonstrations.
Display of Old farm Equipment	Jason Branch Katrina Brazendale	Eddie Sonners has indicated that he may be interested in bringing a display of old farm equipment. Jason Branch & Katrina Brazendale to follow up.	Waiting on reply after meeting	Still waiting on a reply	Jason & Karina to follow up.	Clr Campbell to investigate to see if Edgell’s have a collection of old farm equipment. Clr Campbell to arrange discussions with Jason Branch (Mechanic) to see if he would be interested in opening his shed / collection for the weekend. Further update required on Eddie Sonners collection.

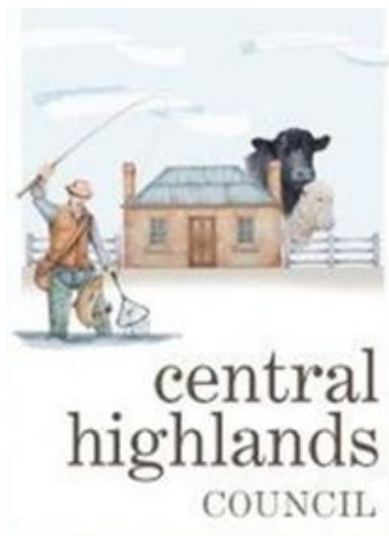
Display of Classic Cars	Tony Johnston		Progressing. Seeking a stay over area	Agreed that cars will be displayed at the Recreation Ground. Expecting a lot of cars. Tony to check with June Pilcher to see if Holden Club are coming.	Progressing Yes, Holden Cub have been contacted.	Progressing
Opening of Places of Interest (Old Bakery, Boot Makers Building, Ratho Pigeon Coop and Chook Roost, Old Dairy at Dennistoun & Thorpe Mill)	Katrina Brazendale / Nadine Cove	Public Liability would be a concern. These places could be added to tours around Bothwell. A tour guide would be needed. Agreed that Katrina Brazendale to place an advertisement in the Highland Digest for tour guides.	Advert in Digest for a Tour Guide	Katrina advised she had not done this but thought it could be followed up by the Project Manager once this position is filled.	Nadine to look into possible tour guides. Owners of premises would need to be contacted.	Nadine to advertise for tour guides and to contact owners of premises.
Involvement of: <ul style="list-style-type: none"> Inland Fisheries Hydro Derwent Catchment Parks & Wildlife Service Plus Other Groups 	IFC – Clr J Honner & Jason Branch Hydro – Clr A Campbell Derwent Catchment – Clr A Campbell Clr J Honner	Contact to be made with each of the organisations to see if they are able to participate in the event in some way. Suggested that Irene Glover and Val Dell be contacted.	Progressing	Still progressing. Clr Campbell has spoken to Helga from Hydro who was referring it to the promotional department. Clr Campbell will follow up again and also with Derwent Catchment. Clr Honner has contacted IFC and they will do something, maybe a display at the Information Centre. Friends of the Steppes to do a display at the Visitor Centre also.	Nadine to liaise and follow up.	Derwent Catchment – Clr Campbell spoke to Morgan and they are happy to participate. Hydro – Nadine to follow up. All contacts to be forwarded to Nadine to follow up. IFC – Clr Honner advised display is being organised. Friends of Steppes – Keith Allcock is organising this.
Food & Drink Suppliers	Nadine Cove Kathy Bradburn	Letter to be sent to each of the local clubs / groups to see if they would like to supply food & drink and in what capacity. CWA, Lions Club, Football Club, Cricket Club, Exercise Groups, Bothwell School and local shops	Friday Night - CWA / Lions Spit Roast	Concern that local catering may not be enough. Project Manager to have discussions with local suppliers and report back.	Nadine to have discussions with local suppliers.	Nadine to follow up. Nadine & Kathy to follow up with letters if required.
Walk around Bothwell – places and things of interest, with map showing details	David Dyson	Historical Society are already working on this. David Dyson advised he is working on a specific walk around map.	David Dyson provided draft and asked for comments. David to also get comments from community members. Mayor Triffitt thank David for his work on this so far.	David advised good progress is being made with good feedback received.	Mayor Triffitt advised she would like a copy to go to December Council Meeting. Nadine & David to liaise to get two quotes for printing the brochure	Copy of brochure to be included on Agenda for December Council Meeting.
Scottish Pipe Band / Police Pipe Band / Brass Band / Dancing	Lynda Jeffrey	Lynda Jeffrey advised that she is currently getting prices for the Police Pipe Band and Dancers. She advised that the Bothwell Tourism Group would like to contribute \$5,000 towards this item.	Mayor Triffitt advised that Hobart Veterans Band are able to attend on one day. Lynda Jeffrey advised City of Hobart Highland Pipe Band can attend both days. Hobart City Brass Band – See if they can attend opposite day to Hobart Veterans Band.	<u>Veterans Band</u> Lynda to contact Gwen Hardstaff to see which day they can attend.	Mayor Triffitt thanked Lynda and the Bothwell Tourism Association for their donation of \$5,000 Lynda still following up	Ongoing
				<u>Highland Pipe Band</u> Lynda advised that they can attend on both days at a cost of \$1,500	Adam suggested a piper could be at Golf Course at 10.00 for first tee off.	Ongoing

		Also suggested that Lynda speak to Gwen Hardstaff regarding a Brass Band.	Prices to be confirmed. Lynda has also contacted Highland Dancers & Folk Federation of Tas. Checking on availability, no of dancers, stage requirements, prices.	Hobart City Brass Band Once it is known which day the Veterans Band can attend Lynda to contact to see if they can attend the other day. Highland Dancers & Fold Federation of Tas. Lynda having trouble getting a response. Decided that Lynda contact the Highland Pipe Band to see if they have dancers that can attend with them.		Ongoing
Contact & Engagement with Residents / Families who have been here since early settlement	Clr Anita Campbell	Clr Anita Campbell advised that she would discuss this with John Fowler. Mayor asked if she could invite him to attend the next meeting.		Clr Campbell has spoken to John Fowler who is happy to be involved in someway. Suggested that residents / families be invited to speak during music intervals at the spit roast on the Friday night. Project Co-Ordinator to follow up.	Highland Pipe Band has provided a contact or dancers and Lynda is waiting on a response from them. Mr John Fowler to be invited to the next meeting.	Ongoing
Covid Safety	Katrina Brazendale / Nadine Cove / Bev Armstrong		Will progress closer to date. Do we need a Special Event Covid Permit from Department of Health? Katrina to talk to Southern Midlands to see if they have applied for one for Kempton Festival	If <1,000 no Special Event Covid Permit Required. Project Co-Ordinator to liaise with Bev Armstrong (EHO) on Covid requirements.		Ongoing
Marques	Katrina Brazendale	To be booked.	Marques booked	No Further updates required	Katrina to book Hamilton Show Marquee as well	Katrina asked to book Hamilton Show marquee.
NEW ITEMS ADDED - 8 SEPTEMBER 2021						
Bar Facilities at Bothwell Football Club & Community Centre	Kathy Bradburn	Cricket Club to be approached to see if they would be interested in running the bar at the Community Centre.	-	Kathy spoke to Secretary of Cricket Club who thought they would be interested. Formal letter sent. Golf Club have expressed interest in running bar if required.	Cricket Club have confirmed that they will run the bar	Nadine has reached out to Cricket Club
Local Musical Talent – Buskers	Katrina Brazendale	Katrina to place an advert in the Highland Digest.	-	Katrina advised this has not been done yet. Suggested the Ellendale Hall Committee might have some contacts.	Nadine & Katrina to follow up	Nadine following up.
Bus Tours	Nadine Cove Kathy Bradburn	Katrina to talk to Bev to see what Covid restrictions would apply for bus tours.	-	Katrina advised she was having a telephone meeting with Bev Armstrong (EHO) today. Clr Honner advised that all buses have their own QR Codes now.		Costings to be obtained from bus operator - Ian Whittaker
NEW ITEMS ADDED - 13 OCTOBER 2021						
Brian Fish - Bullocks	Clr Honner	Further information needs to be obtained. Would need yards to hold bullocks overnight.	-	Clr Honner to obtain some further information.	Nadine advised she could follow up on this	This has been locked in. Nadine meeting with Brian Fish in December. Asked if Clr Honner & Clr Campbell would like to attend.
RAW Involvement	Kathy Bradburn		-	Kathy advised that Julia Batchelor from RAW has made contact offering to do a first aid tent with sunscreen, first aid kit etc.	Kathy to provide contact details to Nadine.	Nadine following up.

					St Johns Ambulance ? - Nadine to contact Robert Morton from the Morton Group to see if they can assist.	
--	--	--	--	--	---	--

NEW ITEMS ADDED - 23 NOVEMBER 2021						
Eddie Freeman Sculpture	Mayor Triffitt	-	-	-	-	Mr Freeman will donate logs and will undertake the carving at a discounted rate. Sculpture preferences approved by the Working Group: 1. Angus Bull 2. Settler 3. Shepherd & Sheep Working Group approved an amount of \$3,000 towards this project.
Data Analysis	Adam Wilson & Nadine Cove	-	-	-	-	Tony McDonald from Launceston City Council and Josh Wilson could undertake Data Analysis which is required as part of the grant funding. Josh Wilson will volunteer his time to undertake some work on this. Launceston City Council have equipment that could be used.
Bothwell Exercise Group	Mayor Triffitt & Clr Campbell	-	-	-	-	Mayor Triffitt advised the Bothwell Exercise Group would be interesting in doing something in the Clubrooms for the Event. Clr Campbell to follow up what they are proposing.
Face Painting Lady (Jodi Chivers)	Mayor Triffitt		Met with Jodi Chivers on 18 August who can attend on Saturday to do Face Painting 10.00 – 12.00 Clay & Paint Activities 1.30 – 3.30 Cost \$360.00 (approved by working group)	Extra \$50.00 approved for purchase of materials for clay activities.	No further update required	No further update required
Amenities	Jason Branch	More public amenities may be required. Council's portable amenities block could be installed.	Agreed that portable amenities to be set up in caravan park.	No further updates required.	No further updates required	No further update required
Venues	Kathy Bradburn	Venues to be booked and sporting clubs to be advised.	Venue booked and sporting clubs have been advised.	No further updates required	No further updates required	No further update required
Heritage Horse Drawn Carriages	Kathy Bradburn	Heritage Horse Drawn Carriages are attending Kempton Festival on Sunday and could come to Bothwell on the Saturday. Six hours of carriage rides with a 20 minute break half way through the shift. The carriage ride should be around 10 minutes long with a 5	Approved by Working Group Kathy to confirm booking.	Booking Confirmed. No further updates required	No further updates required	No further update required

		minute changeover. Cost \$1100 inc GST				
Project Manager	Adam Wilson	A PD and advertisement to be prepared for this position and presented to the next meeting.	Advert to be placed in Mercury Saturday 11 September. Flyers in local businesses, Facebook & Council Website. Selection Panel to be Lyn, Adam, Katrina and Terry.	Applications have closed and interview being held Thursday 14th October 2021. Once position has been filled a meeting will need to be called.	No further updates required	No further updates required
Tours of Graveyard	Clr Julie Honner	Mary Ramsay to be contacted to see if she would be interested in being a tour guide. Clr Julie Honner to contact Mary Ramsay.	Clr Julie Honner to follow up	Letter received from Mary Ramsay. Happy to undertake Cemetery Tours. Also happy to do other tours of Bothwell.	If Mary Ramsay is unavailable she will arrange for someone else to undertake tours.	No further updates required at this stage
Golf Competition using Hickory Shaft Clubs & Old Attire	Adam Wilson	Adam advised that he will be in charge of this on behalf of the Bothwell Golf Club	Has been discussed at a Golf Meeting and they will hold an event.	Lynda Jeffrey advised that planning is progressing and some old hickory clubs from the Golf Museum will be used.	Progressing. Looking at period costume.	No further updates required at this stage
Saleable Items (i.e. celebration shirts, hats enamel mugs, postcards)	Clr Julie Honner	Clr Julie Honner to discuss further with Beth Poore and Keith Allcock.	Keith & Beth have in hand	Ongoing. Few ideas already lined up.	Some items have been ordered	Being organised by the Visitor Centre. Some items already arrived.



CENTRAL HIGHLANDS DRAFT LOCAL PROVISIONS SCHEDULE

REPORT TO THE TASMANIAN PLANNING COMMISSION UNDER SECTION 35F OF THE LAND USE PLANNING & APPROVALS ACT 1993

7 December 2021

1. INTRODUCTION

This is the report to the Tasmanian Planning Commission under Section 35F of the *Land Use Planning & Approvals Act 1993* following the public exhibition of the Central Highland Draft Local Provisions Schedule. It includes an assessment of each representation received and Council's view on them, acting in its role as the Local Planning Authority under the Act.

Section 2 provides a summary of each representation and, pursuant to S.35F(c) of the Act, Council's comments on the merits of each representation and whether the draft LPS ought to be modified (S.35F(c)(i)). A copy of each representation in full is available at Appendix 1.

Many of the representations can be grouped into several major themes. Sections 3 to 6 deal with these matters in greater detail. Also explored are several matters of great concern to Council that have been the subject of a significant volume of correspondence with Commission prior to public exhibition.

Section 7 deals with the Planning Authority's opinion on the zoning the Interlaken Canal.

Section 8 is the Planning Authority's response under S.35F(2)(ba) to the Commission's S.35B(4B) Outstanding Issues Notice regarding the Lake Meadowbank Specific Area Plan.

2. ASSESSMENT OF REPRESENTATIONS

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
1.	Tree Alliance Private Forests Tasmania Penny Wells, CEO	Advises that Private Forests Tasmania's comments will be submitted as part of the Department of State Growth's submission	<u>Comments:</u> Noted. <u>Should the Draft LPS be amended?</u> No action required. <u>Effect on the LPS as a whole:</u> Nil.
2.	TasRail Jennifer Jarvis Manager Group Property & Compliance	Notes several aspects of the Draft LPS, including the inclusion of the Road & Rail Assets Code. No objections.	<u>Comments:</u> Noted. <u>Should the Draft LPS be amended?</u> No action required. <u>Effect on the LPS as a whole:</u> Nil.
3.	Tony Donaghy	460 Dry Poles Road, Ellendale. PID 3389090 <ul style="list-style-type: none"> Concerned that property is proposed to be rezoned to Agriculture. 7.269 ha and not part of a larger farm. States that it is 'too small to be viable farm'. Used as a 'rural dwelling' and 'should be zoned either Rural Living or Rural. Aerial images provided. 449 Dry Poles Road, Ellendale. PID 1661759 <ul style="list-style-type: none"> Block across road owned by Mr Donaghy's parents. Even smaller than 460 Dry Poles Rd and proposed to be Agriculture also. Same concerns. Considers the propose zoning to be an error.	<u>Comments:</u> These lots are on the edge of the broader boundary between Rural and Agriculture zoned areas. Small lots in such locations and clearly incapable of accommodating a commercial farming enterprise and used, or intended to be used, for rural living purposes, should be in the Rural Zone. This area is part of a broader are that Council considers should be Rural Zone. Refer to section 3 of this report. <u>Should the Draft LPS be amended?</u> The zoning of both properties should be amended to Rural. <u>Effect on the LPS as a whole:</u> Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
4.	Reliance Forest Fibre Darryn Crook, Technical Manager	<p>Reliance Forest Fibre manages large areas of plantation forestry.</p> <p>Concerned that their land holdings are split between Rural and Agriculture Zones, and notes that plantation forestry is 'no permit required' in the Rural Zone.</p> <p>Notes that if it is desirable from a forest management perspective to have all plantation properties in the Rural zone to avoid conflict where areas are not covered by a Private Timber Reserve.</p>	<p><u>Comments:</u></p> <p>Areas dominated by forestry and other non-agricultural use, whether PTRs exist or not, should be zoned Rural.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of all properties owned or managed by Reliance Forest Fibre should be amended to Rural.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of land dominated by forestry from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole.</p>
5.	Stuart & Karen Philp	<p>Owners of Lot 1 Lyell Highway, Bronte Park, PID 3054354, CT 241850/1</p> <p>124.9 ha property, 116.1 ha of which is covered by a Conservation Covenant.</p> <p>Proposed to be zoned Rural.</p> <p>Requests that it be zoned Landscape Conservation Zone.</p> <p>Note that this property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p>	<p><u>Comments:</u></p> <p>Council's policy on this issue is that all covenanted land be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change.</p> <p>This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do.</p> <p>If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p>This matter is further discussed in Section 5 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of Lot 1 Lyell Highway, Bronte Park, PID 3054354, CT 241850/1 should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of this land would have minimal impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
6.	Conservation Landholders Tasmania John Thompson obo the Board of Trustees, CLT Trust.	Conservation Landholders Tasmania (CLT) describes themselves as ‘an educational trust’. CLT has identified 13 Conservation Covenant areas in Central Highlands that it believes should be zoned Landscape Conservation Zone, instead of the proposed Rural Zone in the Draft LPS, ‘subject to landowner agreement’. These are listed in table provided in the submission.	<p><u>Comments:</u></p> <p>It appears that CLT have contacted the owners of the Conservation Covenant areas and requested them to consider supporting the idea that the zoning of the land be changed from Rural to Landscape Conservation Zone.</p> <p>Seven of the landowners have separately made submissions making this request. These are submissions No. 5, 8, 14, 15, 19, 25 and 33. All except No. 8 requested that the entirety of their titles change to Landscape Conservation with No.8 requesting that just the covenanted area change.</p> <p>As detailed above in relation to submission No. 5, Council has indicated it would be receptive to changing the zone of covenanted areas if requested by the landowners. Therefore, it is recommended that this submission by CLT be supported insofar as the proposed zoning changes are supported by the landowners concerned.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of the subject properties where landowner consent has been given should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>No significant effects are anticipated if conservation covenanted land is amended to Landscape Conservation Zone, where supported by the landowner.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
7.	TasWater Jason Taylor Development Assessment Manager	<p>A. Requests that several water reservoir tank facilities be zoned Utilities. These are:</p> <ul style="list-style-type: none"> • Ouse Reservoir Tank • Bronte Park (Various Tanks). <p>B. Requests that Attenuation Area buffers around Sewerage Treatment Plants not be mapped and that the system rely on the distances specified in the code. In support of this, the submission noted that several mapped Attenuation Areas do not match that specified in the code, and that TasWater is planning upgrade works on various facilities which would alter other appropriate attenuation distances.</p>	<p><u>Comments:</u></p> <p>A. Agree. Key infrastructure such as township water reservoir tanks should be zoned Utilities.</p> <p>B. Disagree. The depiction of Attenuation Areas on the maps is supported by Council.</p> <p>The downside of relying on a written description for buffer areas is that they can be missed – by members of the public, Council planners, consultant planners, people involved in conveyancing, etc. If they are mapping into an overlay, such mistakes are much less likely.</p> <p>The overarching policy embedded within the state planning system is that codes should be applied by mapped overlay wherever possible. The depiction of bushfire prone areas is one notable example of this.</p> <p>The policy for the depiction of Attenuation Areas on the LPS overlay maps is determined by the State Government. This is a matter for statewide consistency, and not for individual Councils to determine.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The zoning of the land containing the TasWater-owned Ouse Reservoir Tank and Bronte Park Tanks should be amended to Utilities</p> <p>B. Amending the Attenuation Area maps to remove buffer areas around active Sewerage Treatment Plants is not supported.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>No significant effect on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
8.	Daniel Lee	<p>A. Owner of Lot 1 Marked Tree Road, Hamilton, PID 3264618, CT 166564/1 41.9 ha property, 39.3 ha of which is covered by a Conservation Covenant. Proposed to be zoned Rural. Requests that the covenanted area be zoned Landscape Conservation Zone, but that the 2.5 ha portion of non-covenanted land be retained as Rural Zone. If split zoning is not possible, then the preference is to retain the Rural Zone for the entire property. This property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p> <p>B. The submitter also notes that two adjoining forested properties are proposed to be zoned Agriculture, yet they contain substantial areas of significant environmental values – the same values that led the government agreeing to the conservation covenant on Lot 1 Marked Tree Road. The submitter requests that this neighbouring land be zoned Rural so that the Priority Vegetation Overlay of the Natural Values Code can apply to provide a level of protection. Aerial mapping provided.</p>	<p><u>Comments:</u></p> <p>A. Council’s policy on this issue is that all covenanted land would be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change. This policy was adopted in light of the fact that Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do. If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p>B. This accords with Council’s view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Significant areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as ‘land potentially suitable for the Agriculture Zone’. The titles identified in the submission are a case in point. Agree that the two neighbouring titles (RF 171934/1 and FR 108593/1) be zoned Rural. These are part of a broader area of land that Council proposed to be amended to Rural Zone in Section 3 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The zoning of the covenanted area on Lot 1 Marked Tree Road, Hamilton, PID 3264618, CT 166564/1 should be amended to Landscape Conservation.</p> <p>B. The zoning of the neighbouring land referred to in Point B should be amended to Rural, subject to landowner consent.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The change to Landscape Conservation will have no significant effect on the LPS as a whole. Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
9.	<p>Department of Justice Consumer, Building & Occupational Services Peter Graham, Executive Director</p>	<p>Notes that the Bushfire Prone Areas mapping will be introduced into the Central Highlands via the Tasmanian Planning Scheme, (once the Local Provisions Schedule is finalised by the TPC).</p> <p>Requests that Council consider introducing it into the current scheme, the Central Highlands Interim Planning Scheme 2015.</p>	<p><u>Comments:</u></p> <p>The Bushfire Prone Areas mapping could only be introduced into the current planning scheme via a planning scheme amendment process. This would take months – quite possible longer than to complete the Local Provisions Schedule process.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>Amending the Central Highlands Interim Planning Scheme 2015 to include the Bushfire Prone Areas mapped overlay is not supported as it would likely take a similar time as will the finalisation of the LPS and the subsequent incorporation of this code overlay mapping for the Central Highlands municipal area.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>
10.	<p>Department of Police, Fire & Emergency Management State Emergency Services Andrew Lea, Director.</p>	<p>Notes that there is no Flood Prone Areas overlay in the Draft LPS, and further notes that Council advised that this is because there is no reliable spatial data.</p> <p>A. Advises that a state-wide project is underway to produce flood prone area mapping for areas that do not yet have it and asks Council to consider incorporating the mapping into the appropriate overlay in the planning scheme in the future.</p> <p>B. Notes that, despite there being no overlay in the LPS, the Flood Prone Areas code applies anyway, via the ordinance. The submission advises that the Department of Justice / State Emergency Service is working on a guidance document for Councils to help them determine when a development application should trigger consideration under the Flood Prone Areas code.</p> <p>The submission further notes a range of information that Council officers can utilise whilst awaiting the above.</p>	<p><u>Comments:</u></p> <p>A. Agree in principle, noting that this is not a matter for Council to determine as part of the current Draft LPS process. Flood prone areas mapping, when available in the future, should be incorporated into the appropriate overlay in the planning scheme.</p> <p>B. Noted and welcomed. Under C12.2.3 of the State Planning Provisions, planning authorities may ask for a flood hazard report. In the absence of a mapped overlay of flood prone areas, there is no specific trigger for Council to ask for such a report. A guidance document would be of great assistance to Council planning officers whilst awaiting the introduction of a mapped overlay.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>These matters are noted and agreed in principle.</p> <p>No action is required regarding the Draft Local Provisions Schedule at this point in time.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
11.	Michael Stevens & Fiona McOwan	<p>Owners of property at 370 Strickland Rd, Strickland.</p> <p>PID 7710494, CT 160316/1. 70 acres.</p> <p>Rural lifestyle block with hobby-farm level agriculture. No intention to use for commercial agriculture.</p> <p>Concerned about the restrictions on use of proposed Agriculture Zone and has requested the Rural Zone apply.</p>	<p><u>Comments:</u></p> <p>Whilst this patch is cleared, the property is part of a broader landscape dominated by forest. It is a relatively small lot close to the edge of the broader boundary between Rural Zone and Agriculture Zone. Council's view is that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Significant areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as 'land potentially suitable for the Agriculture Zone'. Refer Section 3.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of 370 Strickland Rd, Strickland, PID 7710494, CT 160316/1, should be amended to Rural.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
12.	Humbie Pastoral Paul Ellis & Shauna Ellis	<p>Owners of St Patricks Plains, PID 5000165. 2,143 ha property. Class 6 agricultural land. 900m above sea level. Fit for dry sheep grazing only. Runs 1 sheep to 3 to 5 acres. Severe winters (average maximum temperatures do not exceed 10 degrees C. Widespread inundation in winter, with rocky land elsewhere. 434 ha of FCF covenanted land. Maps and BOM data provided.</p> <p>The submitters strongly question the application of the Agriculture Zone to this area, as it is poor farmland. The future, they say, is in tourism, recreation and, potentially, renewable energy. Not farming.</p> <p>The Rural Zone is much more suitable to this land.</p>	<p><u>Comments:</u></p> <p>High altitude central plateau land such as this is clearly some of the poorest and most marginal agricultural land in Tasmania. It is several orders of magnitude poorer than some of the hinterland on the northwest coast that has been allocated the Rural Zone. A core outcome of the entire state-wide single planning scheme project is consistency. In the interest of this alone, this land should be Rural Zone. Refer to Section 3 of this report for further discussion.</p> <p>Regarding the proposed windfarm, alluded to in the submission, it is noted that as the Local Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of St Patricks Plains, including PID 5000165, (both titles), should be amended to Rural.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
13.	Greg Pullen	<p>Resident of the Central Highlands.</p> <p>Concerned that too much land is proposed to be zoned Agriculture instead of Rural.</p> <p>Agriculture Zone up the boundaries of settlements will make future expansion all but impossible.</p> <p>The Agriculture Zone also removes consideration of natural values, as the Priority Vegetation overlay cannot apply in this zone. This will lead to ill-considered developments.</p> <p>Cites the proposed wind farm at St Patricks Plains as an example – on land proposed to be Agriculture Zone yet contains many significant natural values.</p> <p>Concerned the inability of councils to ‘tidy up ... historical anomalies’ in the planning scheme through this process will be at a substantial cost to ratepayers through the need for multiple minor planning scheme amendments in the future.</p>	<p><u>Comments:</u></p> <p>This accords with Council’s view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Significant areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as ‘land potentially suitable for the Agriculture Zone’</p> <p>The submission is correct in that the Priority Vegetation overlay cannot apply in the Agriculture Zone. This is reasonable in the case of genuine productive agricultural land, as such land was invariably cleared and farmed many years ago and therefore contains little or no natural values.</p> <p>Many large areas of proposed Agricultural Zone in the Central Highlands, conversely, are inherently poor from an agricultural perspective and there have not been subject to wholesale clearance over the course of the last 200 years and retain very substantial levels of significant natural values. This is indicative of the poor ‘fit’ of the Agriculture Zone to such land.</p> <p>In regard to the proposed windfarm, it is noted that as the Local Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The Agriculture Zone has been applied far too widely and covers relatively poor-quality land and land hard-up against townships where it will lead to land use conflict and make township expansion considerations more onerous than the quality of the land warrants. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer to Section 3 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
14.	ECO-NOMY P/L Dean Brampton, Director.	<p>Owner of 'Bronte Park 2', Lyell Highway, Bronte Park, PID 2304227, CT 243948/1</p> <p>15.09 ha property, 14.08 ha of which is covered by a Conservation Covenant.</p> <p>Proposed to be zoned Rural.</p> <p>Requests that it be zoned Landscape Conservation Zone.</p> <p>Note that this property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p>	<p><u>Comments:</u></p> <p>Council's policy on this issue is that all covenanted land be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change.</p> <p>This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do.</p> <p>If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p>This matter is further discussed in Section 5 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of 'Bronte Park 2', Lyell Highway, Bronte Park, PID 2304227, CT 243948/1 should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of this land would have minimal impact on the LPS as a whole.</p>
15.	PC Jacques & MJ Jacques	<p>Owner of property off Dennistoun Road, Bothwell, PID 1853865, CT 126437/1</p> <p>Property containing a Conservation Covenant.</p> <p>Proposed to be zoned Rural.</p> <p>Requests that it be zoned Landscape Conservation Zone.</p> <p>Note that this property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p>	<p><u>Comments:</u></p> <p>Council's policy on this issue is that all covenanted land be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change.</p> <p>This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do.</p> <p>If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p>This matter is further discussed in Section 5 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of the property off Dennistoun Road, Bothwell, PID 1843865, CT 126437/1 should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of this land would have minimal impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
16.	Tas Fire Service Tom O'Connor Senior Planning & Assessment Officer	<p>TFS is broadly supportive of the Draft LPS.</p> <p>The TFS points out that, since the Bushfire Prone Areas Code was reviewed in 2017, it no longer applies to Visitor Accommodation use. It is therefore suggested that clause P1.2(b) in the proposed Lake Meadowbank Specific Area Plan be amended to remove specific reference to the Code and simply refer to 'bushfire protection':</p> <p><i>(b) the extent of clearing is the minimum necessary to meet the requirements of the Bushfire Prone Areas Code for bushfire protection.</i></p> <p>TFS consider that this change will enable proposed Visitor Accommodation Use to be subject to bushfire risk mitigation considerations.</p>	<p><u>Comments:</u></p> <p>Agree. Whilst this change seems counter-intuitive, the recommendation is based on the practical experience of TFS working with the Code.</p> <p>It is somewhat inexplicable that the 2017 revision of the Code removed Visitor Accommodation from its operation, as fire emergencies are even more threatening to people unfamiliar with an area.</p> <p>The proposed change is supported.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The following change should be made to clause P1.2(b) in the proposed Lake Meadowbank Specific Area Plan to remove specific reference to the Code and simply refer to 'bushfire protection':</p> <p><i>(b) the extent of clearing is the minimum necessary to meet the requirements of the Bushfire Prone Areas Code for bushfire protection.</i></p> <p><u>Effect on the LPS as a whole:</u></p> <p>No significant impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
17.	Venesser Oakes	<p>Owner of 168 Risbys Road, Ellendale. PID 7147419.</p> <p>12.17 ha 'steeply sloped property, with approximately 50% natural bush' and with electrical infrastructure running through it. Too small and steep to be successfully used for anything more than a small-scale hobby farm. Concerned that the land is proposed to be Agriculture Zone. The Rural Zone is more appropriate.</p> <p>Expressed dissatisfaction with the formatting and layout, and general usability of the various documents on display as part of the Draft LPS public exhibition.</p>	<p><u>Comments:</u></p> <p>This property is approximately 50% cleared and is relatively steep. It is part of a cluster of Rural Zoned similar-sized lots to the north and west, whilst it abuts a much larger Agriculture Zone property to the east. It is a relatively small lot on the edge of the broader boundary between Rural Zone and Agriculture Zone.</p> <p>The submission accords with Council's view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Significant areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as 'land potentially suitable for the Agriculture Zone'. This is a case in point. Refer to Section 3 for further comment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of 168 Risbys Road, Ellendale, PID 7147419, should be amended to Rural.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
18.	TasNetworks ?	<p>A. Requests the Derwent Bridge substation and nine communication sites be zoned Utilities.</p> <p>B. Requests that no land with Electricity Transmission Corridors over it be zoned Landscape Conservation.</p> <p>C. Requests Priority Vegetation Overlay be removed from 18 infrastructure sites where the vegetation has already been substantially modified.</p> <p>D. Notes several problems with the State Planning Provisions that could cause safety issues - - mainly exemptions. It is suggested that there be exceptions to these exemptions in the Electricity Transmission Corridors overlay – similarly to the exceptions associated with the Local Historic Heritage Code.</p>	<p><u>Comments:</u></p> <p>A. Substantial infrastructure sites such as these should be zoned utilities.</p> <p>B. It is agreed that the Landscape Conservation Zone is considered to be incompatible with Electricity Transmission Corridors. Whilst there is no Landscape Conservation Zone in the draft LPS, this may change with a number of owners of conservation covenanted land requesting this zoning. The existence of an Electricity Transmission Corridor should be checked in these cases.</p> <p>C. It is agreed that the Priority Vegetation Overlay on substantially modified infrastructure sites is unnecessary and problematic.</p> <p>D. Noted. As this matter relates to the State Planning Provisions, it is not within Council’s current role to form a view on this matter.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The zoning of TasNetworks’ Derwent Bridge substation and the nine listed communication sites should be amended to Utilities.</p> <p>B. Any areas amended to Landscape Conservation Zone that include Electricity Transmission Corridors should have these areas excluded from the Landscape Conservation Zone.</p> <p>C. The Priority Vegetation Overlay should be removed from the 18 listed infrastructure sites where the vegetation has already been substantially modified.</p> <p>D. This a matter for the State to consider.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>No significant impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
19.	Malcolm Grant	<p>Owner of Lot 3 Marked Tree Road, Hamilton, PID 3268969, CT 166563/3</p> <p>40.1 ha property, 27.43 ha of which is covered by a Conservation Covenant.</p> <p>Proposed to be zoned Rural.</p> <p>Requests that it be zoned Landscape Conservation Zone.</p> <p>Note that this property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p>	<p><u>Comments:</u></p> <p>Council’s policy on this issue is that all covenanted land be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change. This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do. If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p>This matter is further discussed in Section 5 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of Lot 3 Marked Tree Road, Hamilton, PID 3268969, CT 166563/3 should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of this land would have minimal impact on the LPS.</p>

20.	Jim Allwright	<p>A. Concerned about the large extent of proposed Agriculture Zone, covering land that is unsuitable to agriculture:</p> <ul style="list-style-type: none"> • Rural lifestyle areas around Ellendale and Westerway. • High-altitude seasonal grazing land, better suited to other (non-agricultural) pursuits. <p>The Agriculture Zone will reduce landowners' ability to further use and development of these areas in the future.</p> <p>Applying the Agricultural Zones to marginal areas such as these is at odds with the zoning of much better agricultural potential land in the northwest as Rural, and one of the stated key aims of this entire planning reform project to achieve state-wide consistency.</p> <p>B. Concerned that the Planning Commission has directed that Council's modified Lake Meadowbank Specific Area Plan be removed from the Draft LPS. The lake, with all its users and values, including Aboriginal heritage, needs contemporary planning arrangements.</p> <p>C. Concerned that Council's attempts to remove minor split-zonings has not been permitted, so far, by the Commission, despite State guidance to the effect that split zoning is to be avoided if at all possible.</p> <p>D. Concerned that this planning reform process has not allowed the removal of minor redundant anomalies, such as the removal of the Attenuation Area around the now non-existence sewerage treatment ponds at Great Lake Hotel.</p>	<p><u>Comments:</u></p> <p>A. It is Council's view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Large areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as 'land potentially suitable for the Agriculture Zone'.</p> <p>Areas with these characteristics should be amended to the Rural Zone, in accordance with the 'decision tree' document adopted by the Southern councils. Refer to Section 3 of this report.</p> <p>B. The amendments to the Lake Meadowbank Specific Area Plan would enable it to function more efficiently, better fit with the SPP format and protect significant Aboriginal Heritage values. Refer to Section 8 of this report.</p> <p>C. Agree.</p> <p>The split zone titles that Council wishes to adjust so that they are entirely one zone constitute minor changes and ought to be possible.</p> <p>D. Agree.</p> <p>Council has not been able to undertake a general 'scheme renovation' for twenty years. In the late 2000s, Council was about to embark on a new planning scheme when the Regional Planning Reform process began, and Council chose to join that process. Midway through the process it was announced by the State that the interim schemes being created had to be 'like-for-like', and hence scheme renovation was not permitted. The current Statewide planning reform process has also been designed to be a 'like-for-like' transition and, hence, general scheme renovation is similarly not allowed.</p> <p>The outcome of all of this is that schemes have become full of redundant or out-of-date components, and it will take a great deal of local government and state government resources to fix these matters through a long series of planning scheme amendments.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The Agriculture Zone has been applied far too widely and covers relatively poor-quality land and land hard-up against townships where it will lead to land use conflict and make township expansion considerations more onerous than the quality of the land warrants. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer to Section 3 of this report for more detail.</p> <p>B. The modified Lake Meadowbank Specific Area Plan should be reinstated into the LPS, for the reasons previously detailed by Council including justifications under the <i>Land Use Planning and Approvals Act 1993</i>. Refer to Section 8 of this report.</p> <p>C. The minor changes to zoning to remove unnecessary split zones, as previously proposed in the Draft LPS, should be reinstated.</p>
-----	---------------	---	---

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
			<p>D. The redundant Attenuation Area buffer around the now non-existent sewerage treatment ponds at the Great Lake Hotel should be removed, as previously proposed in the Draft LPS. This should be entirely possible within the current process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p> <p>The removal of the redundant Attenuation Area buffer around the now non-existent sewerage treatment ponds at the Great Lake Hotel would have no effect on the LPS as a whole. Its retention will have an impact in that a future planning scheme amendment process will need to be undertaken to remove it.</p> <p>Refer to Sections 3 and 8 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
21.	Eco-Nomy P/L Dean Brampton	<p>Proposes the creation of a Scenic Road Corridor (possibly a Scenic Protection Area) under the Scenic Protection Code of the State Planning Provisions.</p> <p>The area would extend 20km along the Lyell Highway, extending to the furthest skyline or 2 km if the skyline is very distant. Detailed maps and extensive landscape values analysis are provided in the submission.</p> <p>The submission is identical to No. 22.</p>	<p><u>Comments:</u></p> <p>This ultimately might be supported but the proposal should be the subject of further consultation with the community and potentially impacted landowners.</p> <p>Whilst the creation of Scenic Protection Areas may have merit, the introduction of such a significant planning mechanism should not be undertaken in this process at this stage.</p> <p>There has been no formal consultation with the community generally or impacted landowners in particular regarding this proposal. A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area, (notwithstanding the rigour evident in the submission). Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The establishment of the mooted Scenic Road Corridor (or alternatively a Scenic Protection Area) under the Scenic Protection Code along the Lyell Highway should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act. Refer to Section 4.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The establishment of Scenic Protection Areas / Scenic Road Corridors would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is notwithstanding the fact that such a mechanism would replace the 'landscape impact provisions' in the current Rural Resource Zone applying to much of the area. The development controls within a Scenic Protection Area mechanism would likely be significantly greater than those of the old Rural Resource Zone.</p> <p>This matter is further explored in Section 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
22.	S&K Superannuation Fund Stuart & Karen Philp	<p>Proposes the creation of a Scenic Road Corridor (possibly a Scenic Protection Area) under the Scenic Protection Code of the State Planning Provisions.</p> <p>The area would extend 20km along the Lyell Highway, extending to the furthest skyline or 2 km if the skyline is very distant. Detailed maps and extensive landscape values analysis are provided in the submission.</p> <p>The submission is identical to No. 21.</p>	<p><u>Comments:</u></p> <p>This ultimately might be supported but the proposal should be the subject of further consultation with the community and potentially impacted landowners.</p> <p>Whilst the creation of Scenic Protection Areas may have merit, the introduction of such a significant planning mechanism should not be undertaken in this process at this stage.</p> <p>There has been no formal consultation with the community generally or impacted landowners in particular regarding this proposal. A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area, (notwithstanding the rigour evident in the submission). Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The establishment of the mooted Scenic Road Corridor (or alternatively a Scenic Protection Area) under the Scenic Protection Code along the Lyell Highway should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act. Refer to Section 4.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The establishment of Scenic Protection Areas / Scenic Road Corridors would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is notwithstanding the fact that such a mechanism would replace the 'landscape impact provisions' in the current Rural Resource Zone applying to much of the area. The development controls within a Scenic Protection Area mechanism would likely be significantly greater than those of the old Rural Resource Zone.</p> <p>This matter is further explored in Section 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
23.	PDA Surveyors Justine Brooks Senior Planning Consultant.	<p>Pertains to an approved subdivision on the northern edge of Bothwell, for Clyde River Holdings Pty Ltd. PID 3240245, CT 164767/1.</p> <p>The subdivision for 16 residential lots and the amalgamation of a number of adjacent large rural titles was approved prior to the advent of the Central Highlands Interim Planning Scheme 2015. The small lots have not yet been created but the approval has “substantial commencement” and therefore remains alive.</p> <p>The submission states that the land was zoned Village prior to the 2015 interim scheme and that this zoning was changed to Rural Resource by that scheme. It is now proposed to be Agriculture under the draft LPS.</p> <p>It is requested that the land subject to the 16 approved small lots be changed back to Village, to appropriately suit the future development and use of this land.</p>	<p><u>Comments:</u></p> <p>Agree. The intent of the owner appears to be to go forward with the subdivision of these lots. They will be a part of the township of Bothwell and should be zoned Village.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The land accommodating the 16 approved residential lots at Bothwell on PID 3240245, CT 164767/1 be changed to Village, in line with the zoning that existed prior to the Central Highlands Interim Planning Scheme 2015.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>No substantial impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
24.	Alexandra Brock & Garry Daud.	<p>Owners of 571 Thousand Acre Lane, Hamilton. Proposed to be zoned Rural. (The submitters are content with that zoning.)</p> <p>Concerned about the rezoning of neighbouring land to Agriculture.</p> <p>Their land and the neighbouring properties form a cluster of rural lifestyle lots that retain substantial areas of remnant native bush, embedded within a broader pastoral farming landscape that is predominantly cleared.</p> <p>The native bush has priority vegetation values, both on the submitters land and on the neighbouring rural lifestyle blocks. These values are not protected on the neighbouring land, due to the Agriculture Zoning.</p> <p>It is requested that these neighbouring titles be zoned Rural.</p> <p>The submitters also express broader concerns over the proposed far-ranging application of the Agriculture Zone in Central Highlands, where they consider there will be many other cases where high-value native vegetation areas are so zoned, and therefore omitted from the Priority Vegetation Overlay.</p>	<p><u>Comments:</u></p> <p>The submission accords with Council's view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Large areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as 'land potentially suitable for the Agriculture Zone'.</p> <p>It appears the particular land titles referred to in the representation are already proposed to be zoned Rural. This is the Smith land PID 2938748, and land over the road PID 7884814. In addition, several other titles adjoining these are proposed to be zoned Rural. These lots together form a small cluster of Rural-zoned blocks.</p> <p>In Section 3 of this report, it is proposed that the Rural Zone be allocated to much more land than appeared in the Draft LPS. This includes further titles in the vicinity of the representors' land.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The two parcels referred to are already proposed to be zoned Rural, as are several other adjoining titles. A larger extent of land in this vicinity is proposed to be zoned Rural in Section 3 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
25.	Peter & Michelle Cassar Smith.	<p>Owners of Lot 3 Marked Tree Road, Hamilton, PID 3264626, CT 166564/3. (Note: a different Lot 3 to Submission No.19)</p> <p>138.9 ha property containing a Conservation Covenant.</p> <p>Proposed to be zoned Rural.</p> <p>Requests that it be zoned Landscape Conservation Zone.</p> <p>Advises that they are selling the property and that they have notified the purchases of this issue and that the purchasers agree with the Landscape Conservation Zone.</p> <p>Note that this property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p>	<p><u>Comments:</u></p> <p>Council's policy on this issue is that all covenanted land be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change. This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do. If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes. This matter is further discussed in Section 5 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of Lot 3 Marked Tree Road, Hamilton, PID 3264626, CT 166564/3 should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of this land would have minimal impact on the LPS.</p>
26.	<p>Department of State Growth</p> <p>James Verrier</p> <p>Director, Transport Systems and Planning Policy</p>	<p>Generally; in agreement with the draft LPS. Several aspects of the State Planning Provisions are noted and endorsed.</p> <p>A. Requests amending the zoning of a newly acquired road lot to Utilities. CT 46/6704, Highland Lakes Road near Ripple Creek.</p> <p>B. Notes that some mining leases are proposed to be zoned Agriculture and suggests that the Rural Zone might be more appropriate.</p>	<p><u>Comments:</u></p> <p>A. Agree. The road casements of major roads such as Highland Lakes Road should be Utilities.</p> <p>B. Not agree. The Planning Authority liaised with Mineral Resources Tasmania regarding all mining leases. Where a lease is for a relatively minor operation within a larger agricultural title, it was agreed not to spot-zone to Rural.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The zoning of CT 46/6704, Highland Lakes Road, should be changed to Utilities.</p> <p>B. Mining leases for minor mining facilities should be zoned as per the subject title, as agreed with Mineral Resources Tasmania.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The proposed change would have no impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
27.	Tasmanian Land Conservancy James Hatton, CEO	<p>A. Requests all land owned by the Tasmanian Land Conservancy to be zoned Landscape Conservation Zone.</p> <p>In Central Highlands this is multiple properties covering 20,000 ha. Protected by conservation covenants.</p> <p>Much of this land is currently proposed to be Rural.</p> <p>Some is proposed to be a mix of Environmental Management, Agriculture and Rural.</p> <p>Nevertheless, all TLC land is requested to be Landscape Conservation.</p> <p>B. Request Council to implement a process of continually revising, updating and re-evaluating natural assets overlay mapping.</p> <p>C. Requests that the Priority Vegetation Overlay apply to all zones.</p> <p>D. Request that the Natural Assets Code be reviewed – principally to remove exemptions.</p> <p>E. Suggest that all covenanted land be zoned landscape Conservation.</p>	<p><u>Comments:</u></p> <p>A. Council’s policy on this issue is that all covenanted land would be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change.</p> <p>This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do.</p> <p>B. This is not relevant to the current statutory process. It is noted that such work is best carried out at the regional or state level.</p> <p>C. This is not within Council’s purview. It pertains to the State Planning Provisions and the underpinning policies. The State has directed that these are specifically outside the scope of the current process.</p> <p>D. This is not within Council’s purview. This pertains to the State Planning Provisions. The State has directed that these are specifically outside the scope of the current process.</p> <p>E. The Planning Authority does not agree with this. If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The zoning of all land owned by the Tasmanian Land Conservancy should be amended to Landscape Conservation.</p> <p>B. This is not relevant to the Draft LPS.</p> <p>C. This is a matter for the State.</p> <p>D. This is a matter for the State.</p> <p>E. It is not agreed that all land subject to a conservation covenant be rezoned to Landscape Conservation. If this was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of all Tasmanian Land Conservancy land to Landscape Conservation would have minimal impact on the whole LPS.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
28.	Greg & Jane McGann Hatlor Pty Ltd	<p>Owners of a home on 70 acres at 389 Arthurs Lake Road, Arthurs Lake. PID 7206933.</p> <p>A. Concerned about the proposed rezoning from Rural Resource to Agriculture, and the ‘unintended negative impacts’ that could result.</p> <p>B. Questions why the Scenic Protection Code has not been used, given the area’s natural beauty.</p> <p>C. Questions ‘why these changes are being proposed and what has initiated this action?’</p>	<p><u>Comments:</u></p> <p>A. The submitters appear to hold the same concerns that Council has in regard to the proposed inappropriate rezoning of large areas of land to Agriculture. Council’s view is that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Large areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as ‘land potentially suitable for the Agriculture Zone’.</p> <p>B. Council has not sought to introduce a Scenic Protection Area into the scheme via this Tasmanian Planning Scheme establishment process. Whilst this may have merit, the introduction of such a significant planning mechanism cannot be undertaken in this process at this stage.</p> <p>A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area. Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes</p> <p>C. The Supporting Report details this State Government-initiated project. This can be provided to the representors.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The Agriculture Zone has been applied far too widely and covers relatively poor-quality land often accommodating uses such as forestry and natural values conservation. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer Section 3 of this report for more detail.</p> <p>B. Council has agreed to explore the use of the Landscape Conservation Code as potential planning scheme amendments under Section 35KB of the Act. Refer to Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development. Refer to Sections 3 and 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
29.	Dominica Sophia Tannock	<p>Melbourne resident who has recently purchased a property in the Central Highlands lakes area. Owner of 36 Lochiel Drive, Miena. PID 7149289, CT 23103/4.</p> <p>A. Concerned about the rezoning of the Highland Lakes area from Rural Resource to Agriculture. Specifically, the potential impact on landscape.</p> <p>B. Proposes the use of the Scenic Protection Code</p>	<p><u>Comments:</u></p> <p>A. Council’s established view is that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. This includes the Highlands Lakes area. Council view therefore accords with the general concerns expressed.</p> <p>B. Whilst the creation of scenic protection areas may have merit, the introduction of such a significant planning mechanism cannot be undertaken in this process at this stage.</p> <p>A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area. Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. The Agriculture Zone has been applied far too widely and covers relatively poor-quality land often accommodating uses such as forestry and natural values conservation. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer to Section 3 of this report for more discussion.</p> <p>B. Council has agreed to explore the use of the Landscape Conservation Code as potential planning scheme amendments. Refer to Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p> <p>Refer to Sections 3 and 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
30.	GHD David Cundall, Senior Planner obo Geoffery Herbert	<p>3 Adelaide Street, Bothwell. CT 245881/1.</p> <p>Land zoned Low Density Residential and proposed to transition to the new Low Density Residential zone.</p> <p>Existing approval for subdivision of 8 lots, ranging in size from 1547m² to 2446m².</p> <p>Notes that this land is adjacent to five existing village-sized lots (around 900m²) and proposes that 3 Adelaide Street should also be Village Zone.</p> <p>Requests Council to commit to a structure planning process for Bothwell to consider the most appropriate zoning for the various parts of the town into the future.</p>	<p><u>Comments:</u></p> <p>Agree.</p> <p>Many rural towns around the State have been subject to structure planning projects over the last ten years.</p> <p>It would appear to be many decades since Bothwell has had the benefit of such a process.</p> <p>Structure plans often recommend rezonings, and they are then used to support planning scheme amendments.</p> <p>Council intends to pursue a structure plan for Bothwell once the LPS work is completed, potentially with financial support from the State Government. This should follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>No changes can be proposed at this stage as part of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>None, at this point in time.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
31.	Ian Fitzgerald	<p>Concerned for the preservation of the natural landscapes around The Steppes, St Patricks Plains, Thousand Lakes Wilderness Area and the Great Lake and associated water bodies.</p> <p>Specifically, concern is expressed about the possible impacts of the mooted windfarm at St Patricks Plains / Steppes.</p>	<p><u>Comments:</u></p> <p>The submitter is not specific in suggesting how the Draft LPS could be modified to address these concerns. The creation of Scenic Protection Areas under the SPP’s Scenic Protection Code would potentially address them.</p> <p>Whilst the creation of Scenic Protection Areas may have merit, the introduction of such a significant planning mechanism cannot be undertaken in this process at this stage.</p> <p>A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area. Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes.</p> <p>Regarding the proposed windfarm, it is noted that as the Local Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The submission is not sufficiently detailed regarding proposed changes to the Draft LPS for a definitive view to be formed. However, Council has formed views on related matters regarding the zoning of this land and possible Scenic Protection Areas. This is further discussed in Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The establishment of Scenic Protection Areas and/or Scenic Road Corridors would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is notwithstanding the fact that such a mechanism would replace the ‘landscape impact provisions’ in the current Rural Resource Zone applying to much of the area. The development controls within a Scenic Protection Area mechanism would likely be significantly greater than those of the old Rural Resource Zone.</p> <p>This matter is further explored in Section 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
32.	Mary Louise Ashton Jones	<p>Concerned for the preservation of the natural landscapes around Central Highlands.</p> <p>Request that the Scenic Protection Code be utilised in the LPS.</p>	<p><u>Comments:</u></p> <p>This proposal should be the subject of further consultation with the community and potentially impacted landowners.</p> <p>Whilst the creation of Scenic Protection Areas may have merit, the introduction of such a significant planning mechanism should not be undertaken in this process at this stage.</p> <p>A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area. Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The establishment of Scenic Protection Areas and/or Scenic Road Corridors under the Scenic Protection Code should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The establishment of Scenic Protection Areas and/or Scenic Road Corridors would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is notwithstanding the fact that such a mechanism would replace the 'landscape impact provisions' in the current Rural Resource Zone applying to much of the area. The development controls within a Scenic Protection Area mechanism would likely be significantly greater than those of the old Rural Resource Zone.</p> <p>This matter is further explored in Section 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
33.	Natalie Fowell	<p>Owner of Lot 2 Marked Tree Road, Hamilton, PID 3264597, CT 166564/2.</p> <p>41.64 ha property containing a 38.19 ha Conservation Covenant.</p> <p>Proposed to be zoned Rural.</p> <p>Requests that it be zoned Landscape Conservation Zone.</p> <p>Note that this property is also part of the Conservation Landholders of Tasmania (CLT) submission.</p>	<p><u>Comments:</u></p> <p>Council's policy on this issue is that all covenanted land be proposed to be zoned Rural in the Draft LPS, and that Council would consider alternate zoning if the owners submitted a request to change. This policy was adopted because Council was anecdotally aware that many landowners specifically do not want their land rezoned as a consequence of entering into such a covenant, whilst others do. If rezoning was an automatic consequence of entering into a conservation covenant, many such covenants would not have been created, leading to reduced environmental outcomes.</p> <p>This matter is further discussed in Section 5 of this report.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of Lot 2 Marked Tree Road, Hamilton, PID 3264597, CT 166564/2 should be amended to Landscape Conservation.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The rezoning of this land would have minimal impact on the LPS.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
34.	Victoria Onslow & William Phipps Onslow	<p>Concerned for the preservation of the natural landscapes around Central Highlands.</p> <p>Request that the Scenic Protection Code be utilised in the LPS and that it applies to all zones.</p> <p>Cites the need to protect the area's world class trout fishing, tourism and recreation industries.</p> <p>Cites the promotion of the area's landscapes by the State Government in tourist information.</p> <p>Particularly mentions the Steppes area.</p>	<p><u>Comments:</u></p> <p>This ultimately might be supported but the proposal should be the subject of further consultation with the community and potentially impacted landowners.</p> <p>Whilst the creation of Scenic Protection Areas may have merit, the introduction of such a significant planning mechanism should not be undertaken in this process at this stage.</p> <p>A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area.</p> <p>Council reserves its final position on this matter until and unless such a study and formal public notification has occurred, and Council has given due consideration to the outcomes.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The establishment of Scenic Protection Areas and/or Scenic Road Corridors under the Scenic Protection Code should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The establishment of Scenic Protection Areas and/or Scenic Road Corridors would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is notwithstanding the fact that such a mechanism would replace the 'landscape impact provisions' in the current Rural Resource Zone applying to much of the area. The development controls within a Scenic Protection Area mechanism would likely be significantly greater than those of the old Rural Resource Zone.</p> <p>This matter is further explored in Section 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
35.	David Ridley	<p>Concerned for the preservation of the natural landscapes around Central Highlands.</p> <p>Requests that the Scenic Protection Area be created in the LPS covering those parts of the Central Plateau visible from Highland Lakes Road and Waddamana Road.</p> <p>Provides a very detail report “Central Highlands Scenic Protection Area (SPA), Tasmania”. This includes maps, photographs and a detailed and thorough analysis of landscape values.</p> <p>The submitter points out that the existing Rural Resource Zone contains some provisions pertaining to landscape protection whilst the new Rural and Agriculture Zones do not.</p>	<p><u>Comments:</u></p> <p>This ultimately might be supported but the proposal should be the subject of further consultation with the community and potentially impacted landowners.</p> <p>Whilst the creation of Scenic Protection Areas may have merit, the introduction of such a significant planning mechanism should not be undertaken in this process at this stage.</p> <p>There has been no formal consultation with the community generally or impacted landowners in particular regarding this proposal. A proposed change of this magnitude should only be considered through a specific planning scheme amendment process and be based on a study by a suitably qualified person to define the area, (notwithstanding the rigour evident in the submission). Council reserves its final position on this matter until and unless such a study and formal public notification has occurred and Council has given due consideration to the outcomes.</p> <p>The point that the transition from the existing Rural Resource Zone to the new Rural and Agriculture Zones will result in the removal of planning scheme clauses pertaining to landscape impact is well-made and should be kept in mind in any future consideration of this matter generally.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The establishment of the mooted Central Highlands Scenic Protection Area under the Scenic Protection Code along the Highland Lakes Road and Waddamana Road should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The establishment of Scenic Protection Areas would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is not withstanding the fact that such a mechanism would replace the ‘landscape impact provisions’ in the current Rural Resource Zone applying to much of the area. The development controls within a Scenic Protection Area mechanism would likely be significantly greater than those of the old Rural Resource Zone.</p> <p>This matter is further explored in Section 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
36.	Irene Inc Jacqui Blowfield, Senior Planner obo the No Turbine Action Group Inc (Central Highlands).	<p>Concerned that the mooted windfarm will significantly impact on the significant natural values of the areas around Liawenee, Todds Corner and St Patricks Plains.</p> <p>Supporting the submission is a biodiversity values assessment and a statement on the impact on Wedge-tailed Eagles.</p> <p>Of particular focus is the proposed zoning of these areas to Agriculture and the subsequent omission of the Priority Vegetation Overlay of the Natural Assets Code. These areas have important natural values that ought to be protected in the new scheme.</p> <p>Suggests that the Landscape Conservation Zone is the most appropriate zone.</p>	<p><u>Comments:</u></p> <p>Partially agree.</p> <p>Recommended that the Rural Zone, and therefore the Priority Vegetation Overlay of the Natural Assets Code, apply to these areas.</p> <p>Regarding the proposed windfarm, it is noted that as the Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zone of the three areas subject of the submission - Liawenee, Todds Corner and St Patricks Plains - should be changed to Rural. Section3 of this report contains a boarder discussion on the Rural verses Agriculture Zone question in Central Highlands.</p> <p>The establishment of a Scenic Protection Area under the Scenic Protection Code in this area should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Overall, the change from Agriculture to Rural Zone for these and other areas of the municipal area will bring Central Highland into great alignment with a standardised state-wide allocation of these zones.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
37.	Red Seal Urban & Regional Planning Trent Henderson, Principal Planner obo Jonathon Dorkings	<p>Jonathon Dorkings is owner of 204 Meadowbank Road, Meadowbank, PID 7516181, CT 35385/2.</p> <p>The subject land is a small 3079m² rural lifestyle block, part of a cluster with seven similar -sized lots.</p> <p>Concern centres on the proposed Agriculture Zone.</p> <p>Request that the zone be Rural Living Zone to match the use and development of this land.</p> <p>The request is supported by a detailed planning report and an agricultural capability assessment by a qualified consultant – Geo-Environmental Solutions (GES).</p> <p>The GES report concludes the land is Class 6 agricultural land, i.e.: poor, with no capacity for cropping.</p> <p>Concludes that the subject land and the seven similar-sized adjacent lots should be Rural Living Zone.</p>	<p><u>Comments:</u></p> <p>The Agriculture Zone is inappropriate for this land and the seven similar-sized titles in this cluster. The information contained in the submission is received and the rationale put forward is agreed. It is noted that this cluster of small titles has similarities with the many small clusters of Rural Living Zone or Low Density Residential Zone areas around the Highland Lakes.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of 204 Meadowbank Road, Meadowbank, PID 7516181, CT 35385/2 should be amended to Low Density Residential.</p> <p>The zoning of the similar lots in the same cluster should also be changed to Low Density Residential, (subject to landowner consent). These are PIDs 7571017, 7571025, 7516173, 7516165, 5470554, 1432913 and the small section of 3174225 within this cluster.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>The proposed change would result in no substantive effect on the LPS and would result in a consistent approach to small clusters of dwellings across the entire municipal area.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
		<p>Map: 204 Meadowbank Road and the cluster of similar-sized titles proposed to be zoned Low Density Residential.</p> 	

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
38.	John Toohey	<p>A regular visitor to the Central Highlands.</p> <p>Wants to ensure that the intrinsic values, scenic values, aboriginal heritage, unique character and landscape values of the Highlands are maintained and protected.</p> <p>Suggests these tables in the LPS should not be left blank:</p> <p>A. Table C6.1 Local Heritage Places</p> <p>B. Table C6.3 Local Historic Landscape Precincts</p> <p>C. Table C6.4 Places or Precincts of Archaeological Potential</p> <p>D. Table C6.5 Significant Trees</p> <p>E. Table C8.1 Scenic Protection Areas</p> <p>F. Table C8.2 Scenic Road Corridors</p>	<p><u>Comments:</u></p> <p>A. It is Council's preference that a modified local heritage place list be included, but not the current list that includes numerous large rural titles unnecessarily.</p> <p>Council is hopeful that the spatial extents of many of the rural listings can be modified to match the revised equivalent listings on the Tasmanian Heritage Register. To transfer them into the LPS without doing this would result in thousands of hectares of farmland unnecessarily listed for non-existent heritage values. This was apparently not possible, so the decision was made to remove the local list. It is noted that all places remain on the Tasmanian Heritage Register, and so remain protected. Refer Section 6 for more discussion.</p> <p>B. C. D. E & F</p> <p>These various precincts, places and areas are not in the current planning scheme and there has been no work done to identify any or liaise with community and potentially impacted landowners. Council is not able to propose the introduction of these mechanisms as part of this current process. Regarding Scenic Protection Areas, Council considers that this could be explored through a process under S.35KB of the Act.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. Table C6.1 Local Heritage Places should not be utilised unless amended as described in Section 6 of this report to match the Tasmanian Heritage Register listings. It is noted the key areas of all properties are, in any case, listed on the THR, rendering the local list redundant.</p> <p>B. Table C6.3 Local Historic Landscape Precincts should not be utilised.</p> <p>C. Table C6.4 Places or Precincts of Archaeological Potential should not be utilised.</p> <p>D. Table C6.5 Significant Trees should not be utilised.</p> <p>E. and F. The establishment of Scenic Protection Areas and/or Scenic Road Corridors under the Scenic Protection Code should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Refer to Sections 4 and 6 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
39.	Jacob Smith	<p>Owner of the former Principal's Cottage of Ouse School at 7011 Lyell Highway. PID 3412721.</p> <p>States that this land is not zoned Village despite being part of the village of Ouse, next to the school.</p> <p>Under the Draft LPS it is proposed to be zoned Agriculture. It is currently Rural Resource Zone.</p> <p>Notes that Council's Supporting Report states that there is insufficient need for more Village Zone land in Ouse pursuant to the Southern Tasmania Regional Land Use Strategy. However, the submitter argues that this strategy is out-of-date, being developed eleven years ago prior to the recent population boom in Tasmania which has led to a general shortage of housing supply.</p> <p>The land is unsuitable for an agricultural enterprise, being relatively small, adjacent to the school and unirrigated.</p> <p>Allowing the land to be subdivided would, in contrast, likely strengthen the school through increased student numbers.</p> <p>Request change to Village Zone.</p>	<p><u>Comments:</u></p> <p>A structure plan or similar settlement analysis would need to be undertaken at Ouse to support a rezoning to Village.</p> <p>Nevertheless, the Agriculture Zone is considered inappropriate for the reasons raised by the submitter.</p> <p>Smaller rural titles such as this on the periphery of villages are, in practice, part of villages. Yet they are not zoned as such. These should be zoned Rural, as a practical 'holding zone'. This would allow easier consideration of town expansion in the future.</p> <p>Rural zoning would create a buffer between the village uses and the industrial-level agriculture use that the Agriculture Zone clears the way for. This is particularly important in this case considering the land is next to the school.</p> <p>Agree that the Southern Tasmania Regional Land Use Strategy is out of date, as it was formed ten years ago and was based largely on 2006 census data.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The zoning of 7011 Lyell Highway, PID 3412721, should be changed to Rural, as this will negate potential for land use conflict, especially in such close proximity to the school, and it will perform the function of a 'holding zone' in the short term.</p> <p>A structure plan for the township of Ouse, with input from the local community should be developed. This should follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>No impact on the LPS as a whole.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
40.	<p>Department of Primary Industries, Parks, Water & Environment.</p> <p>Tim Baker, Secretary</p>	<p>A. Does not support the zoning of the western half of the Interlaken Canal as Utilities Zone. Requests that it remain Environmental Management Zone.</p> <p>States that the EMZ zone is necessary to protect the RAMSAR wetland <i>“from further encroachment and/or hydrological impact by the canal and associated works, now and in the future”</i>.</p> <p>B. Requests that a Public Reserve, PID 5475283, on the Lyell Highway be changed from Rural Zone. (Not stated which zone is requested).</p> <p>C. Request unallocated Crown Land at Brady’s Lagoon (PID 2541169) be changed from Agriculture Zone to Environmental Management Zone, as it contains threatened native vegetation.</p> <p>D. Notes that all references to the National Parks and Reserves Land Regulations 2009 should be updated to the National Parks and Reserves Management Regulations 2019.</p>	<p><u>Comments:</u></p> <p>A. Not agree:</p> <p>Council has zoned the eastern half of the canal as Utilities Zone. This section is on an adjacent title outside the RAMSAR area.</p> <p>In the Supporting Report, Council indicates its preference for the entire canal to be zoned Utilities, reflecting the reality on the ground and providing greater certainty that this key component of the Clyde Irrigation District can continue operating properly into the future.</p> <p>The detailed RAMSAR maps clearly indicate that the actual wetland areas are located in other parts of the proscribed RAMSAR site and are not in the vicinity of the canal. The wetland’s values are in fact dependant on the proper management of water levels, which the Clyde Water Trust undertakes, using the canal. If future maintenance of the canal is impeded, the RAMSAR wetland values will be threatened. Refer Section 7 of this report for more details.</p> <p>B. Agree.</p> <p>Public Reserves are generally appropriately zoned Environmental Management Zone.</p> <p>C. Agree.</p> <p>Change to the Environmental Management Zone.</p> <p>D. Noted.</p> <p>A matter for the State Government to address within the State Planning Provisions.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>A. Council maintains its view that the whole canal should be zoned Utilities, reflecting the reality on the ground. Refer to Section 7 of this report.</p> <p>B. The zoning of Public Reserve, PID 5475283, should be changed to Environmental Management.</p> <p>C. The zoning of unallocated Crown Land at Brady’s Lagoon (PID 2541169) should be changed to Environmental Management.</p> <p>D. Noted.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Refer to Section 7 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
41.	<p>Susanne and Dean Klower</p> <p>Received at 8:58pm, 22 October 2021. After the advertised deadline of close of business 22 October 2021.</p>	<p>Owns land at 735 Arthurs Lake Road, Arthurs Lake.</p> <p>Concerned with the proposed extent of rezoning to the Agriculture Zoning in the area, and that this will lead to loss of important scenic and natural values.</p> <p>Cites the proposed wind farm at St Patricks Plains as an example – on land proposed to be Agriculture Zone yet contains many significant natural values.</p>	<p><u>Late Submission</u></p> <p>The late submission is accepted, pursuant to S.35F(2)(b) of the Act.</p> <p><u>Comments:</u></p> <p>This comments regarding the extent of proposed Agriculture Zone accord with Council’s view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Large areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as ‘land potentially suitable for the Agriculture Zone’.</p> <p>Regarding the proposed windfarm, it is noted that as the Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The Agriculture Zone has been applied far to widely and covers relatively poor-quality land and land dominated by natural values and forestry. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer to Section 3 of this report.</p> <p>The establishment of a Scenic Protection Area under the Scenic Protection Code in this area should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act. This issue is detailed further in Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p> <p>Refer to Sections 3 and 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
42.	<p>T.L Wood</p> <p>Received at 5:27pm, 22 October 2021. After the advertised deadline of close of business 22 October 2021.</p>	<p>Concerned with the proposed extent of rezoning to the Agriculture Zoning in the area, and that this will lead to loss of important scenic and wildlife values.</p>	<p><u>Late Submission</u></p> <p>The late submission is accepted, pursuant to S.35F(2)(b) of the Act.</p> <p><u>Comments:</u></p> <p>This accords with Council’s view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Large areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as ‘land potentially suitable for the Agriculture Zone’.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The Agriculture Zone has been applied far too widely and covers relatively poor-quality land and land dominated by natural values and forestry. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer to Section 3 of this report.</p> <p>The establishment of a Scenic Protection Area under the Scenic Protection Code in this area should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act. This issue is detailed further in Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development.</p> <p>Refer to Sections 3 and 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
43.	<p>Odile Foster</p> <p>Received on 23 October 2021. After the advertised deadline of close of business 22 October 2021.</p>	<p>Owner of shack at Miena</p> <p>Concerned with the proposed extent of rezoning to the Agriculture Zoning in the area, and that this will lead to loss of important values.</p> <p>Cites the proposed wind farm at St Patricks Plains as an example – on land proposed to be Agriculture Zone yet contains many significant natural values.</p>	<p><u>Late Submission</u></p> <p>The late submission is accepted, pursuant to S.35F(2)(b) of the Act.</p> <p><u>Comments:</u></p> <p>This comments regarding the extent of proposed Agriculture Zone accord with Council’s view that the Agriculture Zone has been applied far too widely within Central Highlands, covering land that is clearly not agricultural land of any significance. Large areas of land that are dominated by rural lifestyle blocks, forestry and/or nature conservation have been inappropriately mapped as ‘land potentially suitable for the Agriculture Zone’.</p> <p>Regarding the proposed windfarm, it is noted that as the Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The Agriculture Zone has been applied far to widely and covers relatively poor-quality land and land dominated by natural values and forestry. The application of the Agriculture Zone should be reviewed across the municipal area in accordance with the AK Consulting Decision Tree adopted by all Southern Councils. Refer to Section 3 of this report.</p> <p>The establishment of a Scenic Protection Area under the Scenic Protection Code in this area should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act. This issue is detailed further in Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Its use in multiple-use rural areas would have a negative impact on existing and future use and development. Refer to Sections 3 and 4 of this report.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.35F(c)(i) & (ii)
44.	<p>William John Gunn</p> <p>Received on 25 October 2021. After the advertised deadline of close of business 22 October 2021.</p>	<p>Owner of house at Miena.</p> <p>Concerned with proposed changes to the planning scheme “as it appears to be mainly to allow the development of many more wind towers”.</p> <p>Concerned of the impact on the natural landscape ‘over the whole community’.</p>	<p><u>Late Submission</u></p> <p>The late submission is accepted, pursuant to S.35F(2)(b) of the Act.</p> <p><u>Comments:</u></p> <p>It is assumed the changes to the planning scheme referred to are the rezoning of large areas of Highland Lakes land to Agriculture, rather than Rural, particularly at St Patricks Plains, which has the effect of removing the priority vegetation area overlay.</p> <p>Regarding the proposed windfarm, it is noted that as the Planning Authority, Council must not pre-judge a possible development application upon which it may need to statutorily sit in judgment.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>The establishment of a Scenic Protection Area under the Scenic Protection Code in this area should be explored through a planning scheme amendment process potentially pursuant to Section 35KB of the Act. This issue is detailed further in Section 4 of this report.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Refer to Section 4 of this report.</p>
45	<p>Sue Chandler</p> <p>Following receipt of the submission, the representor was queried by council officers and confirmed that the submission is intended to be a representation to the Draft LPS.</p>	<p>Raises general concerns about the impact of development on wilderness values.</p> <p>Raises a specific concern regarding ‘the proposed aerial lifts plan’. Council has not received an application for such a proposal and is unaware of any suggestions for such a proposal in Central Highlands.</p> <p>The representation does not propose any specific changes to the Draft LPS.</p>	<p><u>Comments:</u></p> <p>No view can be formed due to the lack of detail.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>No changes considered necessary.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

3. RURAL vs AGRICULTURE ZONE

3.1 Overview

The zoning of rural areas as presented in the Draft LPS maps does not accord with Council's view over large areas. In Council's view, the Agriculture Zone has been applied to many areas which are more appropriately zoned Rural

The LPS is required to zone rural land that is currently under the Rural Resource Zone or the Significant Agriculture Zone into either the Rural Zone (RZ) or the Agriculture Zone (AZ). These zones were created to recalibrate the Rural Resource Zone and the Significant Agriculture Zone which were inconsistently used and applied in interim schemes across the State.

The State Government commissioned a State-wide Agricultural Land Mapping Project (ALMP) with the primary aim of identifying Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area.

The ALMP alleged that the current Rural Resource Zone and the Significant Agriculture Zone were not fit for purpose. The Significant Agriculture Zone was too narrow in its scope and was limited to "land for higher productivity value agriculture dependent on soils as a growth medium". The Rural Resource Zone then had to capture all other agricultural land that was not deemed as having 'higher productivity value'.

The new Agriculture Zone is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses. The ALMP uses the term "Agricultural Estate" to describe the land as an economic asset to Tasmania that should be protected through Planning Scheme provisions. The Agriculture Zone is an inflexible single-focus zone suitable to commercial agricultural areas where very few other rural land uses occur. In this sense it is analogous to an Industrial Zone.

The Rural Zone provides for the remaining rural land where there is limited or no potential for agriculture. The Rural Zone provides for agricultural uses to occur in conjunction with a broad range of rural activities and industries. It is a flexible multi-use zone. In this sense it is analogous to the Urban Mixed Use Zone.

3.2 Land Potentially Suitable to the Agriculture Zone

Using desk-top analysis techniques at a broad, state-wide scale, the ALMP produced a map layer: Land Potentially Suitable to the Agriculture Zone, (LPSAZ). This was further categorised by a constraints analysis:

- Unconstrained agricultural land
- Potentially Constrained agricultural land (Criteria 2A)
- Potentially Constrained agricultural land (Criteria 2B)
- Potentially Constrained (Criteria 3)

Guideline No.1 requires the application of the Agriculture Zone to be based on the land identified in the LPSAZ, but provides for any analysis at a local level that:

- *Incorporates more recent or detailed analysis or mapping;*
- *Better aligns with on-ground features; or*
- *Addresses any anomalies or inaccuracies in the layer,*
- *alterations based on further identified constraints to agriculture*

In particular, Guideline AZ3 identifies that titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 in Layer 2 may require further investigation as to their suitability in the Agriculture Zone.

Guideline AZ 5 provides for titles to be split-zoned to align with areas potentially suitable for agriculture, and areas on the same title where agriculture is constrained.

Guideline AZ 6 provides for alternative zoning of land identified in Layer 2 to be considered if further analysis is done and identifies the following:

- *strategically important natural occurring resources;*
- *protection of significant natural values, such as priority vegetation areas;*
- *strategically important uses; and*
- *the land has limited or no potential for agricultural use.*
- *It can be demonstrated that there are significant constraints to agricultural use*

The makers of the LPSAZ utilised generic decision rules and desktop GIS analysis to generate the layer. The process did not include on-ground verification. The constraints analysis that was utilised in the LPSAZ mapping was not designed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land as it was not feasible to develop a model at the state-wide scale that could incorporate all factors of each individual title that need to be considered. Fundamentally, therefore, the LPSAZ is a broad-brush tool and not necessarily correct at the property level. Its outcomes are a good starting point and, whilst correct in many cases, often need to be tested against more detailed local-level analysis.

3.3 A Major Change for Southern Tasmania

The only major broad change in zoning from the existing Interim Planning Schemes to the state-wide Tasmanian Planning Scheme in the southern region of Tasmania is the zoning of rural areas.

Currently there is the Significant Agriculture Zone which only applies to the relatively small, well defined areas of high-quality agricultural land, and the Rural Resource Zone which applies almost everywhere else and includes dry-land cropping, pastureland, summer grazing land, native pasture, grazing land under forest cover, forestry land, private forested land and mining areas. This division of zones has suited the southern region well for many decades, as there are only small areas of well-defined high quality agricultural land and large areas of much poorer quality land. The contrast is stark compared to the north and northwest of the state where the land is much more productive overall and there is comparatively little poor-quality land.

Under the new Tasmanian Planning Scheme there will be the Agriculture Zone covering almost all agricultural land seemingly regardless of quality and the Rural Zone covering forestry land, major mining operations, and the like. The spatial allocation of the Rural and Agriculture Zones is very different to the allocation of the Significant Agriculture and Rural Resource Zones and has been a major task for Councils in the southern region during this state-wide planning reform process.

3.4 The AK Consulting Decision Tree

To provide a more refined property-level methodology, the Southern councils (with State Government funding) engaged the firm AK Consultants to develop the '*Decision Tree & Guidelines for Mapping the Agriculture and Rural Zones*'. This document takes the LPSAZ as a base and adds a standard methodology to enable planners to consider the facts on the ground and to decide whether land should be Rural or Agriculture Zone. It clearly sets out the circumstances in which land in the LPSAZ should in fact be zoned Rural and, conversely, where land not in the LPSAZ should be zoned Agriculture.

The Decision Tree document states that only if, after its guidelines have been applied, it is still uncertain which zone should be used, it might be appropriate for an expert consultant to be engaged to make a determination. In negotiations between the Planning Authority and the Commission, this has not been recognised by Commission officers, who have simply demanded that the Planning Authority engage external consultants whenever it considers it necessary to depart from the LPSAZ. The Planning Authority believes that in the vast majority of cases this would be an unnecessary waste of public resources when, in reality, many of the recommendations of the LPSAZ quite clearly need to be changed.

The Decision Tree document provides for a process to make these changes that is given substantive weight by the State's Guideline No.1 as *an agricultural land analysis undertaken at the regional level which incorporates more recent analysis, better aligns with on-ground features and addresses inaccuracies in the LPSAZ, and which is prepared by a suitably qualified person and adopted by all the Southern Councils*, (Guideline AZ1(a)).

Furthermore, AZ6(a) of Guideline No.1 provides for alternative zoning *if local or region strategic analysis has identified or justifies the need*. The application of the Decision Tree rules enables this.

In addition, at the time the Southern councils initially proposed to organise the creation of the Decision Tree, the idea was put to the TPC and the State Government and received endorsement.

3.5 Analysis

Data sources used by the Planning Authority to allocate zoning include, (in addition to the LPSAZ), the Land Use 2015 LIST layer, the Agricultural Land Capability layer (i.e. Class 1 to 7 under the Protection of Agricultural Land State Policy), aerial photography layers, Private Timber Reserves, Conservation Covenants, Mining Leases, landownership, local knowledge and site inspection, as per the Decision Tree guidelines.

In regard to Private Timber Reserves, (PTRs), the view is that the existence of a PTR should not carry sole determining weight to zone a piece of land Rural. For example, an isolated PTR making up a small part of a working farm ought to be zoned Agriculture along with the rest of the farm. However, multiple PTRs in an area, along with dominating forestry land use and/or forestry company land ownership indicates an area should be zoned Rural even though it may be mapped in the LPSAZ as

unconstrained agricultural land. The Decision Tree provides the rigour for planners / planning authorities to make this decision and the advice of an external consultant ought not be necessary.

3.6 Statewide Consistency

It is noted that the LPSAZ indicates large areas of high-altitude rough summer grazing land on Class 6 soils on the Central Plateau should be considered ‘unconstrained agriculture’, with the implication that such land ought to be zoned ‘Agriculture’. The Planning Authority notes that on the northwest coast, in Burnie, Class 4 agricultural land has been zoned Rural, (seemingly because these areas form part of forestry production areas). One of the Government’s stated reasons for introducing the statewide planning scheme is to ensure consistency across the State. Central Highlands Council supports the principle that forest production areas should be zoned Rural. However, it seems incongruous that the LPSAZ would suggest high-altitude rough summer grazing land on Class 6 soils should be Agriculture Zone whilst Class 4 soils elsewhere in the State are zoned Rural. This would appear to undermine the entire rationale for moving to state-wide standardisation via the State Planning Scheme.

3.7 The Planning Authority’s Decision-Making Rationale

The AK Consulting Decision Tree provides a sound method specific to the circumstances of Southern Tasmanian to weigh the various factors in determining whether land should be allocated the Rural Zone or the Agriculture Zone. It was created at the request of the Southern Councils to create a consistent methodology for allocating these zones, recognising the limitations of the broad-brush Land Potentially Suitable for Agriculture Zone (LPSAZ) desk-top mapping project.

The AK Consulting Decision Tree provides the following zoning guidelines:

- *Consistency of land use patterns.*
- *Titles that have characteristics that are suitable for either the Rural or Agriculture Zones (based on State Government’s – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.*
- *To avoid spot zoning of individual titles a minimum of 3 titles should be investigated (depending on size and scale of titles) for a zone. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.*
- *Adjacent titles owned by same entity to be included in the same zone when possible:*
- *Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag Zone then the preference would be for the title supporting plantation to also be in the Ag Zone.*
- *Split zoning of titles to only occur in exceptional circumstances:*
- *Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.*

A key issue is when a title is nominated as ‘Agriculture – Unconstrained’ in the LPSAZ map, and Council considers it should nevertheless be zoned Rural – based on real on-the-ground knowledge. The AK Consulting Decision Tree considerations that apply in this circumstance are as follows:

Land mapped as unconstrained in the LPSAZ is to be zoned Rural if meeting one or more of the following criteria, (as per RZ1 and RZ3):

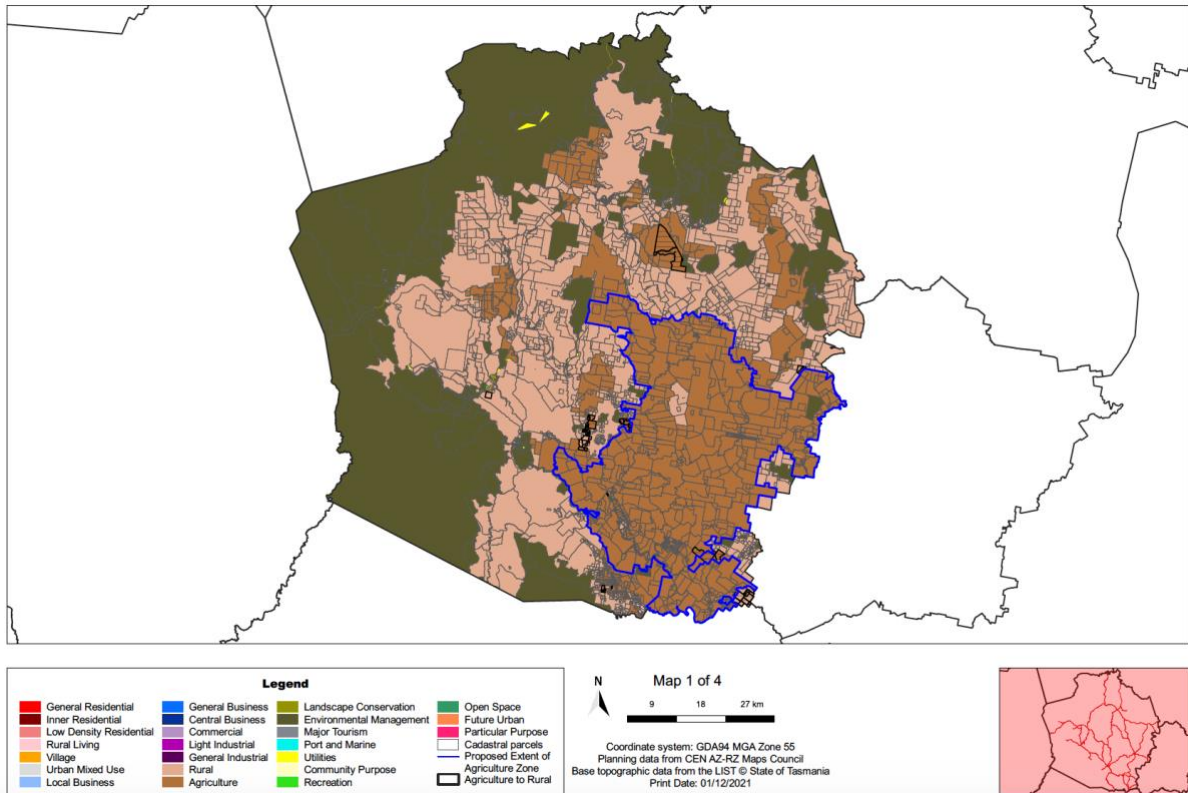
- 1: *If on Class 6 or 7 Land, or land that is limited due to site characteristics.*
- 2: *If owned by a forestry company.*
- 3: *If owned by a private land holder and is adjacent to other forestry or Rural Zone titles.*
- 4: *If under private timber reserves and unlikely to be converted to pasture.*
- 5: *Adjacent land is also primarily used for forestry activities.*
- 6: *State forest and/or Future Production Forest.*

The maps on following pages set out the Planning Authority’s preferred allocation of the Agriculture and Rural Zones using the above decision-making rules.

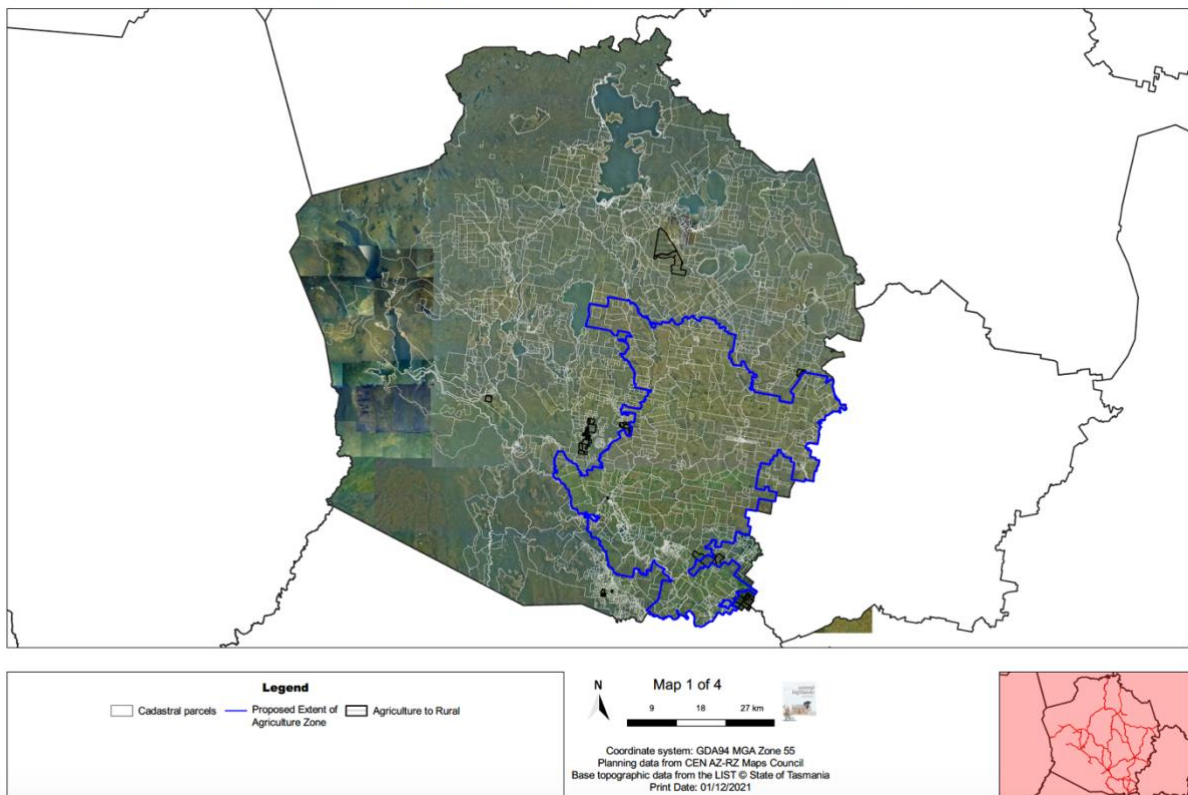
3.8 Effect on the LPS as a Whole

Amending the zoning of areas of marginal agricultural land, land already subdivided and used for rural lifestyle blocks and areas dominated by forestry and nature conservation from Agriculture to Rural would have a significant beneficial effect on the LPS as a whole. The Rural zone is a flexible zone suited to this array of uses whilst the Agriculture Zone is a single-focus zone suitable to commercial agricultural areas. Applying the Agriculture Zone to multiple-use rural areas would have a serious negative impact on existing and future use and development.

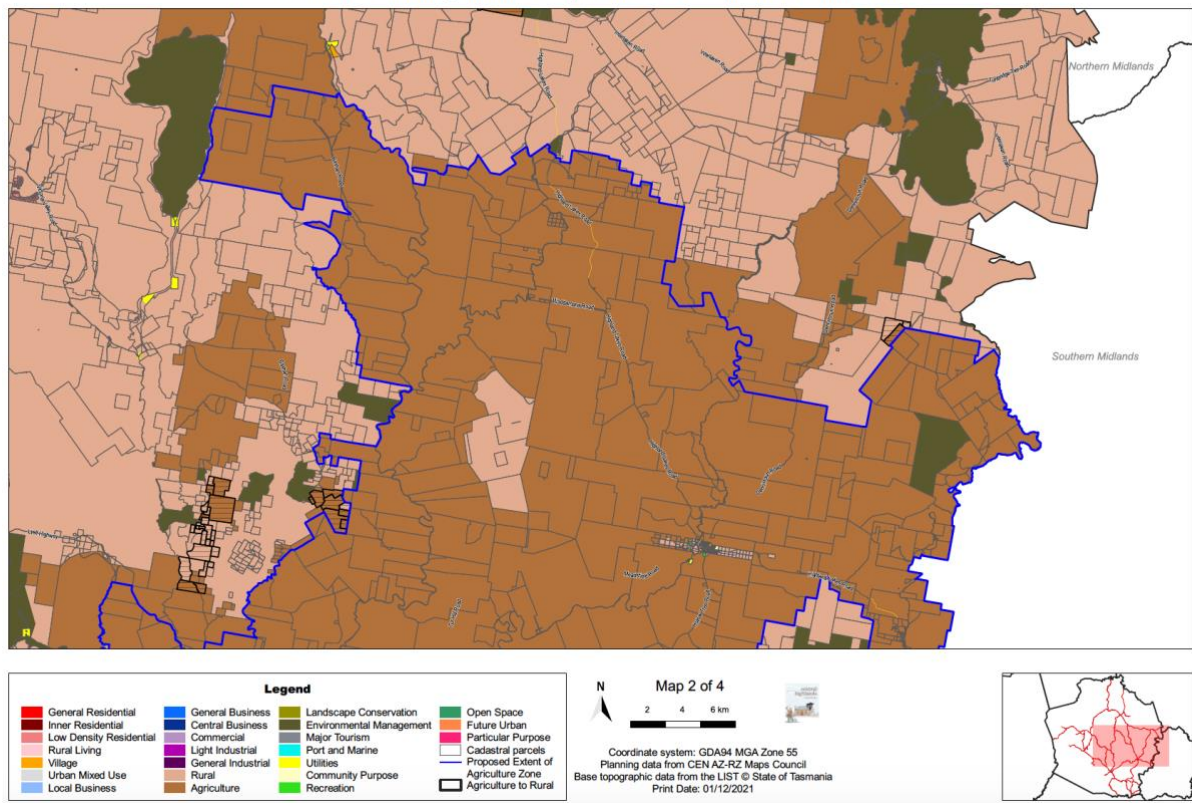
Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - Zones



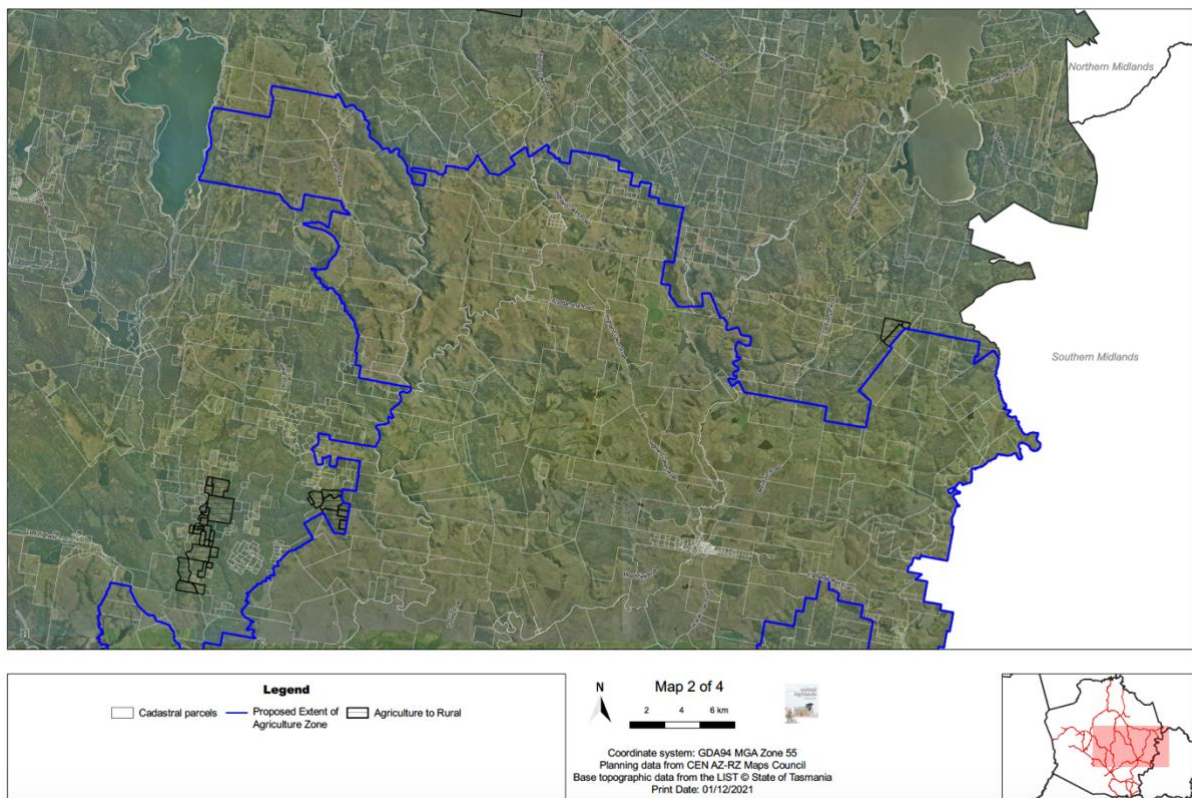
Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - Imagery



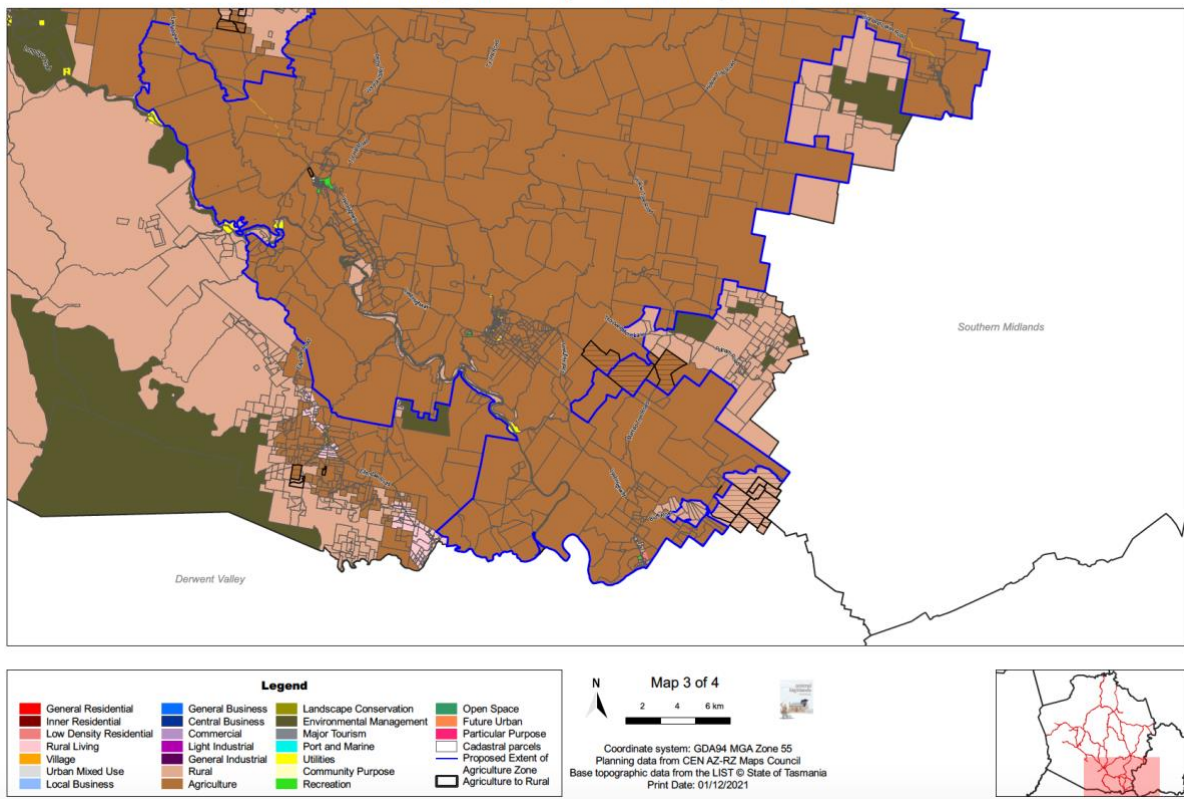
Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - Zones



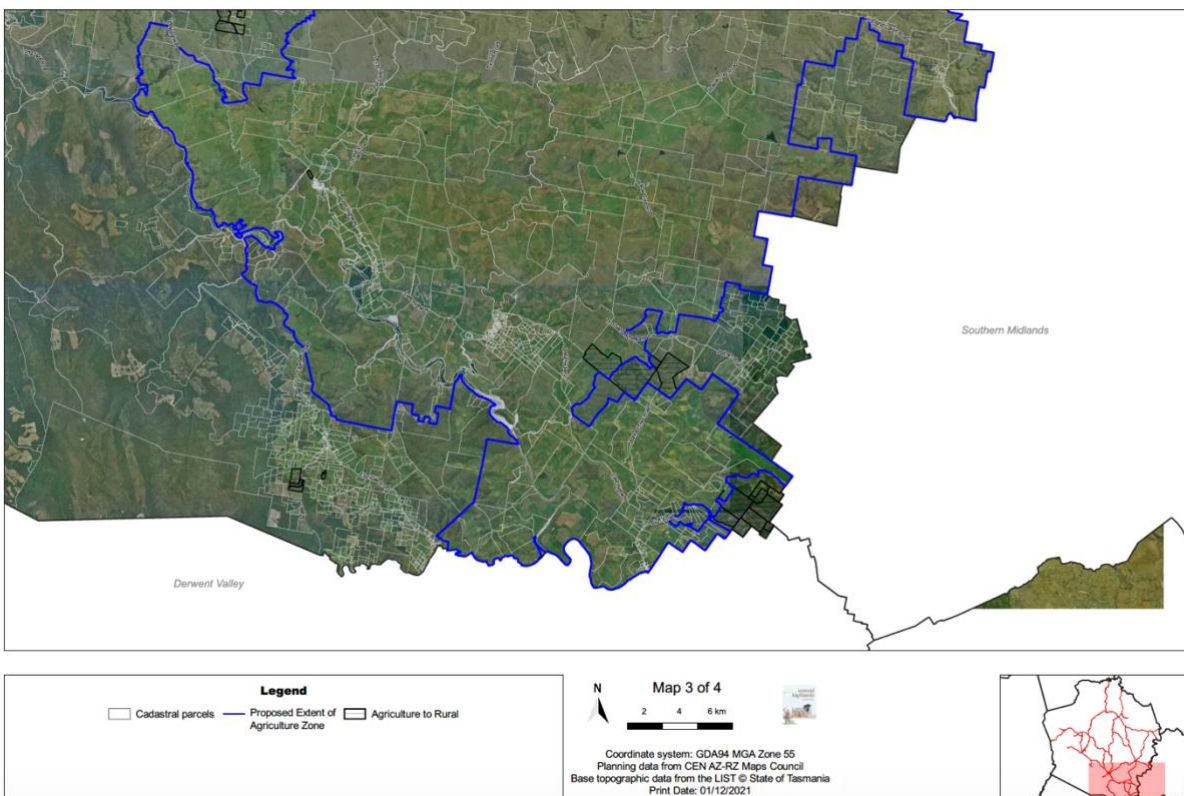
Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - Imagery



Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - Zones

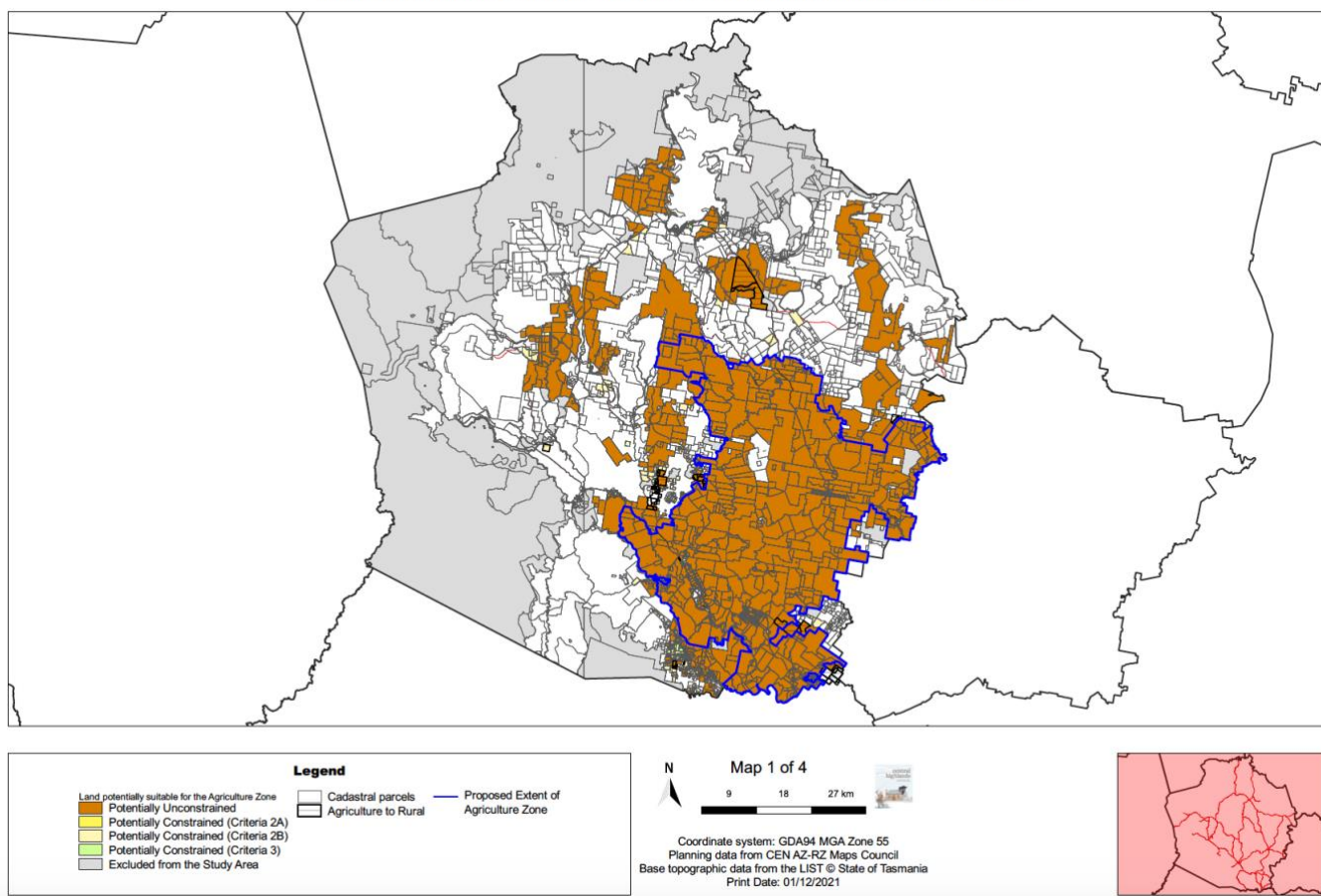


Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - Imagery



Map indicating proposed extend of the Agriculture Zone with respect to the 'Land Potentially Suitable to the Agriculture Zone layer.

Tasmanian Planning Scheme - Proposed Extent of Agriculture Zone - PSFA



4. LANDSCAPE PROTECTION

4.1 Overview

A significant number of representations received expressed concerns over the lack of protection of rural landscape values in the Draft LPS. A number of these included detailed and well-researched submissions for specific landscape protection areas including landscape analysis with proposed areas defined on maps.

Several representations noted that the existing Rural Resource Zone, which covers a large proportion of the Central Highlands, includes some landscape protection clauses within the development controls, and that neither the new Agriculture or Rural zones contain such provisions. Therefore, the advent of the Tasmanian Planning Scheme will see the loss of general, albeit ‘low key’, landscape protection controls unless specific provisions are created under the Scenic Protection Code.

The Planning Authority accepts there is a prima facie case for the creation of Scenic Protection Areas or Scenic Road Corridors which deserves to be further explored. However, the Planning Authority reserves its final position on this matter until further information and professional advice is obtained and a formal public notification process has occurred. In short, the introduction of such a significant planning control mechanism should not be undertaken in this current process at this stage. There has been no formal consultation with the community generally or impacted landowners in particular regarding the proposed landscape protection areas.

It is the Planning Authority’s opinion that the establishment of the mooted ‘Central Highlands Scenic Protection Area’ along the Highland Lakes Road and Waddamana Road and the Scenic Road Corridor along the Lyell Highway should be explored through a planning scheme amendment process pursuant to Section 35KB of the Act.

4.2 Effect on the LPS as a Whole

The establishment of Scenic Protection Areas or Scenic Road Corridors under the Landscape Protection Code would be a major new addition to the planning scheme controls applying to the land and would have a significant impact on the LPS. This is notwithstanding the fact that such a mechanism would replace the ‘landscape impact provisions’ in the current Rural Resource Zone applying to much of the area because the development controls within a Scenic Protection Area mechanism would likely be significantly greater than those in the current Rural Resource Zone.

It is the Planning Authority’s opinion, therefore, that these proposals ought to be subject to a planning scheme amendment process under Section 35KB of the Act. This would provide the ability for the proposed provisions to be refined, the overlay areas to be reviewed and expert advice to be sought. The process would also afford natural justice to potentially impacted landowners and allows the Planning Authority to properly weigh the impact on private property rights for the benefit of ‘the greater good’.

5. CONSERVATION COVENANTED LAND

Council's policy position on this matter is:

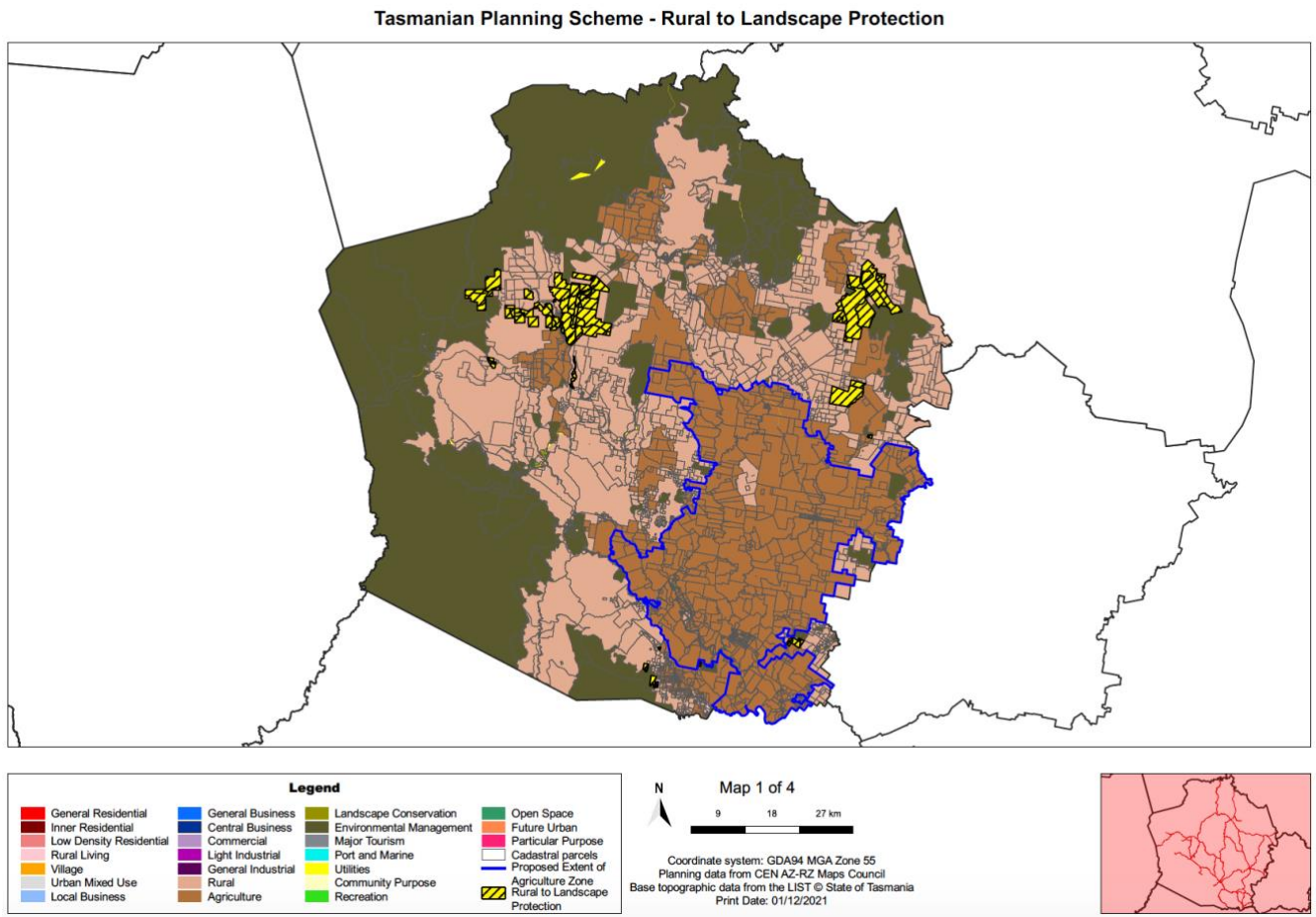
Council's policy is that the existence of a conservation covenant does not automatically warrant a change of zone from Rural or Agriculture to the Environmental Management or Landscape Conservation. The reasons for this are:

- *Many covenants are temporary. Once they expire, it should not be necessary for a landowner to seek a rezoning to regain agricultural and rural land-use options.*
- *At the time of entering into these covenants, many landowners were assured by the State that doing so would not result in their land being rezoned.*
- *Council is not willing to impose what would be, in many cases, highly adversarial rezoning on landowners.*
- *The adversarial imposition of the Environmental Management Zone or Landscape Conservation Zone on covenanted land would result in significantly fewer covenants being entered into by landowners in the future. This would have a substantial detrimental impact on overall conservation goals.*
- *Many covenants permit continuation of some agricultural activities, such as grazing.*
- *It is Council's intention to support the wishes of landowners who expresses a desire for their covenanted land to be zoned Environmental Management or Landscape Conservation during the statutory exhibition of the Draft LPS.*

During the course of the public exhibition process a number of landowners request that their properties be amended to Landscape Conservation Zone. The Planning Authority has endorsed these requests.

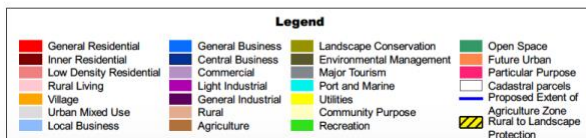
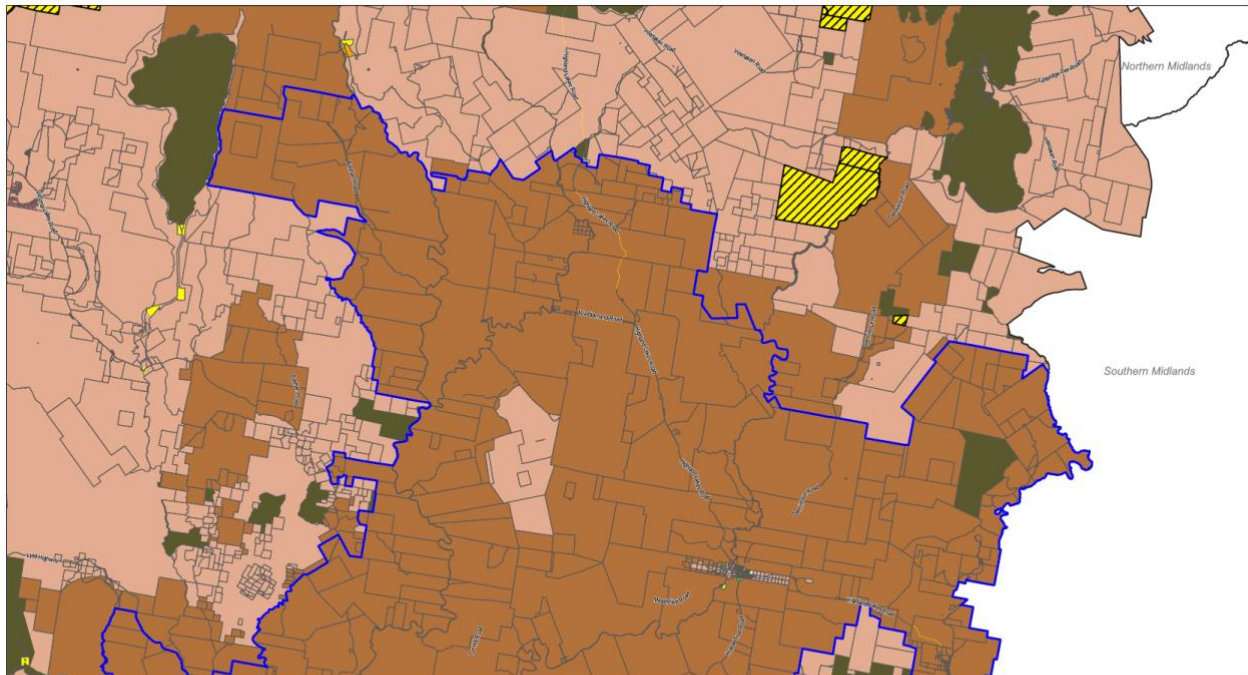
The maps on the following pages indicate this land.

Land shown yellow with black cross-hatching is proposed to be zoned Landscape Conservation

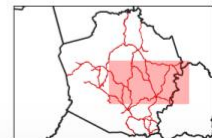


OVERVIEW MAP

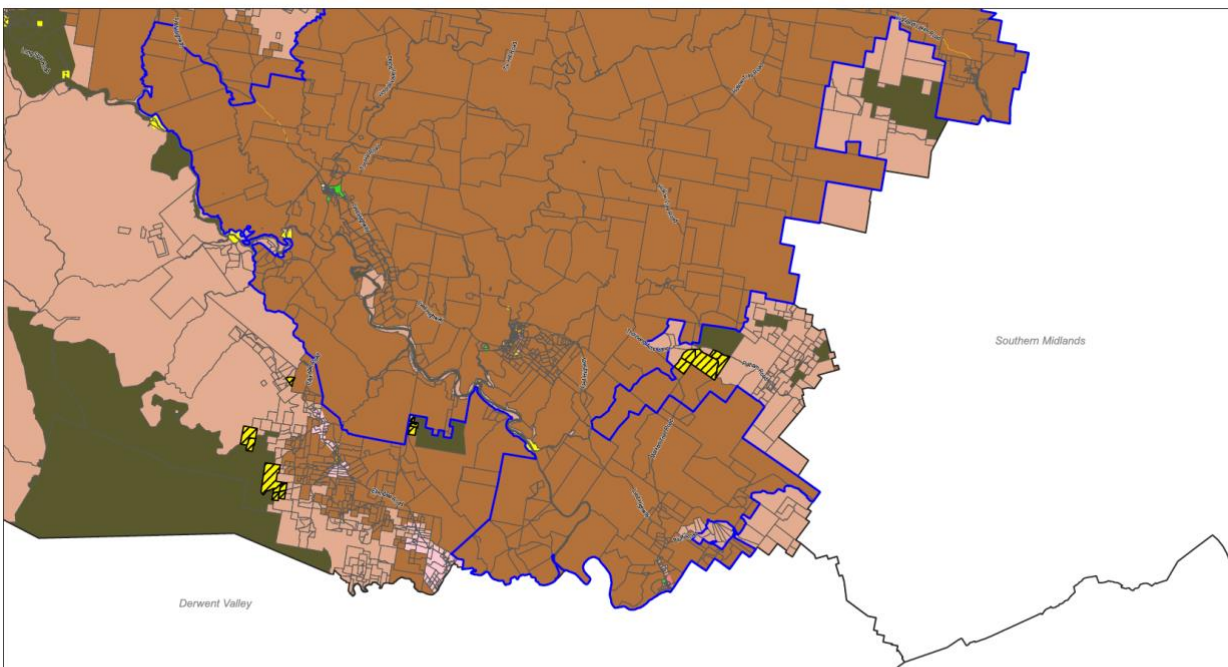
Tasmanian Planning Scheme - Rural to Landscape Protection



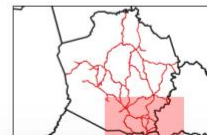
N
2 4 6 km
Map 2 of 4
Coordinate system: GDA94 MGA Zone 55
Planning data from CEN AZ-RZ Maps Council
Base topographic data from the LIST © State of Tasmania
Print Date: 01/12/2021



Tasmanian Planning Scheme - Rural to Landscape Protection



N
2 4 6 km
Map 3 of 4
Coordinate system: GDA94 MGA Zone 55
Planning data from CEN AZ-RZ Maps Council
Base topographic data from the LIST © State of Tasmania
Print Date: 01/12/2021



6. LOCAL HERITAGE PLACE LIST

6.1 The Planning Authority's Aim:

The Planning Authority does not wish for the Local Heritage Place list to be removed from the LPS. Instead, it is of the opinion that it is only necessary to amend the spatial extent of the local heritage listings to remove 'superfluous titles' that have already been removed from the corresponding Tasmanian Heritage Register listings. It is the Planning Authority's view that the heritage list, thus amended under Schedule 6, Clause 8D of the *Land Use Planning & Approvals Act 1993*, should go forward into the LPS.

There is over 3,000 ha of land currently encumbered by these unnecessarily listed titles. This represents an unnecessary and unfair encumbrance on any future development of these titles.

The reduction in spatial extent of the Tasmanian Heritage Register listings has been undertaken only after extensive review and analysis of heritage values, landowner consultation and opportunity for public consultation, by the Tasmanian Heritage Council. This is a proper and rigorous process, and the results should flow to the local listings in the Central Highlands municipal area.

By retaining the local heritage list in the LPS (modified as proposed) the planning scheme will retain its function of alerting users of the scheme to the fact that a place is listed.

As an adjunct to the above, it is noted that there are no local-only listings.

6.2 How did 'superfluous titles' come to be listed in the planning scheme?

The situation has arisen through a series of 'accidents of history':

- In the 1970s and 1980s planning schemes listed heritage properties simply by name (if there was one) and address. The spatial extent of the listing was not defined. This was not generally a problem for listings in cities and towns on small urban titles. However, for large rural properties there was always some doubt as to the spatial extent of the listing.
- In the 1990s the Tasmanian Heritage Register (THR) was established. It was created more or less 'overnight' by collating existing listings in council planning schemes and other lists such as the Register of the National Estate and the National Trust.
- The legislation underpinning the Tasmanian Heritage Register stated that the spatial extent of each listing must be defined. The default was the title (or titles) on which the place was located. At the time, the title was almost invariably adopted as there were no resources for expert examination of thousands of listings to define a spatial extent other than the title. Again, this was not generally a problem for listings in cities and towns.
- However, for large rural properties containing many titles, all the titles within a landholding were often included in the listing. Therefore, whilst the principal title containing, for example, a heritage house and associated outbuildings was rightfully included, also included were the property's other titles, often containing many hundreds of hectares.
- Rural planning schemes drafted after the Tasmanian Heritage Register came into being often adopted the same spatial definition as the matching THR listing, including that of Central Highlands Council.

- Thus, properties made up of multiple titles, such as Norton Mandeville in the Central Highlands, now find themselves with hundreds of hectares unintentionally encumbered by a statutory heritage listing.
- Over the last 10 or 15 years the Tasmanian Heritage Council has been expending considerable resources to review Tasmania’s rural listings and make amendments to the THR to remove superfluous titles. In some cases, the Heritage Council has even created Rural Exclusion Agreements which define the extent of a heritage listing to just a part of a title, with an accompanying plan formally lodged in the Central Plan Register (CPR). Most rural THR listings in Central Highlands have thus been corrected; reduced either to just the homestead title of a smaller part of the homestead title via a CPR plan.
- Such corrections, however, do not automatically flow through to the listings in the local planning scheme.

6.3 Why hasn’t the list been renewed by the Planning Authority already?

The current Interim Planning Scheme 2015 was created through the Regional Planning Project. When that project started in 2009, each council voluntarily signed up to the project and scuttled their individual planning scheme replacement projects to come on board with the collective approach. In doing so, Central Highlands Council (like all Councils) assumed the project would result in renovated, up-to-date planning schemes. However, the State subsequently advised that because the new schemes were going to be brought into effect as *interim* planning schemes (meaning; prior to any public consultation process) they had to be simply transitions of the old schemes in order to preserve the principles of natural justice. This meant that no substantive renovations, or updates, were possible. This included such things as fixing up the heritage listings.

The current planning reform process, which will result in the state-wide Tasmanian Planning Scheme, includes proper public consultation and hearings process prior to coming into effect. Yet the State has again advised that many of the provisions still cannot be substantially renovated or updated and must simply be ‘transitioning’ provisions. This is somewhat perplexing, in terms of process. It also effectively means that despite two major planning reforms over the last decade, Councils have still not been able to undertake a wholesale ‘renovation’ of their planning schemes of the likes undertaken in the past.

It would, of course, have been possible for the Planning Authority to undertake multiple individual planning scheme amendments during this time. This would have been costly and time consuming for both the ratepayers and the TPC. Furthermore, at the beginning of each of the abovementioned major planning reform processes, the promise was that the resultant planning schemes would, in fact, be brought up-to-date. So, it was reasonable for the Planning Authority to assume that pursuing multiple individual planning scheme amendments would have been unnecessary and a waste of public resources.

Central Highlands’ planning scheme was already around ten years old at the start of all this reform. This means that, as of 2021, many of the essential aspects of the scheme are two decades old, including the heritage list.

6.4 The Planning Authority's Options:

The Planning Authority considered three options available to address this matter:

- A. Transition the current list into the LPS list with no amendments (other than correction of incorrect title references and street addresses), as per the direction of the TPC. This would mean many rural titles will continue to be unnecessarily heritage-listed.

This will result in additional expense and time delays in the development application process for future proposed developments on this land. The total area of 'superfluous titles' that are in the current planning scheme list but have been removed from the corresponding Tasmanian Heritage Register listings is 3,235 hectares.

Clearly, this would run counter to the State Government's declared aims for the whole planning reform process *"to ensure planning in Tasmania will be simpler, fairer and more efficient"* and provide *"greater certainty to investors and the community"*.

- B. Engage a suitably qualified expert to review the entire heritage list and create the necessary data sheets to enable them to be included in the LPS list as 'new listings', and in the process remove the superfluous titles.

This would require significant financial resources and would delay the progression of the LPS by twelve months, or more.

- C. Remove the heritage list from the LPS entirely. The TPC has advised that this option is allowable. This option works with Council's long-held position that it only list properties that are also on the Tasmanian Heritage Register. The heritage values of these properties would remain protected by virtue of the THR.

In fact, the State Planning Provisions explicitly state that the Heritage Code does not apply if a listed property is also listed on the THR.

Because of this, if the current listings are 'transitioned' straight into the LPS heritage list, the ridiculous situation will arise in which the Planning Authority would only deal, in a heritage assessment sense, with the superfluous titles on the LPS heritage list. This is because the actual principal heritage titles would also be listed on the THR and therefore exempt from heritage assessment under the planning scheme by the Planning Authority.

6.4 Examples and Statistics:

The following pages include maps showing examples of local heritage listings that have ‘superfluous titles’ mentioned above. Each set of maps depicts:

- The current Interim Planning Scheme (**IPS**) heritage listing.
- Council’s proposed listing in the Draft Local Provisions Schedule (**LPS**), reduced to just the principal title to match the Tasmanian Heritage Register.
- Where a Rural Exclusion Agreement exists with the Tasmanian Heritage Council, the extent of the listing now included in the THR as per the plan registered in the Central Plan Register (**CPR**).

Currently there is an area of 24,925 hectares within local heritage listings in the Central Highlands Interim Planning Scheme 2015.

Council’s proposed removal of ‘superfluous titles’ in the LPS would reduce this to 21,690 hectares, freeing up 3,235 hectares from unnecessary heritage listing.

Note that the figure of 21,690 hectares remaining under heritage listing is indicative of the large rural titles in the municipality containing heritage houses. Ideally, all such listings will eventually have Rural Exclusion Agreements with the Tasmanian Heritage Council with much-reduced areas indicated on plans in the Central Plan Register.

ALLANVALE



Allanvale - CPR

N/A

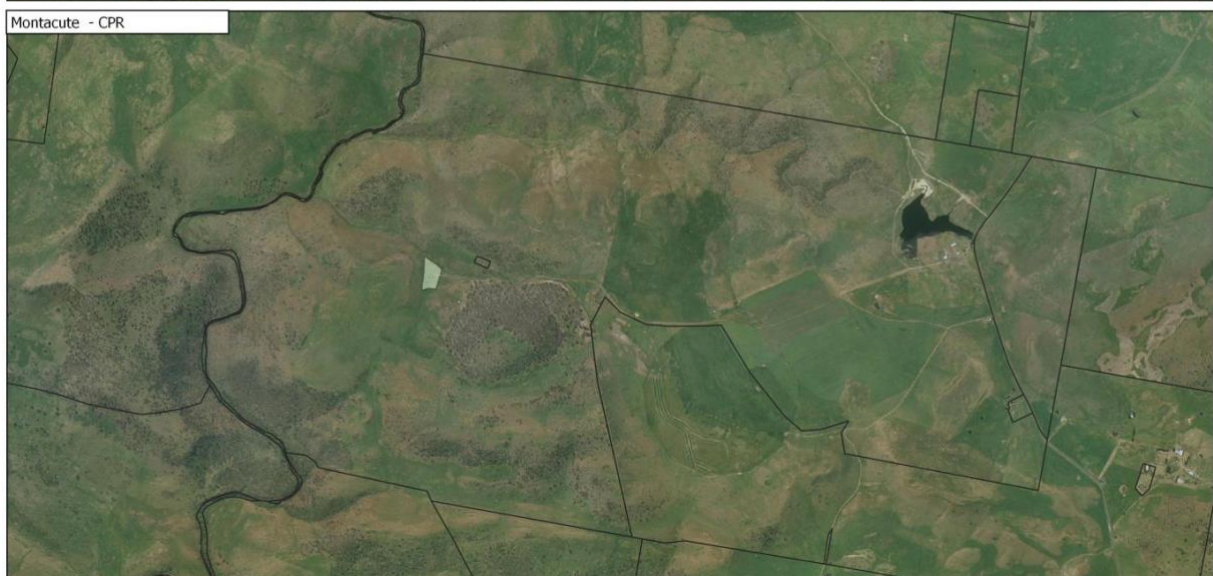
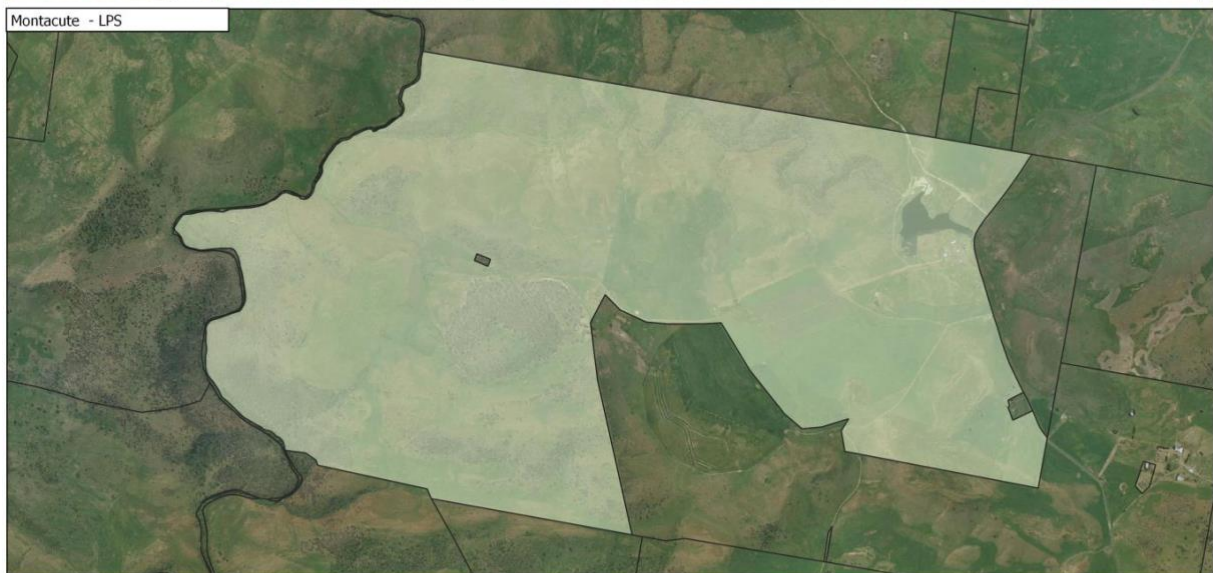
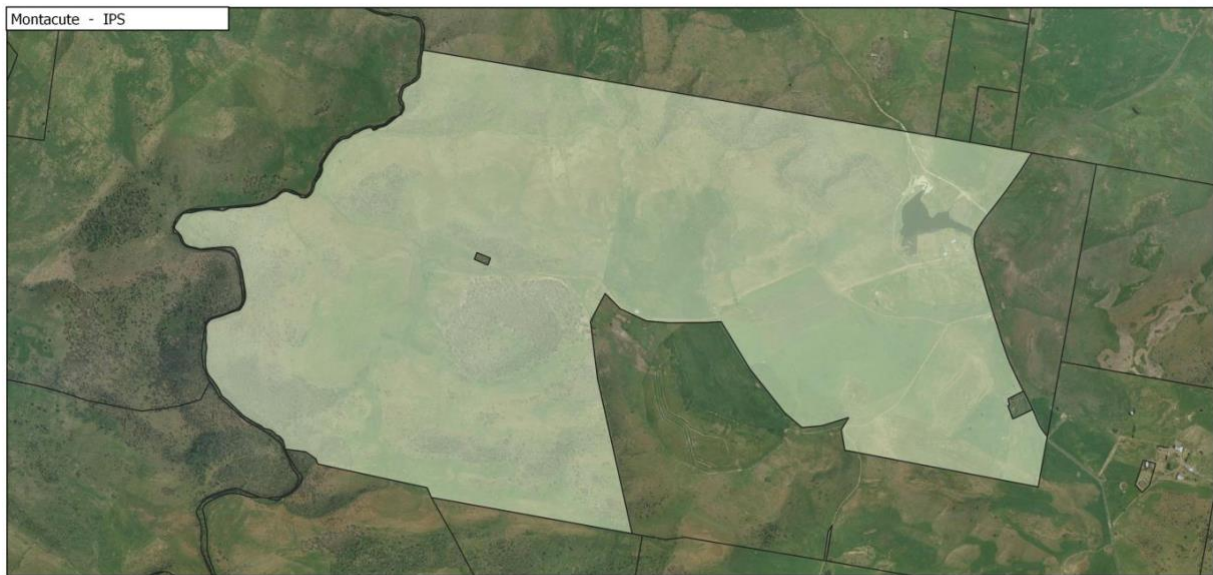
ASHTON



Ashton - CPR

N/A

MONTACUTE



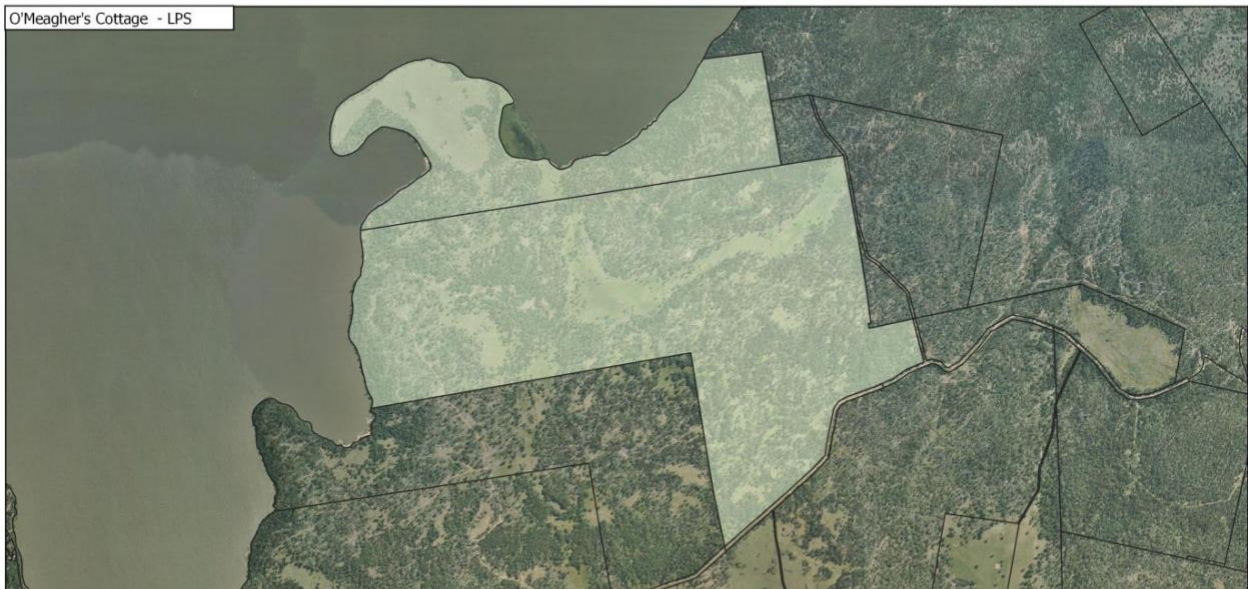
NORTON MANDEVILLE



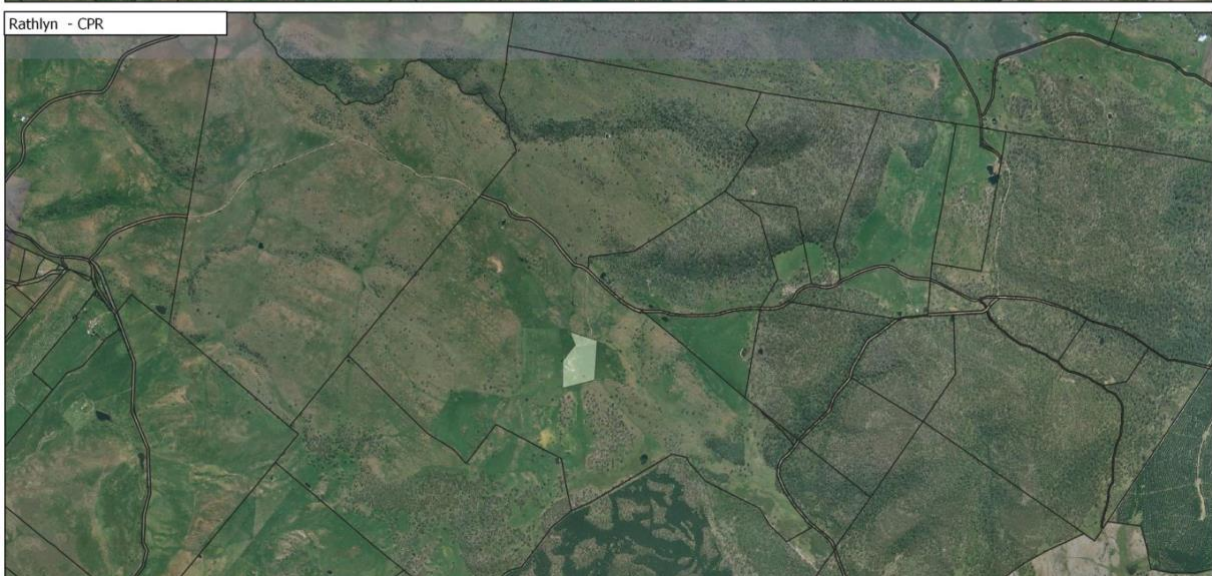
Norton Mandeville - CPR

N/A

O'MEAGER'S COTTAGE



RATHLYN



ROSECOT



Rosecot - CPR

N/A

CLEVELAND (A CASE OF AN INCORRECT TITLE CURRENTLY BEING LISTED)



Cleveland - CPR

N/A

BOTHWELL SANDSTONE KERBS



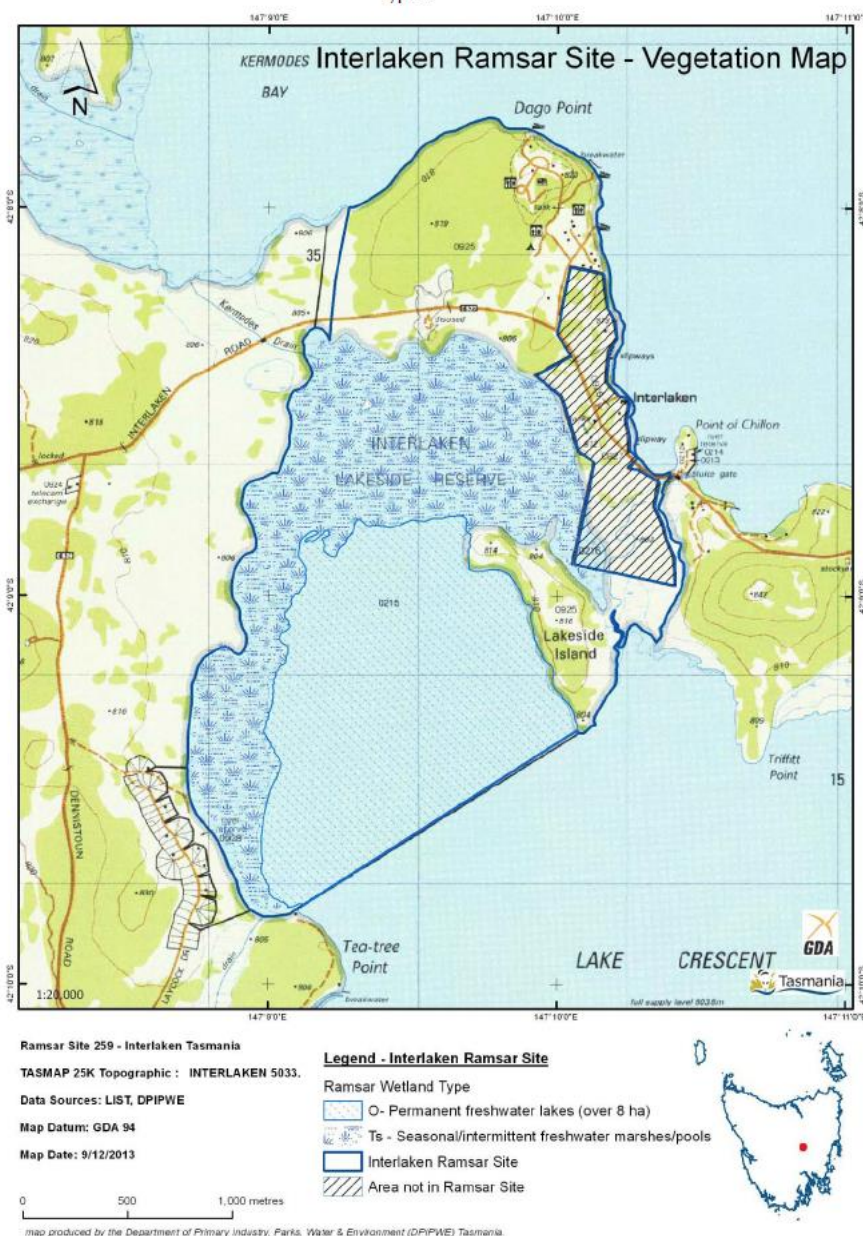
7. INTERLAKEN CANAL ZONING

The Planning Authority has zoned the eastern half of the canal as Utilities Zone. This section is on an adjacent title outside the overall RAMSAR site area.

As set out in the supporting report, the strong preference is for the entire canal to be zoned Utilities, reflecting the reality on the ground and providing greater certainty that this key component of the Clyde Irrigation District can continue operating properly into the future.

Information Sheet on Ramsar Wetlands (RIS), page 15

Attachment 1: Location map of the Interlaken Lakeside Reserve Ramsar site including Ramsar wetland types.



The above map from the RAMSAR information sheet shows the considerable separation between the canal (the strip on the east of the overall RAMSAR site) and the actual wetland area (the 'seasonal/intermittent freshwater marshes/pools'). It can also be seen that for two-thirds of the length of the canal a large private lot excluded from the RAMSAR site sits between the wetlands and the canal.

The wetland's values are significantly dependant on the management of water levels, which the Clyde Water Trust undertakes using the canal. At appropriate times water stored upstream in Lake Sorell is allowed to flow through the canal to Lake Crescent, where the RAMSAR site is located, thereby enabling the water levels across the marshes to be well-managed. If future maintenance of the canal is impeded, the RAMSAR wetland values may be threatened.

The RAMSAR wetland site is largely an artificial construct. The water levels of Lakes Crescent and Sorell were artificially raised in the 1800s as part of the Clyde Water Trust Irrigation Scheme, one of the oldest in Australia. Since then the Trust has managed the water levels in Lake Crescent using the canal. If the irrigation scheme works had not occurred, the wetlands subject of the RAMSAR listing would not exist, or at most would be far less extensive.

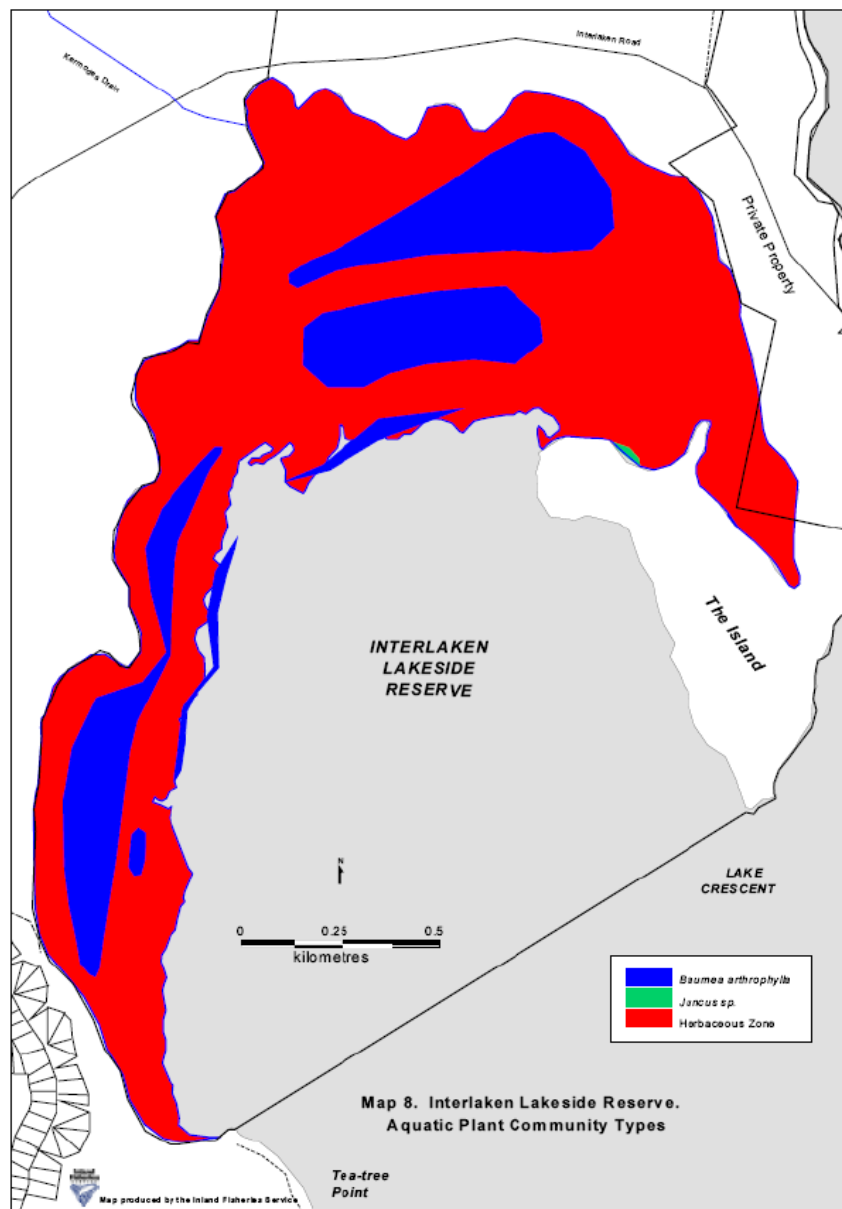


Figure 7-1
Distribution of aquatic plant communities at ILR in 2001 (Heffer 2003a)

The above map again demonstrates the considerable distance between the wetland and the canal.

**8. LAKE MEADOWBANK SPECIFIC AREA PLAN:
RESPONSE TO MATTERS RAISED IN THE OUTSTANDING ISSUES NOTICE
Pursuant to S.35F(2)(ba) of the Act**

8.1 Direction from the Commission:

ISSUE

The planning authority (PA) proposes to insert CHI-S1.0 Lake Meadowbank Specific Area Plan (SAP) in the Central Highlands LPS.

The PA has advised it does not wish to transition F1.0 Lake Meadowbank Specific Area Plan in the Central Highlands Interim Planning Scheme 2015 into the LPS, under Schedule 6 – Savings and Transitional Provisions of the Act, but instead insert the new SAP shown in Attachment 1.

The Act requires a new SAP in an LPS to meet the LPS criteria under section 34(2).

INFORMATION NEEDED

Information and justification to demonstrate the attached SAP meets the LPS Criteria under section 34(2) (a), (b), (c), (d) and (e) of the Act. Specifically, the Commission requires information that the SAP:

- (a) contains all the provisions that the State Planning Provisions (SPPs) specify must be contained in an LPS;*
- (b) is in accordance with section 32(4) of the Act;*
- (c) furthers the objectives set out in Schedule 1;*
- (d) is consistent with the State Policy on the Protection of Agricultural Land 2009 (PAL Policy); and*
- (e) as far as practicable, is consistent with the Southern Tasmania Regional Land Use Strategy 2010-2035.*

8.2 Response from the Planning Authority:

8.2.1 (a) contains all the provisions that the State Planning Provisions (SPPs) specify must be contained in an LPS;

The SAP contains all the provisions the State Planning Provisions specify must be contained in an LPS. It is noted that the State Planning Provisions are in the form of headings only, not content.

8.2.2 (b) is in accordance with section 32(4) of the Act;

1. Lake Meadowbank is the premier water-skiing facility in Tasmania. The Planning Authority wants to allow this recreation facility of state-wide strategic importance to expand, both on and off the water. This includes clubrooms and other shore-based facilities, water-edge facilities such as jetties, pontoons, boat ramps and on-water recreational infrastructure. For these reasons the SAP is necessary pursuant to Section 32(4)(a) of the Act.
2. These water-edge and on-water facilities, however, also need to be shared and consolidated so that the current unsystematic proliferation trend is halted and potentially reversed. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.

3. As the lake's status as the State's premier water-skiing location grows, more accommodation will need to be allowed around the lake, over a range of modes including camping, caravans and holiday cabins. This needs clear siting criteria to ensure the lake's landscape values are not destroyed by, for example, numerous buildings close to the water's edge. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.
4. Many operational Hydro lakes have a degree of recreational use. The difference with Lake Meadowbank is the high degree of recreational use arising from its close proximity to greater Hobart, the specific nature of that use (predominantly; the State's premier water-skiing facility) and associated pressures for more accommodation / housing / camping and aquatic structures. A SAP is required to do this. For this reason, the SAP is necessary pursuant to Section 32(4)(a) of the Act.
5. This high-level of specific water-based recreational activities and development pressures pose particular management challenges for Hydro Tasmania, over and above that which exist for other lakes where water-based recreation occurs. Development applications for sites close to the foreshore should be referred to Hydro Tasmania for comment. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.
6. The agricultural value of the land is not highly significant, whilst the economic and social values of the lake as the State's premier water-skiing facility are highly significant. The scheme provisions should lean in favour of the recreational use within the SAP area. The SAP is necessary to do this.
7. The land around the lake contains highly significant Aboriginal heritage sites. Development applications involving buildings and works should be referred to AHT for comment. The SAP is necessary to do this. For this reason, the SAP is necessary pursuant to Section 32(4)(a) of the Act.
8. The Landscape Conservation Zone is not used in the Central Highlands LPS and, in any case, would not suit this special area. The proposed SAP, in part, introduces some aspects of this zone. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.
9. The Commission guidelines document: "*An approach to applying Section 32(4)*" list a number of 'tests' to be answered when considering a Specific Area Plan. Overall, the tests are satisfied by the content of the above eight points, as follows:

The significant benefit test: State, regional and local social and economic benefit deriving from its status as the premier water ski recreational facility in the State.

Regional social and environmental benefit deriving from its position as the last hydro-electric dam on the Derwent River and thus the main source of drinking water for greater Hobart.

The particular qualities test: State, regional and local social and economic benefit deriving from its status as the premier water ski recreational facility in the State.

State, regional and local social benefit deriving from the rich Aboriginal heritage within the area.

8.2.3 (c) *furtheres the objectives set out in Schedule 1;*

The objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
- (c) to encourage public involvement in resource management and planning; and
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) ; and
- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The SAP is necessary to sustainably manage the use and development of this area, which has been and will remain to be, subject to significant recreational and visitor accommodation pressures, due to the facility's status as the State's premier water-skiing recreational facility. This includes the collective management of onsite wastewater systems, recognising and protecting Aboriginal heritage and providing for the fair orderly and sustainable use and development of the area.

8.2.4 (d) *is consistent with the State Policy on the Protection of Agricultural Land 2009 (PAL Policy);*

As with all Central Highlands, there is no Prime Agricultural Land within the SAP area.

Relevant Principle:

1. *Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*

The modest agricultural land within the SAP area is less significant than the use of small parts of the land for the State's major water ski recreational facility. It is therefore reasonable that agricultural use of this land is confined or restrained, noting that the majority of agricultural land within the area will remain available for agriculture.

Relevant Principle:

7. *The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

The agricultural land within the SAP area is an insignificant area compared to the extensive area of similar-value agricultural land available in the municipal area.

8.2.5 (e) *as far as practicable, is consistent with the Southern Tasmania Regional Land Use Strategy 2010-2035;*

The SAP is not inconsistent with the Southern Tasmania Regional Land Use Strategy.

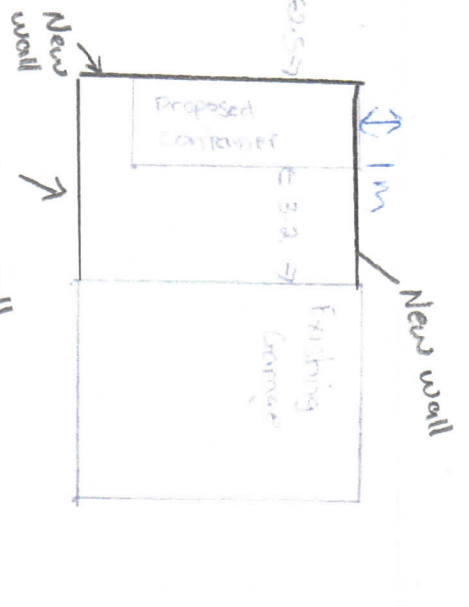
**8. PLANNING AUTHORITY OPINION ON WHETHER THE DRAFT LPS MEETS THE LPS CRITERIA
Pursuant to S.35F(2)(d) of the Act.**

It is the Planning Authority's opinion that the Draft LPS meets the LPS criteria only if amended as described in this report.

Wilburville Road

Boundary line

to Wilburville



21 Wilburville

19 Wilburville

Boundary line

Boundary line

PLANNING APPROVAL

This document is one of the documents relevant to the permit issued for development as identified by Permit no.

DA 2021/8

Dated: 18 March 2021

Signed *[Signature]*
Authorised Officer

Existing dwelling

21



3mtrs
High

3.5 mtrs
High



Policy No. 2013- 08

Public Open Space Policy

Document:	Start Date: 7 Dec 2021	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2022	Page 1 of 5

Purpose:

- 1.1 The purpose of this policy is to:
- (a) Establish clear guidelines to assist Council in determining the provision of public open space or the payment of cash in lieu of public open space required at the time of subdivision;
 - (b) Establish guidance for determining whether a contribution should be taken in the form of land or cash-in-lieu contribution; and
 - (c) Provide a framework to assist Council in determining how monies derived from cash in lieu contributions should be held and disposed of within the Municipality.

Objectives:

- 2.1 The objectives of the policy that relate to the provision of public open space in the Municipality are:
- (a) To provide sufficient areas and diverse public open space to meet the recreation and amenity needs of the community;
 - (b) To enhance tourism opportunities through the provision of quality open space facilities that are both safe and accessible;
 - (c) To ensure financial resources are available to maintain and improve existing and future open space resources; and
 - (d) To ensure there is a sound strategic basis to the public open space network.

Scope:

- 3.1 This policy applies to all applications to subdivide land that may result in increased residential development potential in the Central Highlands Municipality.

Definitions:

public open space	Means space for public recreation or public gardens or for similar purposes.
Valuation	Valuation is based upon the unimproved value of the total land to be subdivided. This is to be determined by an independent registered Property Valuer.

Document:	Start Date: 7 Dec 2021	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2022	Page 2 of 5

Background

5.1 This policy gives recognition to the Council's powers and obligations in relation to public open space under the provisions of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and related regulations. These provisions enable the Council to:-

- (a) To require a subdivision of land to provide Council up to 5% of the land being subdivided.
- (b) To require public open space in excess of the 5% contribution as a part of any subdivision proposal subject to appropriate compensation; or
- (c) To require the subdivider to make a contribution of cash-in-lieu of the provision of land either in part or whole.

Policy:

6.1 Either a land contribution or cash in lieu contribution must be taken for the purposes of providing public open space where lots are created within the Village, Low Density Residential, Rural Living and Rural Resource Zones. Discretion lies with Council as to the preferred contribution method.

6.2 Assessment for the provision of a land contribution

6.2.1 Public open space contributions shall be required for all land subdivided within the following zones;

- (a) Village, Low Density Residential, Rural Living;
- (b) Rural Resource (in cases defined under 6.2.3).

6.2.2 5% of the titled area of land to be subdivided is to be allocated for Public Open Space Contribution dedicated to the Council.

6.2.3 For subdivision occurring on Rural Resource Zone land (adjoining or only separated by a road) a Village, Low Density Residential or Rural Living Zone, or where Council is of the view that the subdivision is primarily for lifestyle purposes and the nature of the lots is such that they may not fully accommodate recreational and open space needs of future residents.

6.2.4 A land contribution in the Rural Resource Zone may be requested on a merits based assessment by the Council to obtain land for the purposes of a riparian, foreshore or littoral reserve to assist in

Document:	Start Date: 7 Dec 2021	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2022	Page 3 of 5

preservation of the environmental values attributed to these areas through improved land management.

- 6.2.5 A proposal for subdivision for the purposes of a boundary adjustment or consolidation of land in any Zone where no additional lots are being created shall not be subject to the Policy.
- 6.2.6 In cases where a contribution has previously been taken by Council on a site, a contribution will still be required if the number of lots is increasing.
- 6.2.7 In cases where a land contribution is provided and falls deficient of the required 5% land contribution, the remaining difference shall be requested as a cash-in-lieu contribution.

6.3 Assessment for the provision of cash-in-lieu of Public Open Space

- 6.3.1 As provided by Section 117(2) of the Act, a 5% cash-in-lieu contribution is to be accepted for subdivisions occurring within the Village, Low Density Residential, Rural Living and Rural Resource (adjoining or only separated by a road) Zones.
- 6.3.2 A proposal for subdivision for the purposes of a boundary adjustment or consolidation of land in any Zone where no additional lots are being created shall not be subject to the 5% cash-in-lieu contribution.

Procedure:

- 7.1 The applicable public open space contribution equates to 5% of the unimproved land value where no provision has been made for a land contribution.
- 7.2 Where no provision has been made for a land contribution, the subdivider must obtain a valuation report (at no cost to Council) for the unimproved value of the subdivision undertaken by an independent registered Property Valuer for the purposes of determining the cash-in-lieu of public open space contribution.
- 7.3 The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.
- 7.4 Where land is to be dedicated, this public open space must be transferred to the Central Highlands Council by Memorandum of Transfer submitted with the Final Plan of Survey at no cost to Council.

Document:	Start Date: 7 Dec 2021	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2022	Page 4 of 5

Utilisation of Public Open Space funds:

- 8.1 Council must allocate the cash-in-lieu funds to a Public Open Space reserve fund to be used to further the strategic purchase or improvement of land(s) dedicated as public open space in the Municipality in accordance with Section 117(5) of the Act.

Document:	Start Date: 7 Dec 2021	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2022	Page 5 of 5



Policy No. 2021- 60

Roadside Memorials Policy

Document:	Start Date: 7 Dec 2021	Page Reference:
Roadside Memorials Policy	Review Date: 31 Dec 2024	Page 1 of 5

1. INTRODUCTION

This policy has been prepared to provide guidance to Central Highlands Council for managing and, where necessary, removing roadside memorials within the Central Highlands municipality in response to a complaint or issues of safety and nuisance.

2. STATEMENT OF INTENT

The intent of this policy is to ensure that any roadside memorials within the Central Highlands municipality are managed, and any memorials erected are placed in a safe area on a road verge, so that they do not obstruct the use of the road or road verge by pedestrians, cyclists or road users, whilst acknowledging the views of direct property owners, families and neighbours.

3. POLICY OBJECTIVE

The policy provides a clear framework through which decisions regarding memorials can be taken in accordance with:

- a) General community sentiment in relation to memorials in the municipality, which according to community consultation undertaken to inform details of this policy, requires Council to:
 - i. Demonstrate a compassionate approach to applicants, acknowledging actions or decisions taken by Council in relation to memorial applications or management of existing memorials may compound negative effects of grief;
 - ii. Recognise memorials can provide outlets to support positive grief outcomes;
 - iii. Provide clear pathways for applicants to solutions and acceptable outcomes;
 - iv. Be proactive in rectifying memorials that do not comply with this policy (including contacting Next of Kin or bereaved directly to discuss possible solutions regarding unapproved or unsupported memorials).
- b) Employ best practice principles of landscape and open space management, to:
 - i. Ensure memorials installed within the public realm contribute positively to Central Highlands iconic open spaces and highland landscape settings; and
 - ii. Enhance general landscape and open space amenity.

Document:	Start Date: 7 Dec 2021	Page Reference:
Roadside Memorials Policy	Review Date: 31 Dec 2024	Page 2 of 5

- c) Exhibit a compassionate and inclusive approach to grief management and population mental health and wellbeing, by ensuring memorials:
 - i. Do not unreasonably dominate or otherwise detract from amenity of the public realm;
 - ii. Are supported by the community within which they are installed;
 - iii. Avoid triggering negative mental health effects amongst the general public; and
 - iv. Support positive reflection, contemplation, and celebration – rather than draw focus to cause of death details or tragedy (which may be considered triggers for some users).
- d) Planning (Heritage Precinct and Heritage Places):
 - i. Ensure memorials contribute positively to these areas and places.

4. SCOPE

This policy applies directly to all memorials within public spaces under ownership or managed by Central Highlands Council. More broadly, this policy applies indirectly to memorials with the public realm, and should be used by landowners, managers and developers as a guide to understand Council's desired outcomes relating to memorials in the municipality.

This policy will be applied directly to the management of all existing memorials installed within public spaces in the municipality, whether considered 'approved' or 'unapproved'.

This policy does not apply to war service memorials or memorials or memorials for recognised (local, regional, state or national) historical significance.

This policy does not apply to roads / land owned by the Department of State Growth.

5. PROCEDURE

1. Applications for memorials will be assessed and determined by the General Manager (or as otherwise delegated) on a case-by-case basis and on the merits of each request, giving due consideration to the memorial subject, proposed location and any relevant site constraints, and proposed memorial infrastructure.
2. Council may require applicants to provide additional information (as necessary and including letter(s) of support from private individuals or community organisations) to allow an application to be fully and completely considered in accordance with this policy.

Document:	Start Date: 7 Dec 2021	Page Reference:
Roadside Memorials Policy	Review Date: 31 Dec 2024	Page 3 of 5

3. Wherever possible, Council will take reasonable steps to contact Next of Kin or bereaved with a connection to any unapproved memorial to discuss possible pathways to rectify instances of non-compliance with this policy.
4. Council may, as a last resort, require removal or remove any unapproved memorial that is considered a risk to public safety or does not comply with any aspects of this policy.
5. All costs associated with memorial infrastructure shall be borne (in full) by the applicant, including associated freight costs, installation, labour and planning fees. (If for example a memorial is planned within any Heritage Precinct or Heritage place, then a planning permit and advertising is required).
6. Installation of memorials shall be undertaken by Council or a Council approved contractor.
7. Applications for memorials shall be made not less than 24 months from the date of death (or event) of the memorial subject.
8. Council will give notification in writing regarding the outcome of an application made in accordance with this policy as soon as reasonably practicable.
9. Memorial infrastructure will be subject to approval by Council. Accordingly, Council approval may be conditional on changes to proposed memorial infrastructure in line with this policy.
10. Council may reject an application where it is considered any part of a proposed memorial may cause offence or insult.
11. Memorial infrastructure (including but not limited to, the following items): plaque, street or park furniture, planting, signage, sculpture or public art.
12. Once installed, memorial infrastructure will be considered public property under the custodianship and management of Central Highlands Council.
13. Council will be responsible for maintenance and management of memorial infrastructure over the life of the asset.
14. Memorial infrastructure will be decommissioned by Council where costs associated with maintenance and management are no longer considered viable or defensible. Wherever possible, Council will make reasonable attempts to contact Next of Kin or bereaved to provide information relating to a planned decommission. Next of Kin or bereaved will be given the opportunity to resume ownership of decommissioned memorial infrastructure, which will be made available for collection from a Council facility (at no cost to Council). Unclaimed decommissioned memorial infrastructure will be disposed of by Council (as appropriate).
15. Council may consider requests to rename or name a public space or community facility (under Council ownership or management, including playgrounds and sporting facilities) to commemorate a person or organisation where it can be demonstrated the memorial subject has made a significant contribution to

Document:	Start Date: 7 Dec 2021	Page Reference:
Roadside Memorials Policy	Review Date: 31 Dec 2024	Page 4 of 5

Central Highlands Council, over and above that which would ordinarily be expected and exhibited by other in similar roles. Such requests should include background and supporting information (as required) to establish the appropriateness of the proposal in accordance with this policy and contemporary community attitudes relating to the memorial subject and subject site. Any proposal to name or rename a public space or community facility to commemorate a person or organisation will be referred to Councillors for deliberation and remain subject to their endorsement via a majority vote of an Ordinary Council Meeting.

6. GUIDELINES

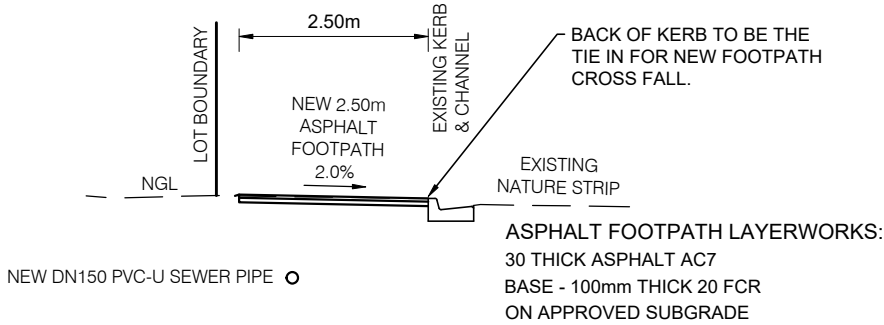
1. Applications for installation of memorials to individuals within public spaces in the Central Highlands municipality should be made in writing to Council, via:
 - General Manager, PO Box 20, Hamilton TAS 7140
 - Email: council@centralhighlands.tas.gov.au
2. Memorial 'copy' should be: concise; celebratory; positive; respectful; and inclusive.
3. Memorial infrastructure (including but not limited to, the following items): plaque, street or park furniture, planting, signage, sculpture or public art.
4. Council may require a applicant to procure any part of proposed memorial infrastructure. However, Council may procure directly (on behalf of an applicant) any piece of memorial infrastructure where a standardised solution is available and endorsed by Council (for example: street or park furniture).
5. Council may undertake community consultation in relation to memorial request(s) where it is deemed necessary (including due to site specific constraints or bespoke memorial infrastructure) to determine if there is community support for a proposed memorial.
6. Council may provide support to an application for installation of a memorial on Crown Land in accordance with this policy by coordinating directly with relevant permissions and approvals.

Document:	Start Date: 7 Dec 2021	Page Reference:
Roadside Memorials Policy	Review Date: 31 Dec 2024	Page 5 of 5



- NOTES:**
1. NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES.
 2. ALL DIMENSIONS AND LOT SIZES SUBJECT TO FINAL SURVEY.
 3. AT TIME OF SURVEY, SUBJECT LAND OWNED BY CENTRAL HIGHLANDS COUNCIL.
 4. PLANS ARE AS FOLLOWS:
 - 48020MW-001 OVERALL PLAN, LOCALITY PLAN & NOTES
 - 48020MW-100 DETAIL PLAN 1/2
 - 48020MW-101 DETAIL PLAN 2/2
 - 48020MW-150 SOIL & WATER MANAGEMENT PLAN
 - 48020MW-500 SEWER DETAILS
 5. REFER IPWEA/ LGATS' TASMANIAN SUBDIVISION STANDARD DRAWINGS ISSUED - 3 DECEMBER 2020
 - TSD-G01.v3 - TRENCH REINSTATEMENT FLEXIBLE PAVEMENTS
 - TSD-R11.v3 - URBAN ROADS - FOOTPATHS
 - TSD-SW01.v3 - PIPE INSTALLATION ANCHOR BLOCKS
 - TSD-SW02.v3 - MANHOLES - 100-600 DIA. PIPES - GENERAL ARRANGEMENTS
 - TSD-SW03.v3 - MANHOLES - 100-600 DIA. PIPES - BENCHING DETAILS
 - TSD-SW28.v3 - GUIDELINES FOR SEDIMENT CONTROL
 - TSD-RF04.v3 - NATURE STRIP DETAILS
 6. CONSTRUCTION TO COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) - WSA 02-2014-3.1 V2 AND TASWATER SUPPLEMENT TO THE CODE.
 7. CONSTRUCTION TO COMPLY WITH WSAA WATER CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) - WSA 03-2011 VER 3.1 AND TASWATER SUPPLEMENT TO THE CODE.
 7. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES (VERSION 1.0 , DATED OCTOBER 2013) UNLESS OTHERWISE NOTED.
 8. ALL CONNECTIONS TO EXISTING SEWER AND WATER MAINS TO BE CARRIED OUT BY TASWATER OR APPROVED CONTRACTOR AT DEVELOPER'S COST UNLESS APPROVED OTHERWISE.

- LEGEND:**
- NEW ASPHALT FOOTPATH
 - NEW DN150 SEWER





FOOTPATH TYPICAL SECTION:
SCALE 1:100

LOCALITY PLAN
NOT TO SCALE



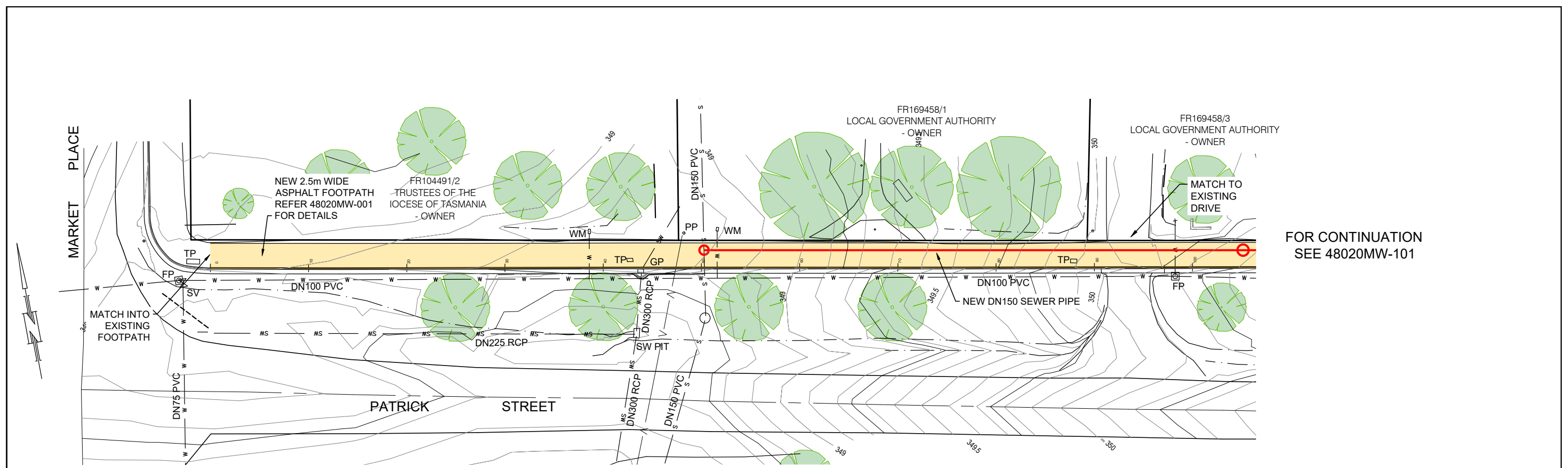
WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

DRAWING STATUS:				DESIGNED:	REVIEWED:	CLIENT:		 <div>127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au</div>	CONTRACT NO.	SCALE	PAPER	
SUBMISSION				LK	MW	PROJECT DESCRIPTION:			48020MW	1:1000	(A3)	
COORDINATE/ DATUM:				DRAWN:	REVIEWED:	ADDRESS:			JOB NUMBER	DISCIPLINE	SHEET	REVISION
PLANAR (SCALED GDA2020)				RD	LK	DRAWING TITLE:			48020MW C 001 0			
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED				JOB MANAGER: M. WESTERBERG								
				ISSUED DATE: 11/11/2021								
REV	AMENDMENTS	DRAWN	DATE	APPR.								

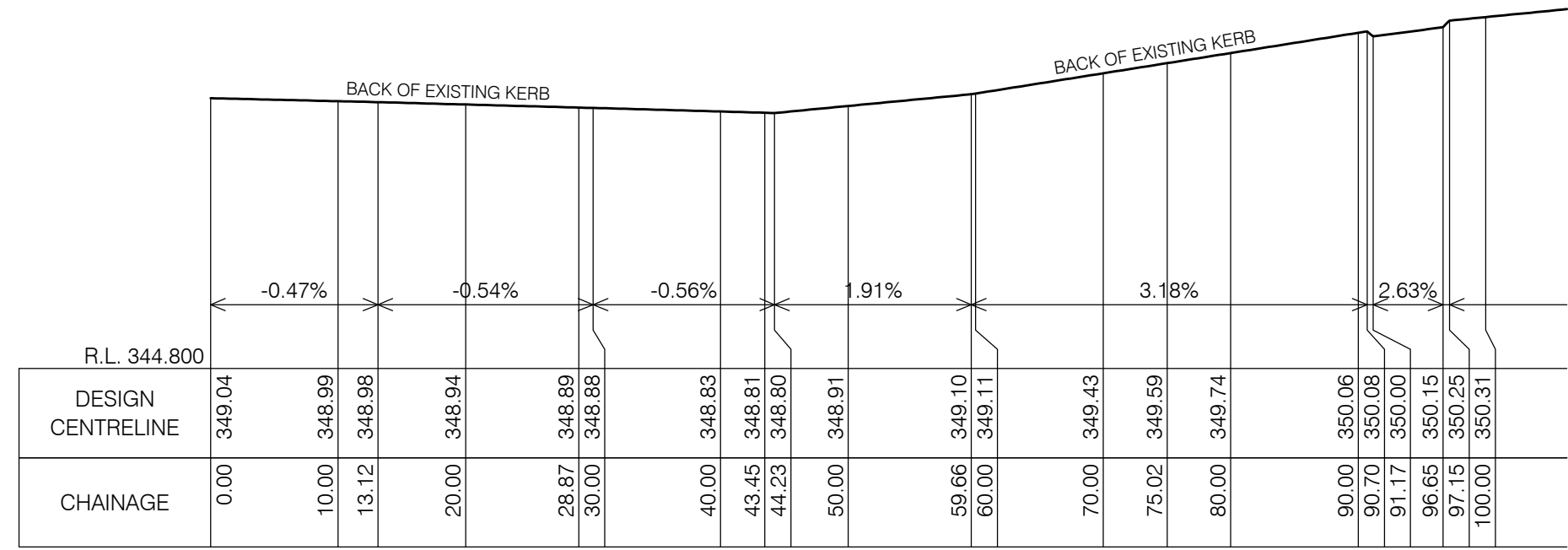
DATE/TIME: Friday, 12 November 2021 12:43:29 PM

PLOTTED: LUKEK

FILE LOCATION: M:\HOBART\48020MW_CENTRAL HIGHLANDS COUNCIL_PATRICK STREET-BOTHWELL\AUTOCAD DRAWINGS\48020MW-ENGINEERING DESIGN.DWG



FOOTPATH DETAIL
SCALE 1:400





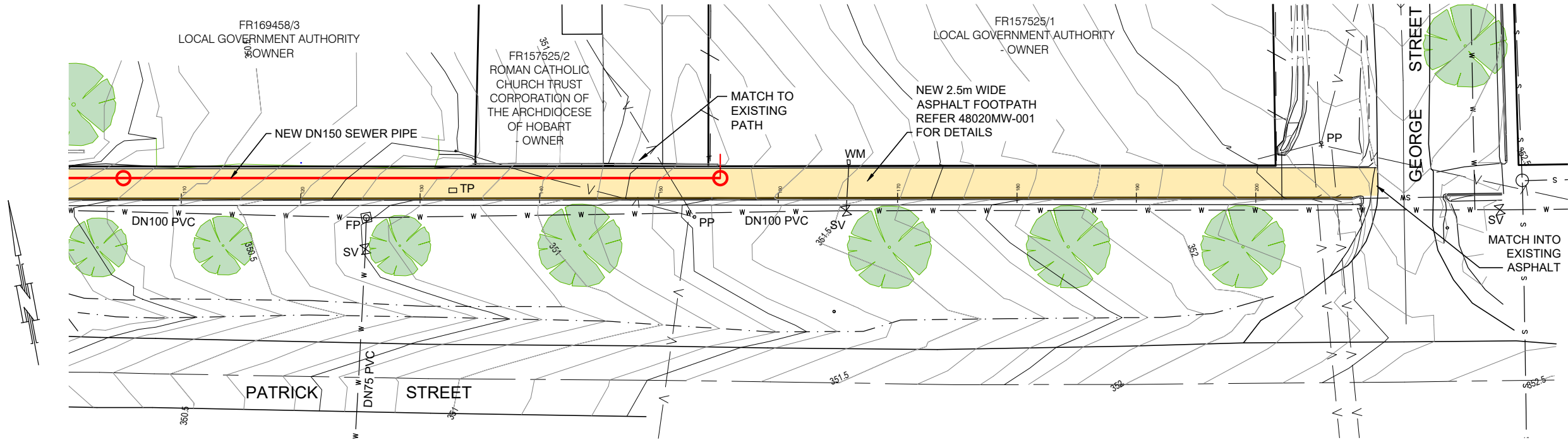
FOOTPATH LONGITUDINAL SECTION
SCALE 1:1000 (HORIZ) 1:200 (VERT)

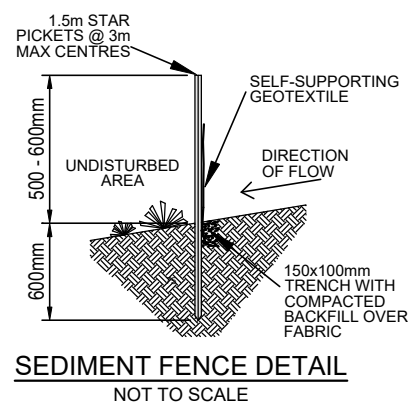
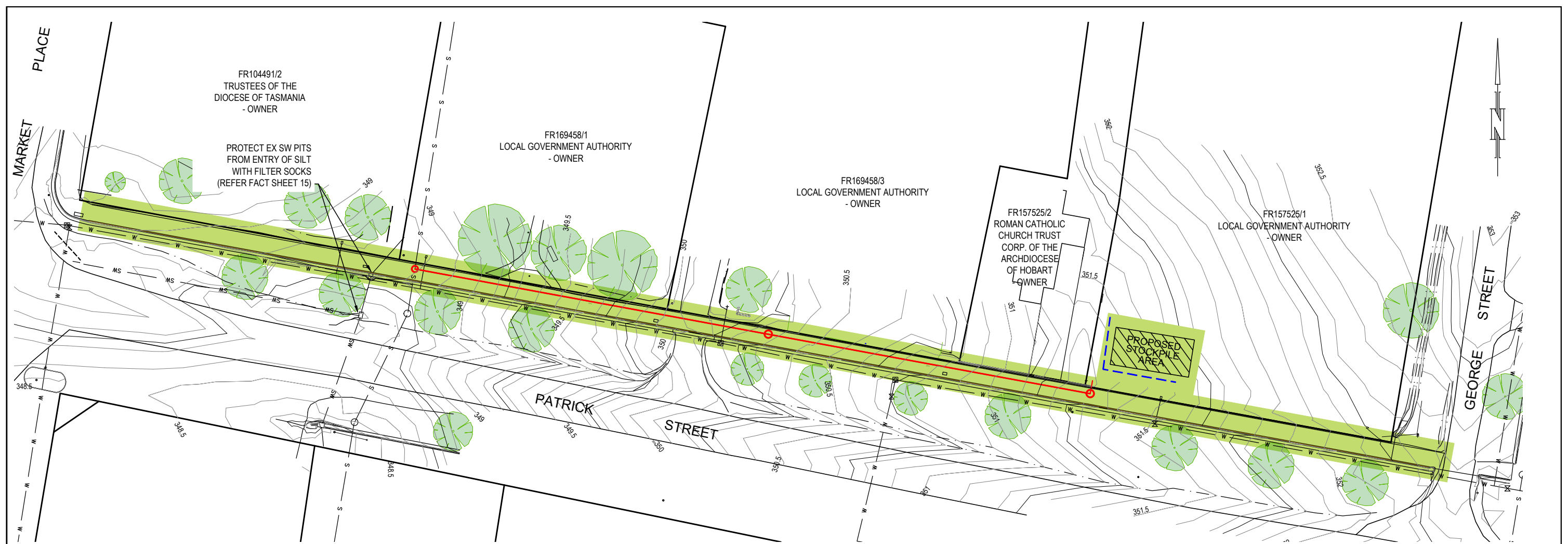
LEGEND:

- NEW ASPHALT FOOTPATH
- NEW DN150 SEWER
- EX. O/H POWER
- EX. WATER
- EX. SEWER
- EX. STORMWATER
- TOP/TOE BANK
- FENCE
- TELECOM PIT
- FIRE PLUG
- GRATED PIT
- STOP VALVE
- WATER METER
- CONTOUR INTERVAL 0.1m

WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

DRAWING STATUS:			DESIGNED:	REVIEWED:	CLIENT: CENTRAL HIGHLANDS COUNCIL PROJECT DESCRIPTION: SEWER EXTENSION PATRICK STREET DETAIL PLAN 1/2		 <div>127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie PHONE: + 61 03 6234 3217 FAX: + 61 03 6234 5085 EMAIL: pda.hbt@pda.com.au</div>	CONTRACT NO.	SCALE	PAPER	
SUBMISSION			LK	MW				48020MW	1:400	(A3)	
COORDINATE/ DATUM:			DRAWN:	REVIEWED:				JOB NUMBER	DISCIPLINE	SHEET	REVISION
PLANAR (SCALED GDA2020)			RD	LK				48020MW	C	100	0
JOB MANAGER: M. WESTERBERG			ISSUED DATE: 11/11/2021					REGISTRATION NUMBER: ----			
REV	AMENDMENTS	DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED						


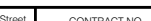


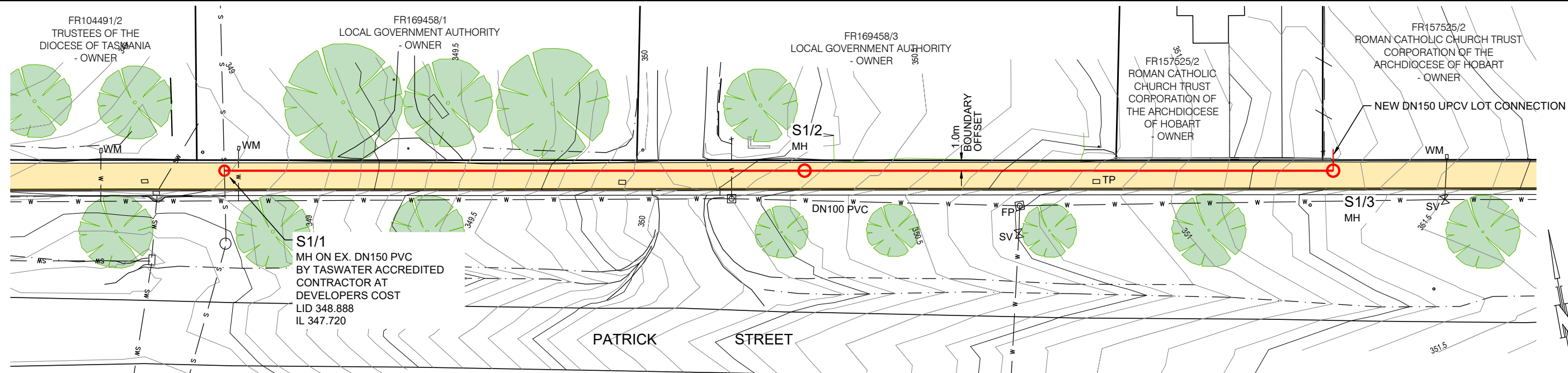


- NOTES:**
1. AREAS OF GROUND DISTURBANCE ARE SHOWN. WORKS TO BE CONFINED TO WITHIN THESE AREAS. CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. (REFER FACT SHEET 5: MINIMISE SOIL DISTURBANCE)
 2. ALL EXCAVATION IS TO COMPLY WITH "FACT SHEETS: SOIL & WATER MANAGEMENT FOR BUILDING & CONSTRUCTION SITES - 2008". THESE ARE AVAILABLE AT www.derwentestuary.org.au
 3. EXCAVATION TO BE CARRIED OUT OVER A MINIMUM TIME PERIOD. TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM. (REFER FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES)
 4. SEDIMENT FENCES & FIBRE ROLLS TO BE USED ON THE DOWNSTREAM SIDE OF ALL STOCKPILES AND TO EXTENTS SHOWN ON THIS DRAWING. PREVENT ENTRY OF SILT TO EXISTING STORMWATER INLETS AND WATER COURSES DURING CONSTRUCTION. (REFER FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS)
 5. EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES. (REFER FACT SHEET 13: WHEEL WASH)
 6. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN.
 7. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH 50mm TOP SOIL & 75mm MULCH FOR SEEDBED PREPARATION. SOW WITH GRASS SEED MIX APPROPRIATE FOR EMBANKMENT BATTERS. SEED MIX TO INCLUDE 60% RYE GRASSES AND 40% PERENNIAL GRASSES.(REFER FACT SHEET 19: SITE REVEGETATION)
 8. ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER WATER COURSES.
 9. DURING WINDY CONDITIONS AND/OR HOT WEATHER, WET DOWN EXPOSED SOIL SLIGHTLY & REGULARLY TO PREVENT DUST NUISANCE.(REFER FACT SHEET 18: DUST CONTROL)

- LEGEND:**
- NEW ASPHALT FOOTPATH
 - NEW DN150 SEWER
 - EX. O/H POWER
 - EX. WATER
 - EX. SEWER
 - EX. STORMWATER
 - TOP/TOE BANK
 - FENCE
 - TP TELECOM PIT
 - FP FIRE PLUG
 - GP GRATED PIT
 - SV STOP VALVE
 - WM WATER METER
 - CONTOUR INTERVAL 0.1m
 - AREAS OF GROUND DISTURBANCE
 - SEDIMENT FENCE

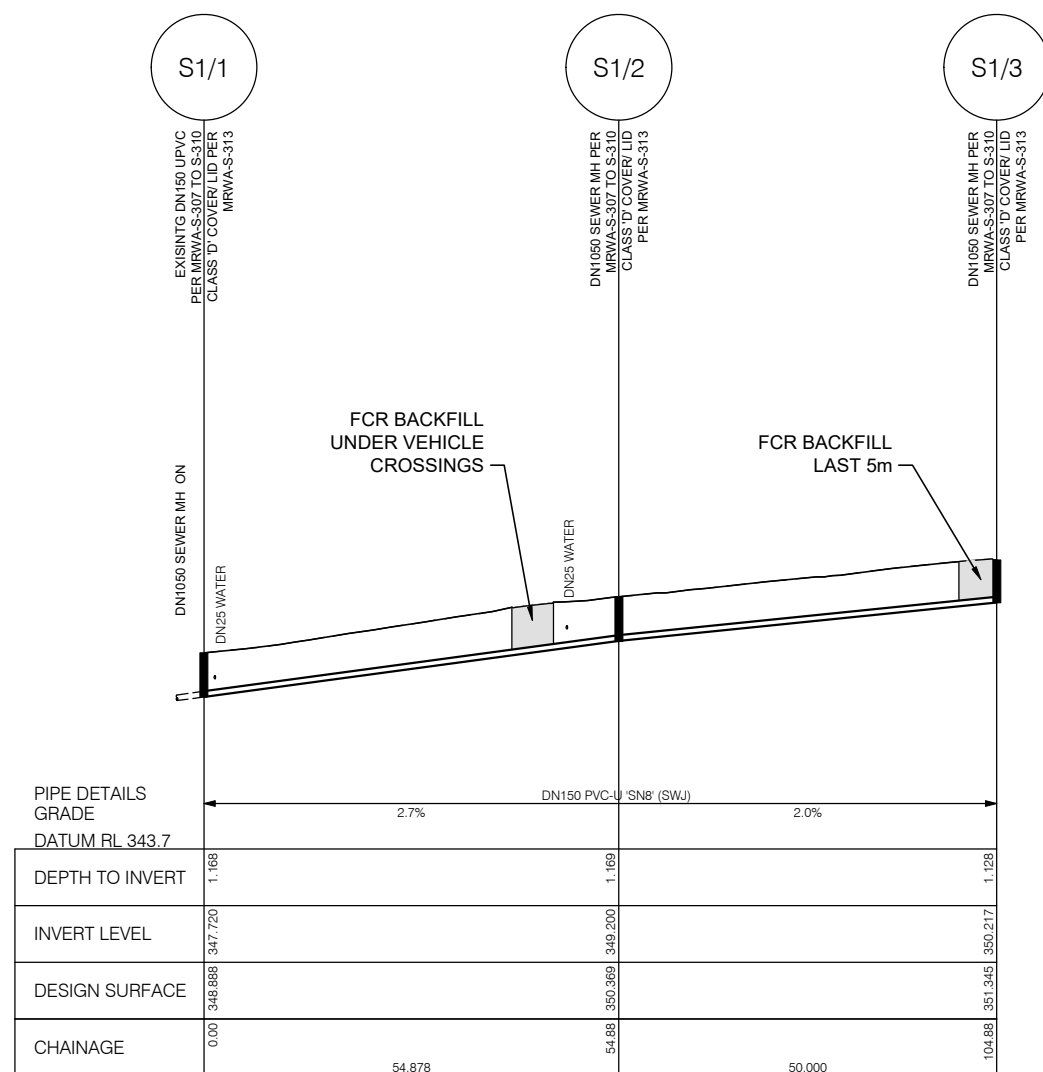
WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is
approximate only and the exact position
should be proven on site. No guarantee
is given that all services are shown.

				DRAWING STATUS:		DESIGNED:		REVIEWED:		CLIENT: CENTRAL HIGHLANDS COUNCIL SEWER EXTENTION PATRICK STREET SOIL & WATER MANAGEMENT PLAN				 <div>127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie</div>		CONTRACT NO.		SCALE		PAPER					
				SUBMISSION		LK		MW								48020MW		1:600		(A3)					
				COORDINATE/ DATUM:		DRAWN:		REVIEWED:								JOB NUMBER		DISCIPLINE		SHEET		REVISION			
				PLANAR (SCALED GDA2020)		RD		LK																	
REV				AMENDMENTS		DRAWN		DATE		APPR.		THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED		ISSUED DATE:		11/11/2021		48020MW		C		150		0	



SEWER DETAIL PLAN:
SCALE 1:400

WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is
approximate only and the exact position
should be proven on site. No guarantee
is given that all services are shown.



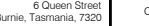

SEWER LONGITUDINAL SECTION FOR LINE S1
SCALES: HORIZONTAL 1:1000 VERTICAL 1:200

LEGEND:

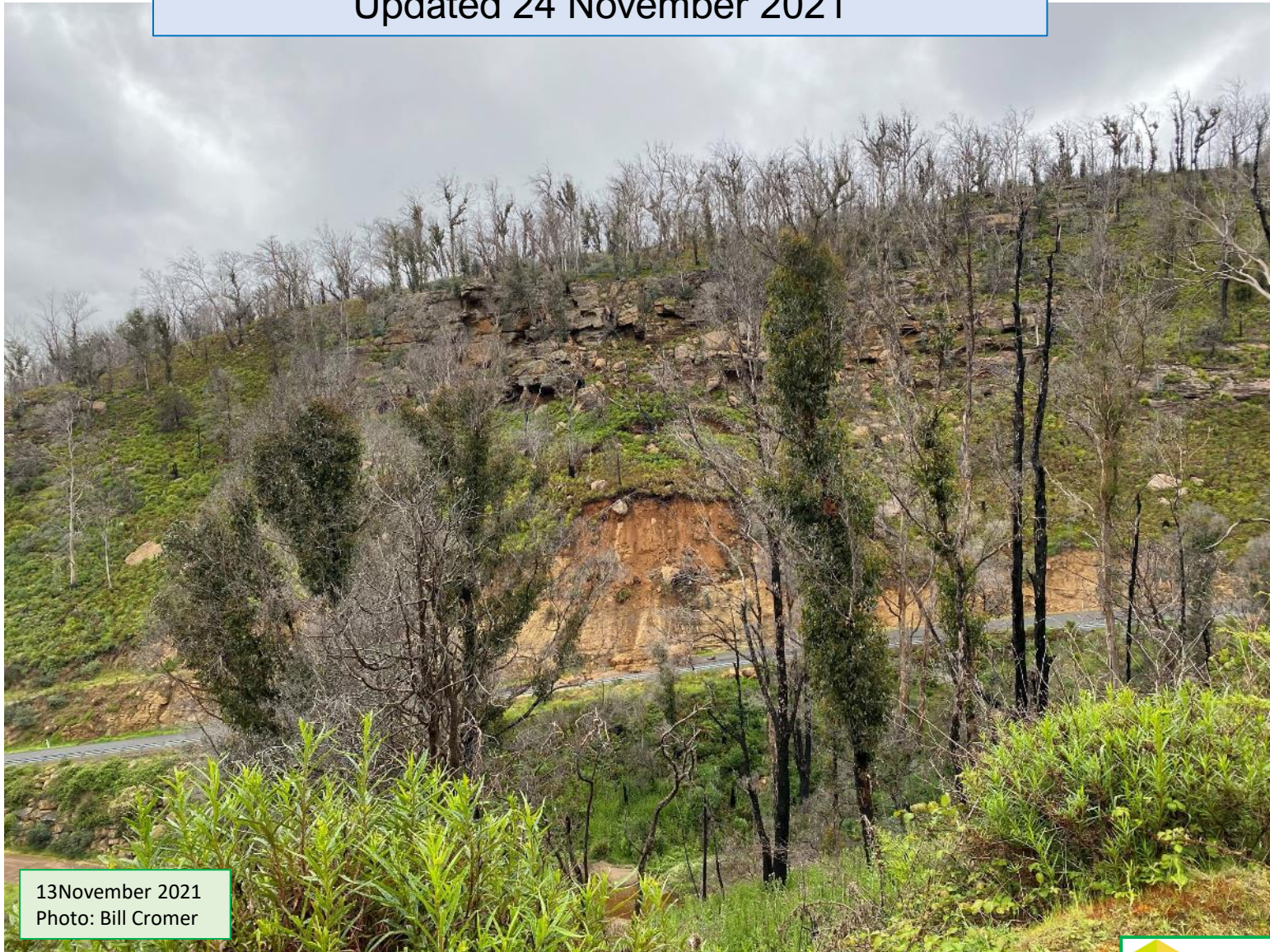
- NEW ASPHALT FOOTPATH
- NEW DN150 SEWER
- EX. O/H POWER
- EX. WATER
- EX. SEWER
- EX. STORMWATER
- TOP/TOE BANK
- FENCE
- TP TELECOM PIT
- FP FIRE PLUG
- GP GRATED PIT
- SV STOP VALVE

SEWER NOTES:

- ALL SEWER MAINS TO BE DN150 PVC-U 'SN8' (SWJ) U.N.O.
- CONNECTION TO EXISTING SEWER MAIN BY TASWATER AT DEVELOPER'S COST.
- ALL SEWER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL OR CONSTRUCTION OF MANHOLE BASES.
- ALL SEWER LOT CONNECTIONS TO BE DN150 WITH SEWER INSPECTION OPENINGS (PROPERTY SEWER CONNECTION POINTS) TO SURFACE LEVEL AS PER STANDARD DRAWING MRWA-S-301 OF SEWERAGE CODE OF AUSTRALIA, PER TASWATER'S SUPPLEMENT TO THE CODE.
- THE CONTRACTOR SHALL NOT VARY THE POSITION OF ANY LOT CONNECTION WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
- PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF INSPECTION SHAFTS TO SURFACE COVER LID.
- SEWER LOT CONNECTIONS TO BE A MAXIMUM OF 1.5m BELOW THE FINISHED SURFACE LEVEL OF THE LOT WHERE POSSIBLE.
- ALL EXCAVATION OVER 1.5m IN DEPTH MUST BE CARRIED OUT IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE FOR EXCAVATION WORK. NOTIFY THE SUPERINTENDENT 48 HOURS BEFORE STARTING ANY EXCAVATION OVER 1.5m IN DEPTH.

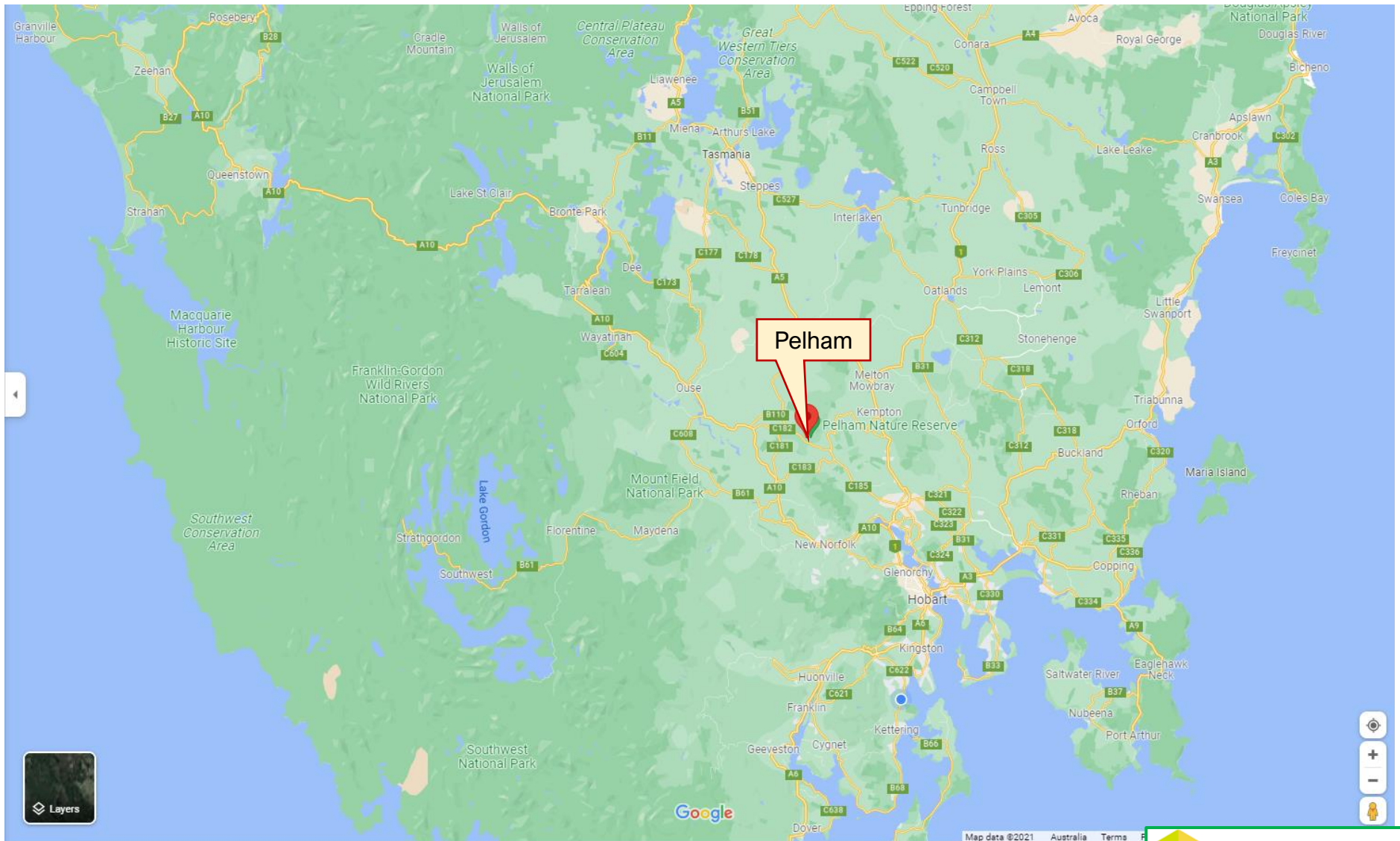
-	----	--	-/-/----	--	DRAWING STATUS:	DESIGNED:	REVIEWED:	CLIENT:	<div><div>central highlands COUNCIL</div></div> <div><div>PDA Surveyors Surveying, Engineering & Planning 6 Queen Street Burnie, Tasmania, 7320 www.pda.com.au Also at: Launceston, Devonport, Hobart & Kingston PHONE: +61 03 6431 4400 FAX: +61 03 6431 6663 EMAIL: pda.bne@pda.com.au</div></div>	CONTRACT NO.	SCALE	PAPER				
-	----	--	-/-/----	--	<div>SUBMISSION</div>	LK	MW	PROJECT DESCRIPTION:		48020MW	AS SHOWN	(A3)				
-	----	--	-/-/----	--		DRAWN:	RD	REVIEWED:		ADDRESS:	JOB NUMBER	DISCIPLINE	SHEET	REVISION		
-	----	--	-/-/----	--	COORDINATE/ DATUM:			DRAWING TITLE:								
-	----	--	-/-/----	--	PLANAR (SCALED GDA2020)											
REV	AMENDMENTS				DRAWN	DATE	APPR.	JOB MANAGER: M. WESTERBERG					48020MW	C	500	0
					THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED				ISSUED DATE: 11/11/2021							

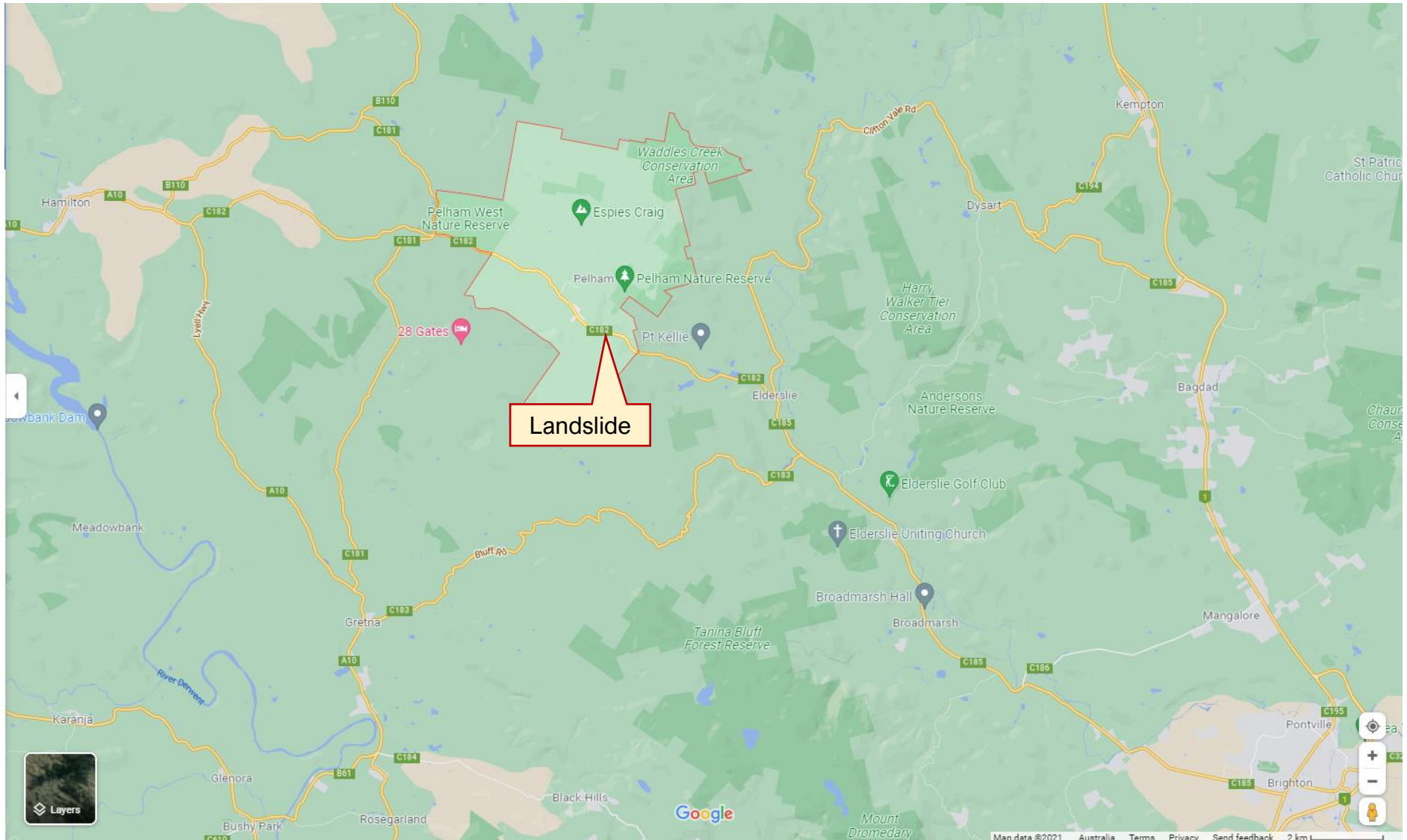
Landslide on Pelham Road, TAS, November 2021
Updated 24 November 2021



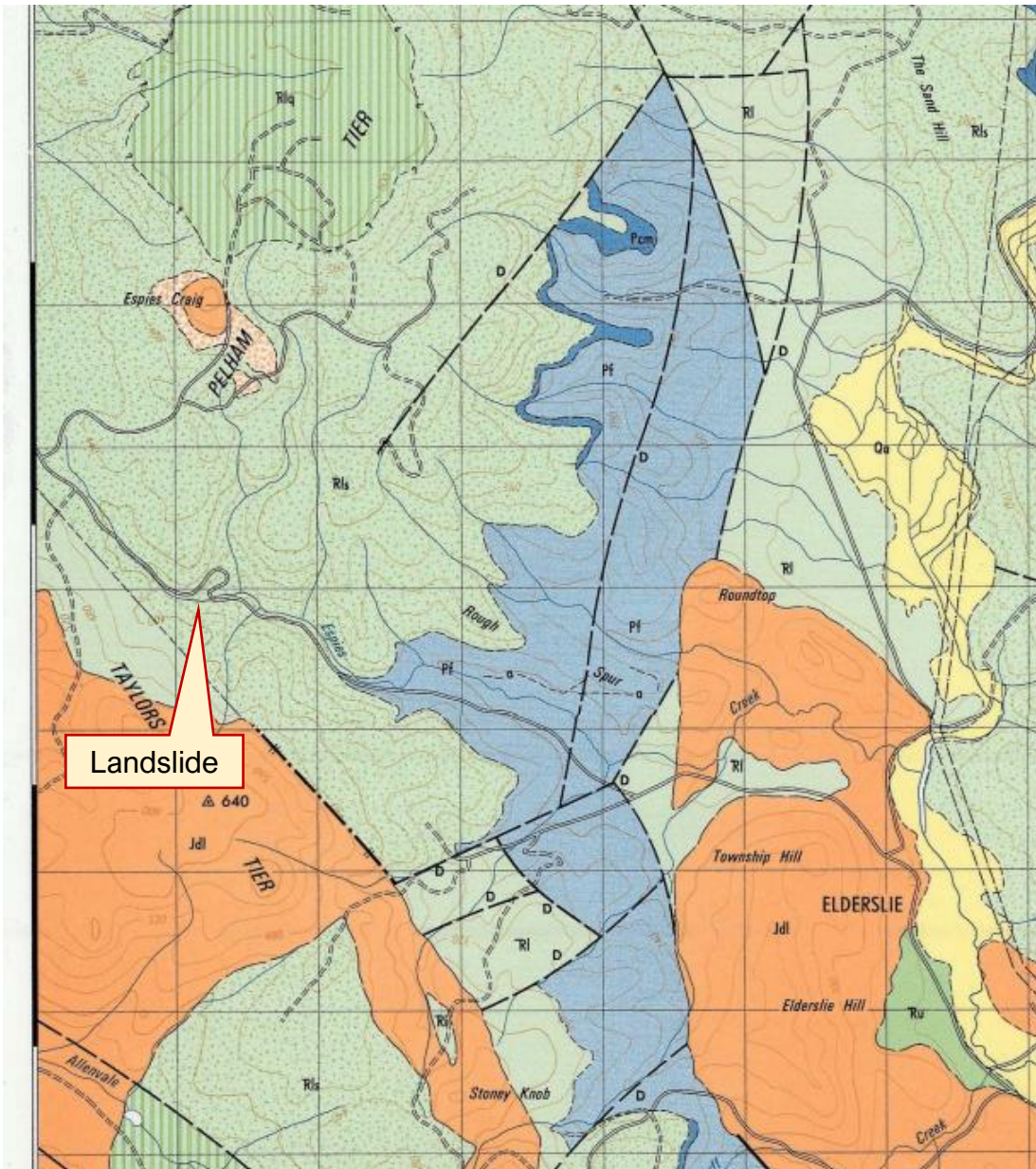
13 November 2021
Photo: Bill Cromer

Pelham Landslide - Location

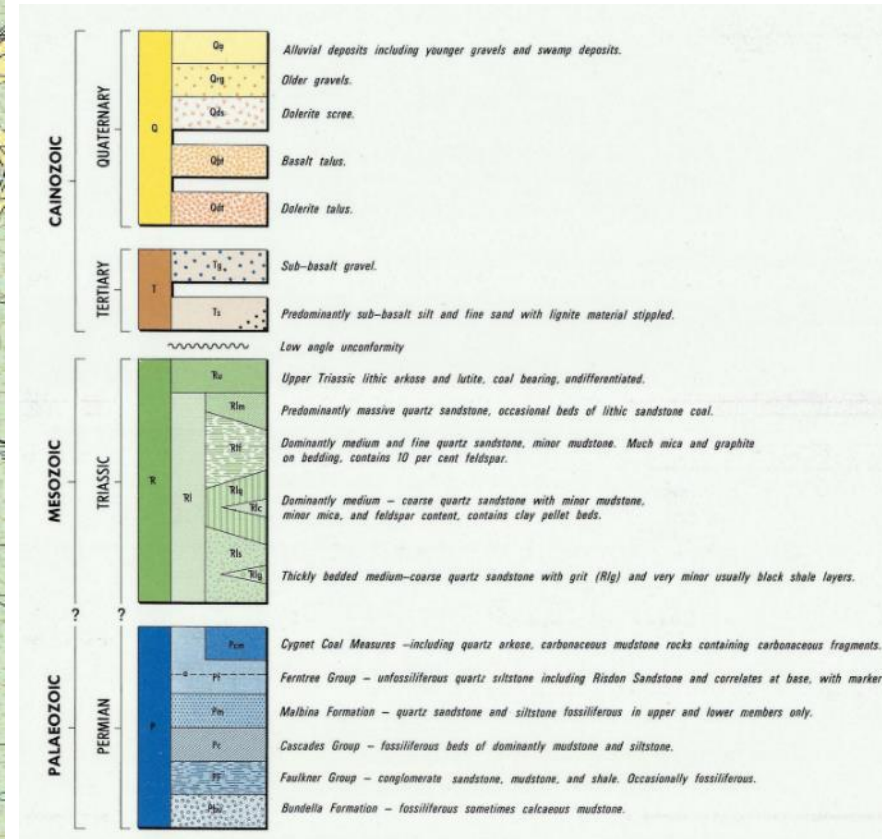




Pelham Landslide – Geology

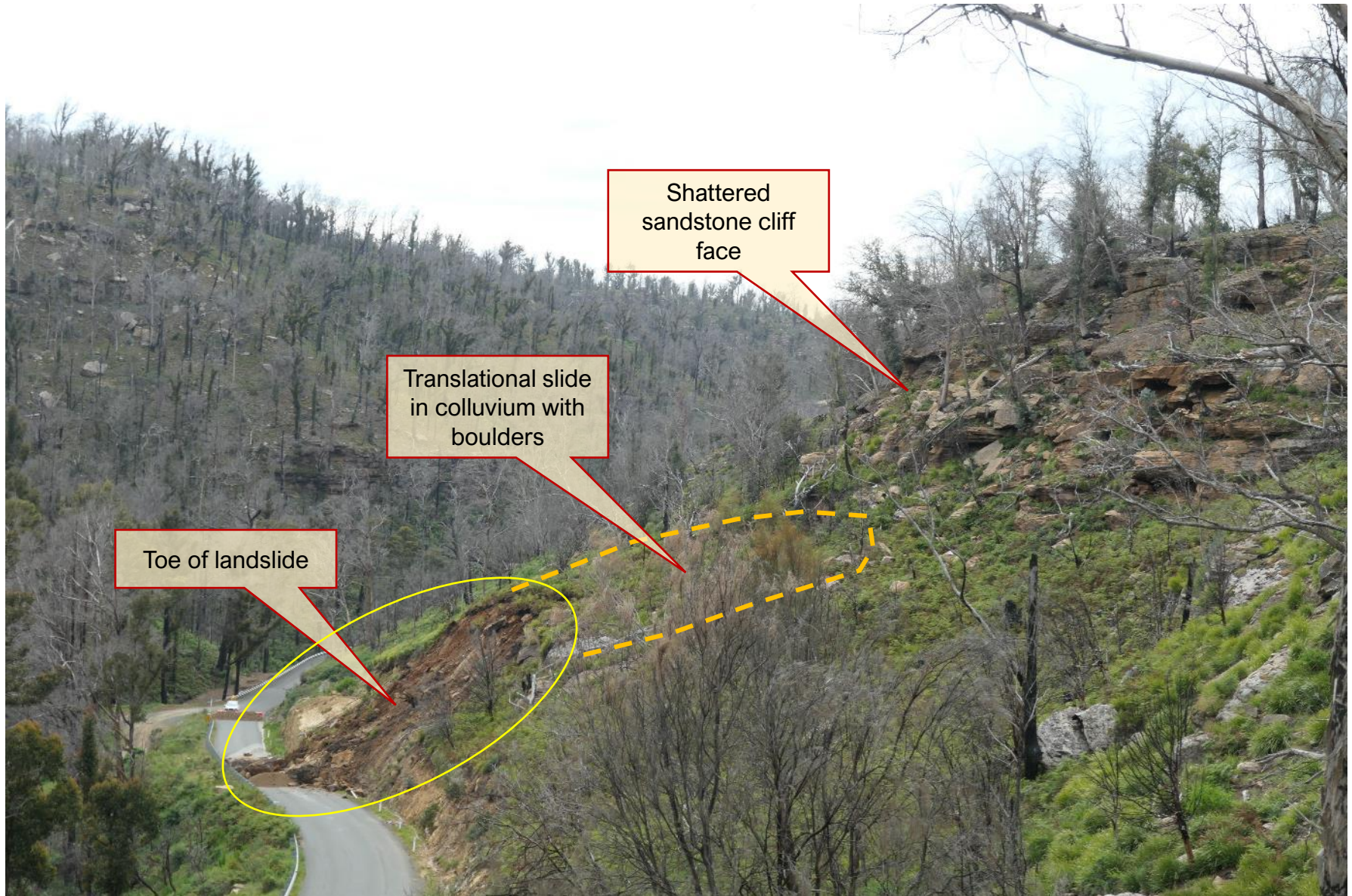


Extract from Brighton Sheet 1:50k
Grid 1km squares

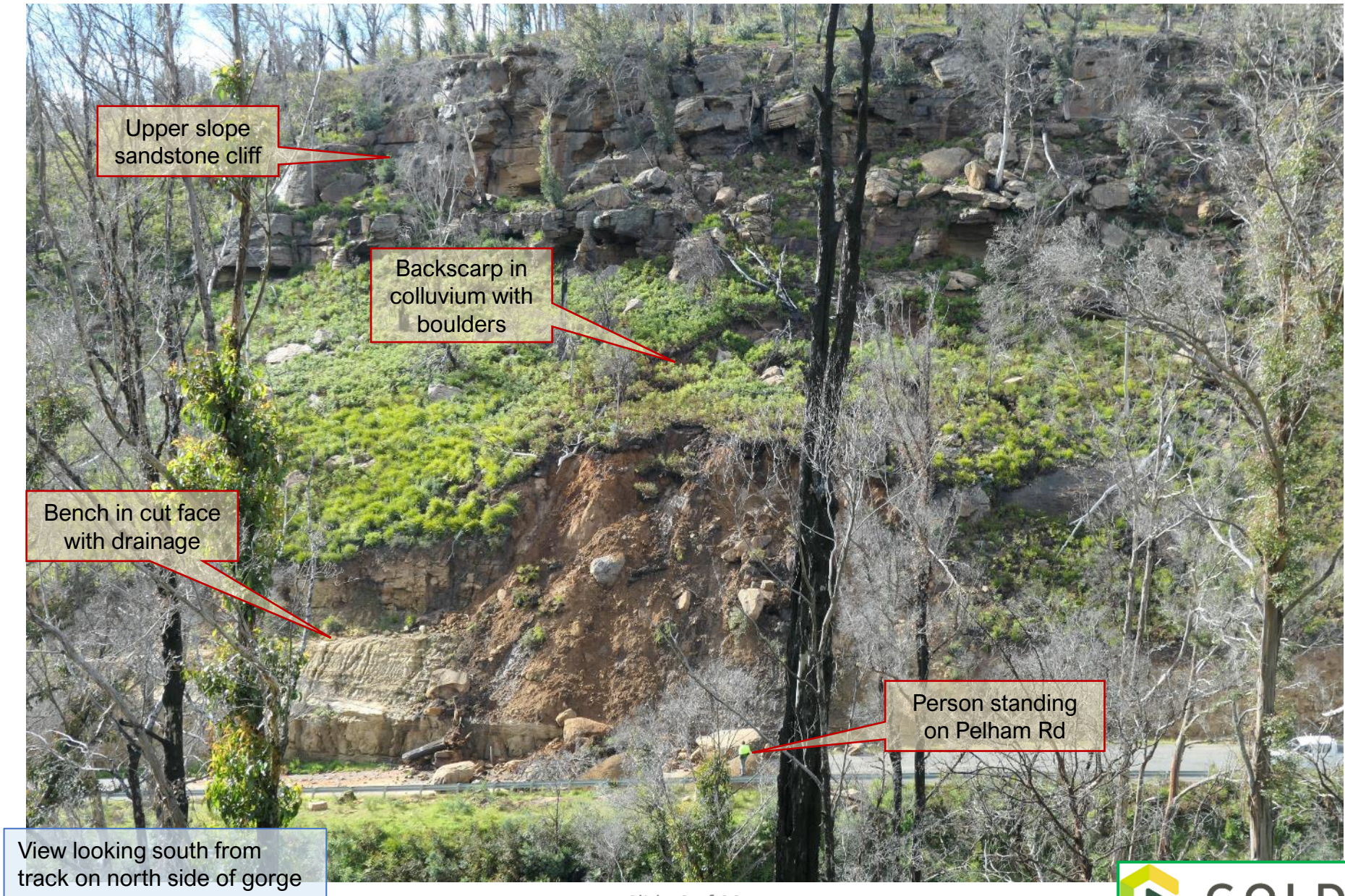


At landslide site: Thickly bedded Triassic sandstone and siltstone. Bedding horizontal. Fault to west of landslide (not shown on map).

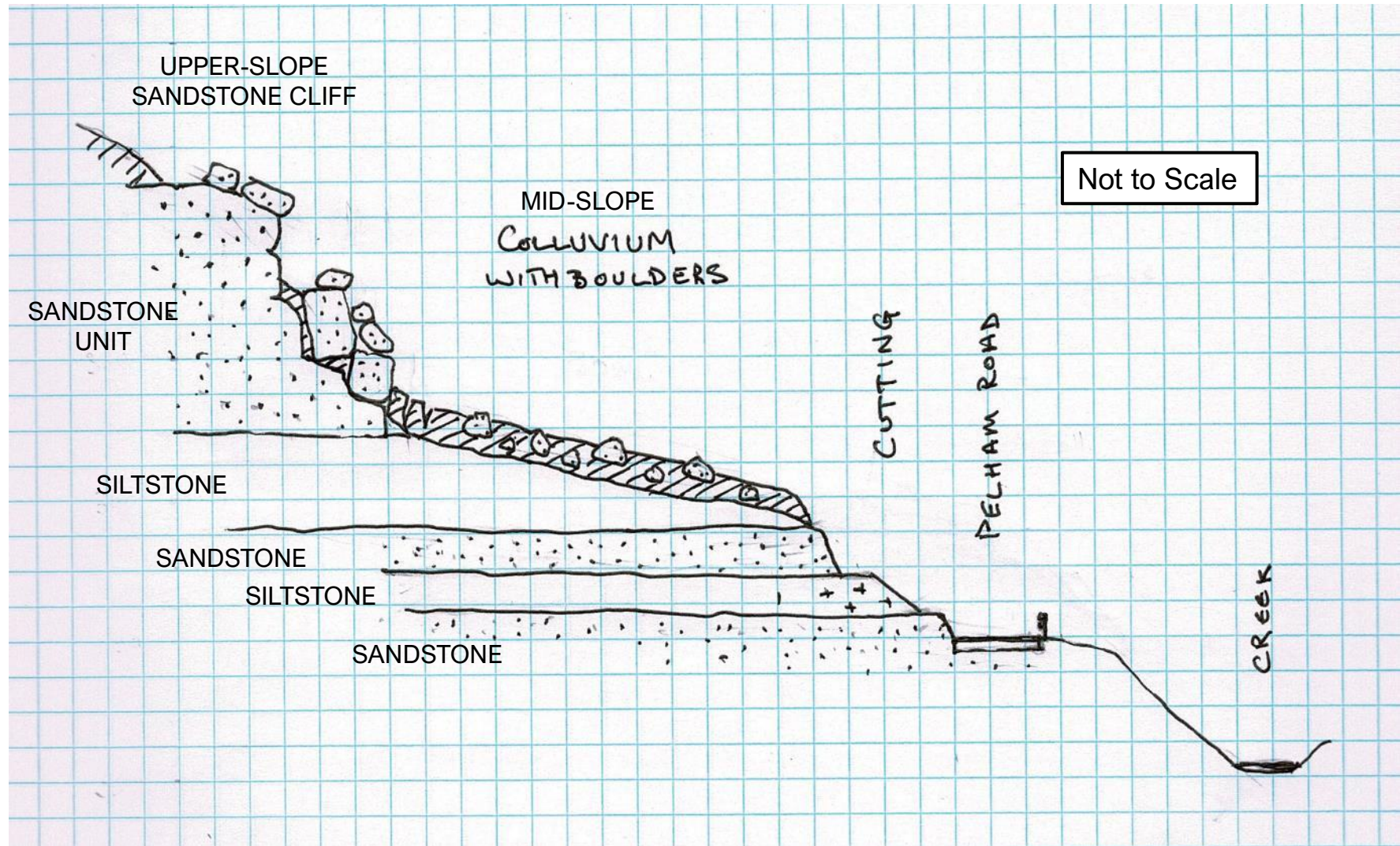
Oblique View of Landslide looking east 24 Nov 2021



Landslide 17 Nov 2021



Cross section – prior to landslide
View looking west





View looking west.
Road rises steeply.
Intact sandstone bed in cutting
(foreground).
Large boulder on road c. 6 m³

Landslide details 17 Nov 2021
Toe of landslide



Landslide details 24 Nov 2021

Face of landslide from bench on road cut – looking west



Landslide details 17 Nov 2021
Head of landslide



View looking east.
Backscarp height c. 2m
Tension cracks c. 1.5 m deep
open to 0.5 m at surface.

Landslide details 17 Nov 2021
Head of landslide



View looking east.
Backscarp height c. 2m

Landslide details 17 Nov 2021
Head of landslide



Landslide details 24 Nov 2021

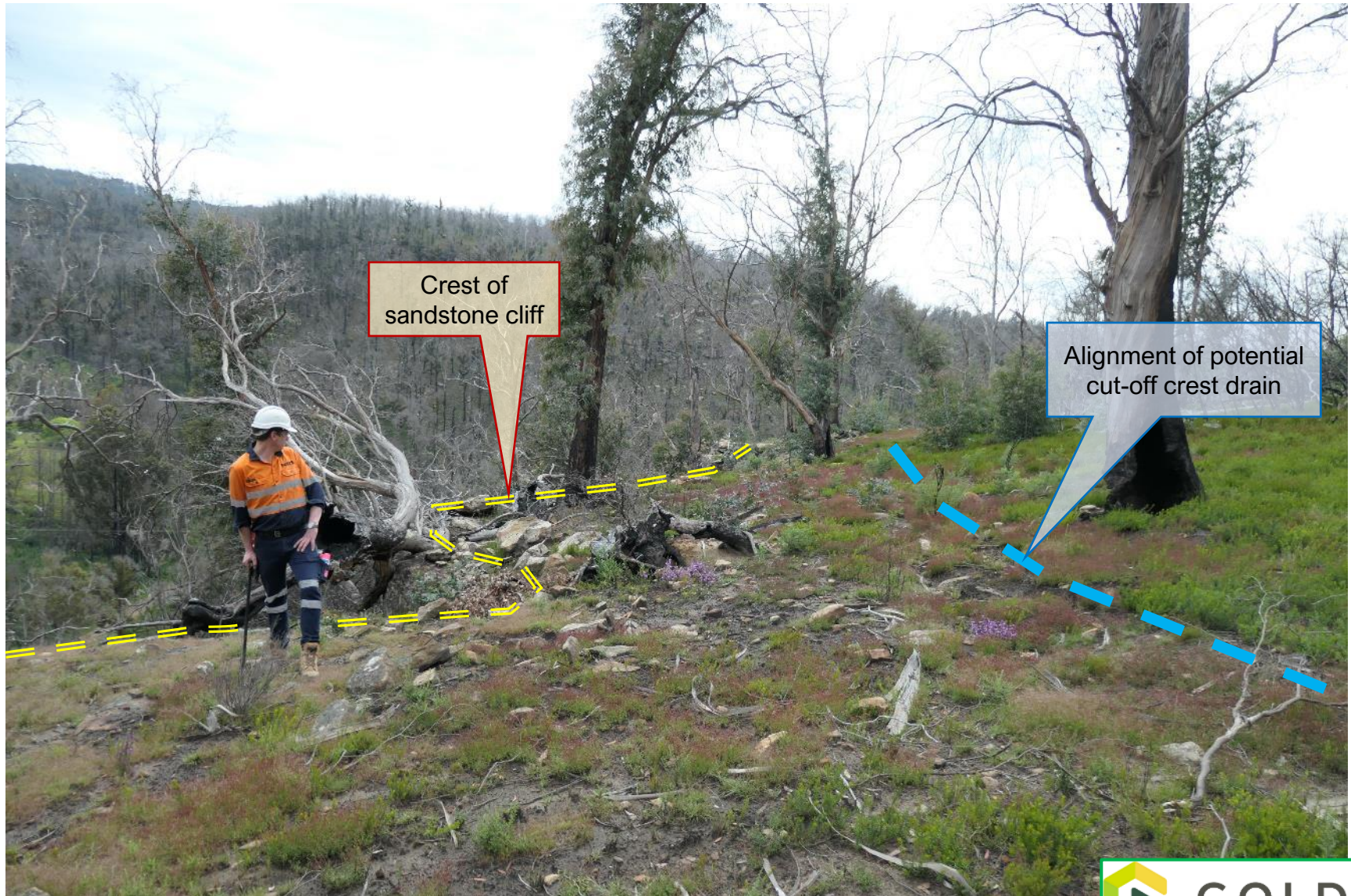
Upper Slope Sandstone Cliff: view looking north-west from crest



Track on
opposite side
of valley

Translational slide
in colluvium with
boulders

Landslide details 24 Nov 2021
Slope above Sandstone Cliff



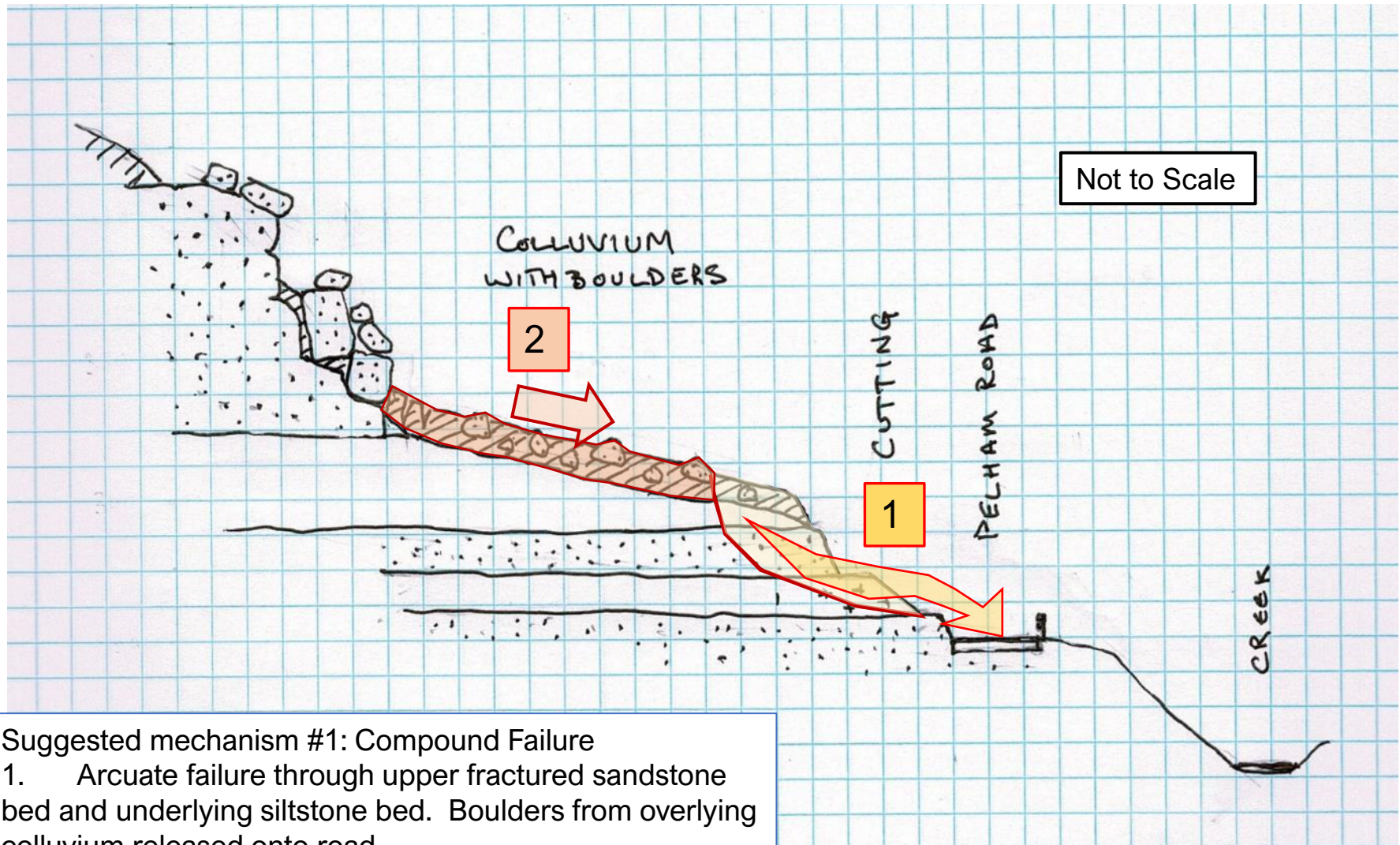
Drainage from bench in road cutting to east (downslope) of landslide



Landslide details 17 Nov 2021
Fault c. 50m west of landslide toe



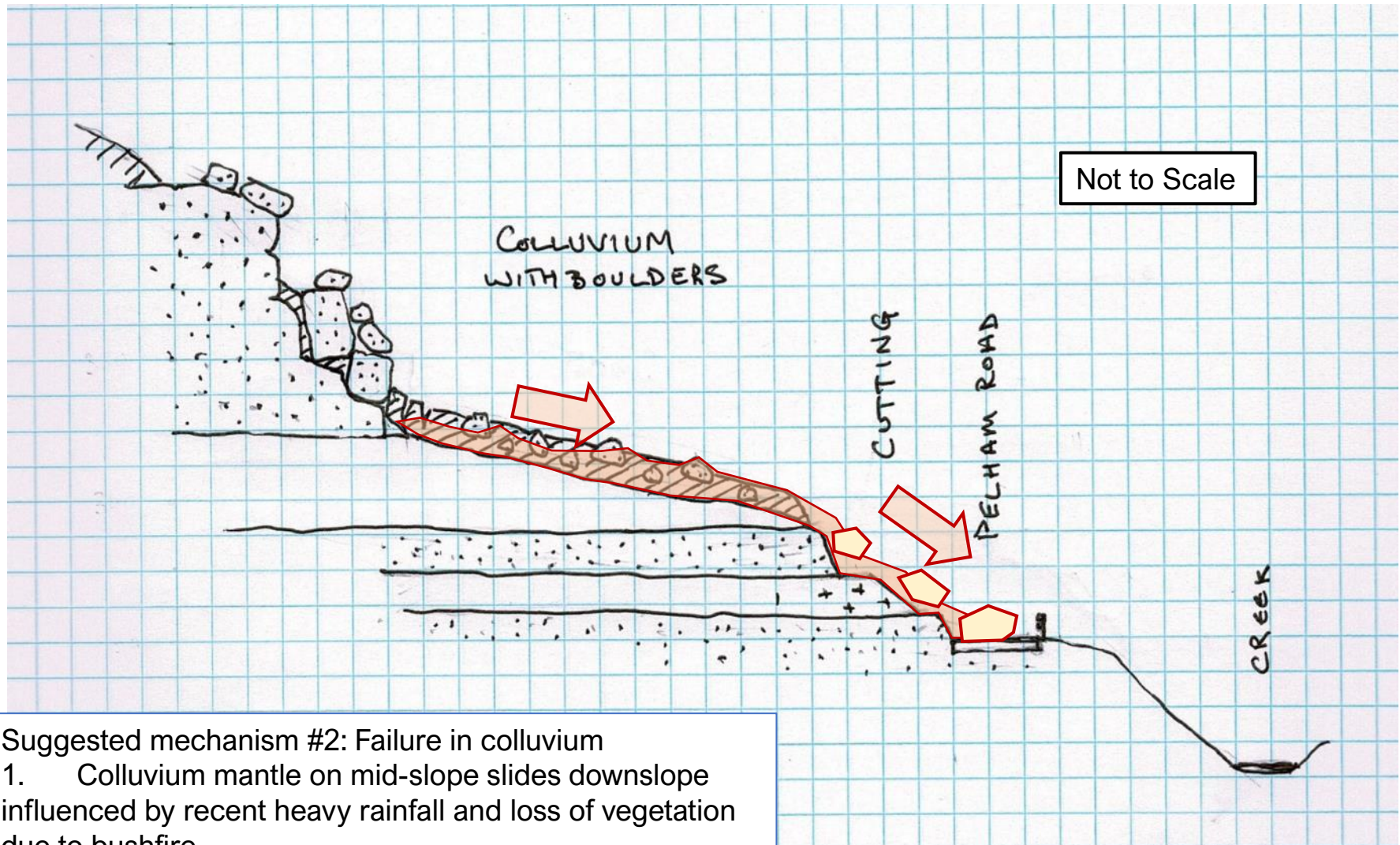
Cross section – with landslide: compound slope failure



Suggested mechanism #1: Compound Failure

1. Arcuate failure through upper fractured sandstone bed and underlying siltstone bed. Boulders from overlying colluvium released onto road.
2. Colluvium mantle slides downslope.

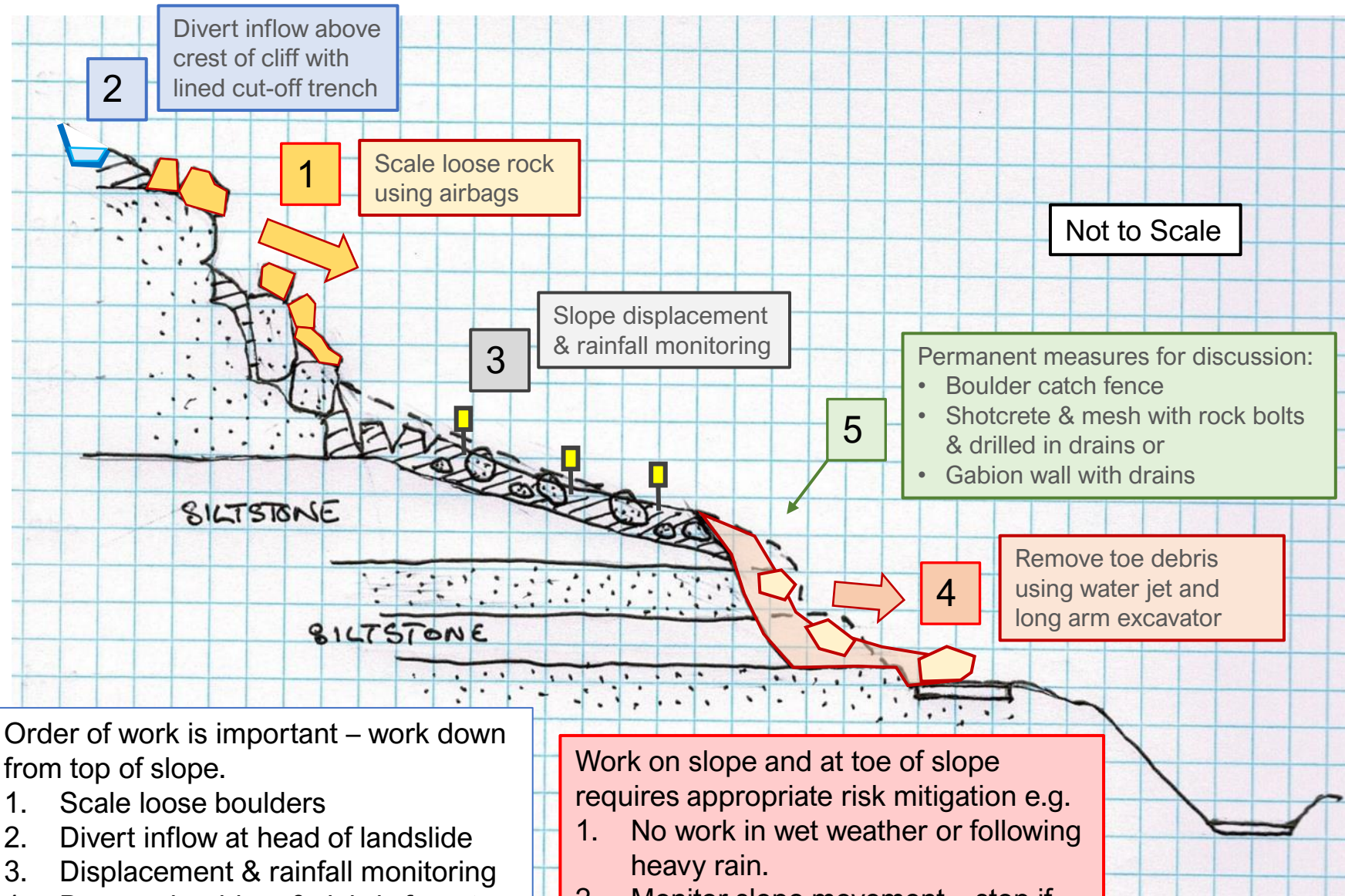
Cross section – with landslide: failure in colluvium



Suggested mechanism #2: Failure in colluvium

1. Colluvium mantle on mid-slope slides downslope influenced by recent heavy rainfall and loss of vegetation due to bushfire.
2. Large rock blocks carried onto road with colluvium.

Cross section – Proposed Remediation



Order of work is important – work down from top of slope.

1. Scale loose boulders
2. Divert inflow at head of landslide
3. Displacement & rainfall monitoring
4. Remove boulders & debris from toe
5. Stabilise toe & provide rock fence

Work on slope and at toe of slope requires appropriate risk mitigation e.g.

1. No work in wet weather or following heavy rain.
2. Monitor slope movement – stop if threshold rate exceeded

CENTRAL HIGHLANDS COUNCIL

HAMILTON 7140

3427 LYELL HWY,

GREYNA 7140.

30.11.21

Dear Council Members,

I am keen to write to Council on hearing that the proposed site for the Military statues at the WWI Greytna Memorial is at the entrance gates.

My initial reaction was that they should be sited so as to maximise the silhouette effect, as is done with impressive effect in many places in Tasmania eg. Kempton.

Our memorial is a brilliant silhouette in itself, in fact it is one of the lasting memories I have on a Tassie holiday in 1988 before becoming a permanent Greytna resident in 2007. I feel even stronger about the siting as I write today.

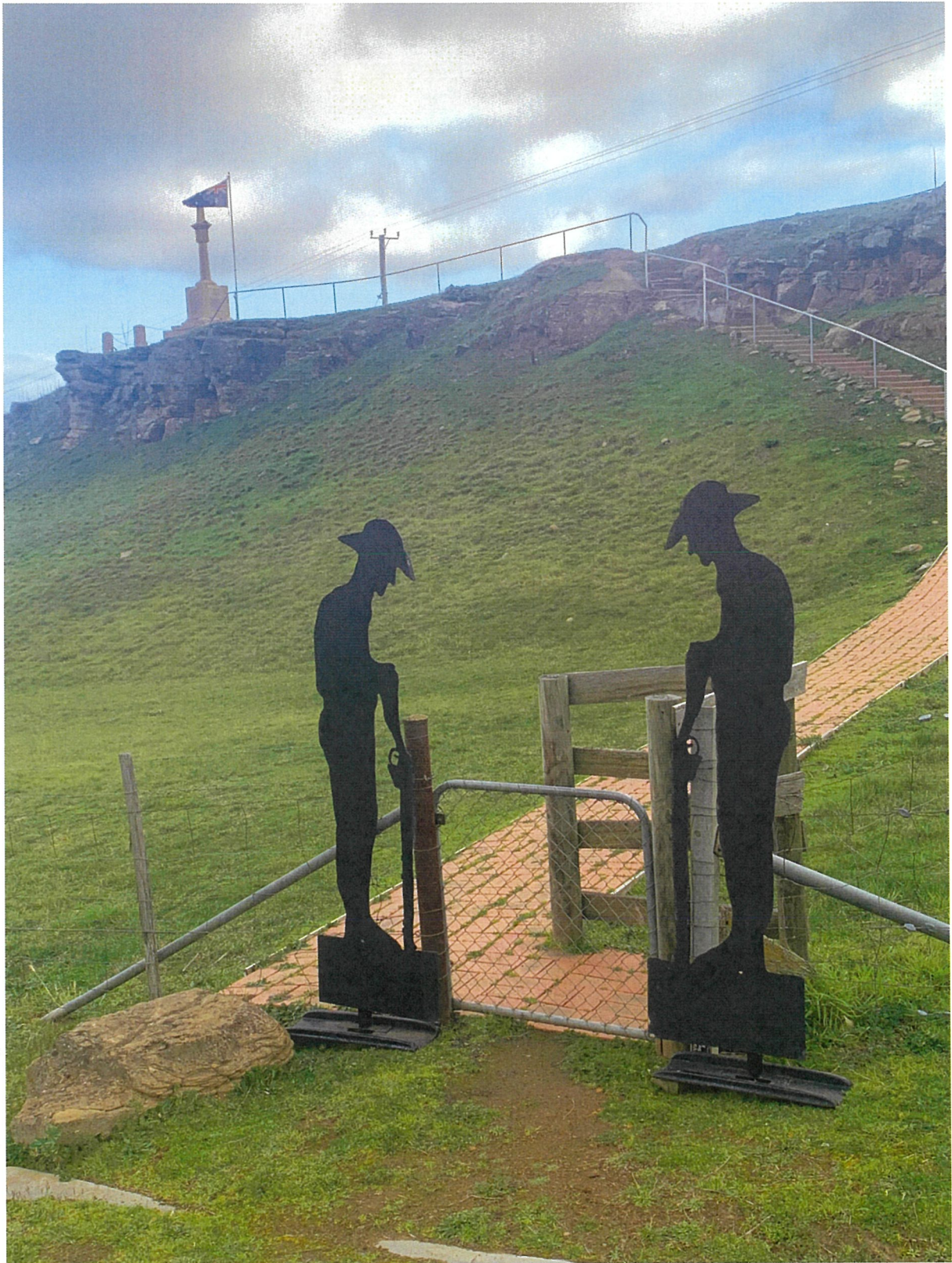
Since moving to Greytna, independent of the above comments, I have regularly visualised our memorial with a silhouette of a WWI cannon (as is the one outside Anglesea Barracks) with attendant military personnel sited where the existing metal safety fencing has been erected.

The proposed gift by the Hill family with the approval of landowner Mr Geoff Parsons has my full support

Yours sincerely
Chris Smith











30-Nov-2021

Central Highlands Council

Re: Central Highlands Council lease to Telstra Corporation Limited

Premises: CRAMPS BAY CMTS - Reference: 89474

Address: 50 CRAMPS BAY RD CRAMPS BAY

To whom it may concern,

Update on your current lease arrangements with Telstra's towers business

You may be aware that Telstra recently announced the sale of a non-controlling stake in its mobile and non-mobile towers business to a high-calibre consortium – comprising the Future Fund, Commonwealth Superannuation Corporation and Sunsuper and managed by HRL Morrison & Co. Telstra has retained 51 per cent ownership and continues to own the active parts of its network.

To facilitate this sale, the assets and operations of the tower business have been transferred into a new Telstra subsidiary called Amplitel Pty Ltd.

Amplitel will continue to operate the towers business in a similar manner to Telstra, including allowing telecommunications carriers and other tower users access to the facilities to operate their mobile telephone and other networks.

The transfer of your lease to Amplitel Pty Ltd

On 31 August 2021, the lease over your land was transferred to Amplitel. From that date, Amplitel is the tenant under the lease. On 1 September 2021, the Future Fund, Commonwealth Superannuation Corporation and Sunsuper acquired a 49 per cent interest in Amplitel.

I attach a deed poll in your favour which has been signed on behalf of Amplitel under which Amplitel, as the new tenant under the lease, agrees to comply with the lease from 31 August 2021.

The details for Amplitel are as follows:

Amplitel Pty Ltd ACN 648 133 073
contactable care of Telstra Corporation Limited
242 Exhibition Street
Melbourne VIC 3000

You do not need to adjust the rent paid under the lease or issue any new tax invoice or adjustment note following the transfer – Telstra and Amplitel will deal with any adjustments under the lease. Any future tax invoices should be issued to Amplitel. Those tax invoices can still be sent to the current property managers, JLL. Where JLL has issued tax invoices for you (as recipient created tax invoices), JLL will continue to issue any future tax invoices to you but show Amplitel as the tenant.



There will be no other proposed changes to the terms of your lease and the operations of the tower business will continue as usual.

For our records, we request that you sign the acknowledgment at the bottom of this letter and return it to us at **TowersProperty@team.telstra.com**.

If you have any other questions or concerns (including from the FAQs), please feel free to email **TowersProperty@team.telstra.com**.

Yours sincerely,

Julian McKernan

Property Principal
Finance Operations and Reporting
Global Business Services
Telstra Corporation Limited and Telstra Limited

Confirmation of receipt

Dated this day of 2021

I/we confirm that we have received notice from Telstra Corporation Limited of the transfer of its interest in any lease between us (as landlord) and Telstra Corporation Limited to Amplitel Pty Ltd.

.....
Signature(s)

.....
Name(s) of landlord

(Where a company is the landlord, the signatory confirms that they have authority to sign for the landlord. Where there is more than one landlord listed on your lease, the signatory confirms that they have the authority to sign on behalf of all landlords.)

150



AMPLITEL PTY LTD LEASE TRANSFER FREQUENTLY ASKED QUESTIONS

1. Who is Amplitel?

On Wednesday, 30 June 2021, Telstra announced the sale of a non-controlling stake in its mobile and non-mobile towers business to a high-calibre consortium – comprising the Future Fund, Commonwealth Superannuation Corporation and Sunsuper and managed by HRL Morrison & Co.

To facilitate this sale, the assets and operations of the tower business have been transferred into a new Telstra subsidiary called Amplitel Pty Ltd on 31 August 2021.

2. What is included in the Amplitel infrastructure portfolio?

The Amplitel tower business (originally known as InfraCo Towers) is the largest passive or physical mobile tower infrastructure provider in Australia. It includes Telstra's passive mobile infrastructure asset portfolio of over 8,000 physical towers, mast and large pole structures used to mount mobile and non-mobile communication equipment for Telstra, other mobile network operators, and non-mobile customers.

3. Who owns Amplitel?

Telstra has retained 51 per cent ownership of Amplitel and will continue to own the active parts of its network, including the radio access network and spectrum assets.

The Future Fund, Commonwealth Superannuation Corporation and Sunsuper became strategic partners in Amplitel when they acquired a 49 per cent interest in Amplitel on 1 September 2021.

4. What are Amplitel's contact details?

- Legal Entity: Amplitel Pty Ltd as trustee for the Towers Business Operating Trust, care of Telstra Corporation Limited
- ACN: 648 133 073
- ABN: 75 357 171 746
- Address: 242 Exhibition Street, Melbourne VIC 3000

Telstra's head office at 242 Exhibition Street, Melbourne is the registered office of Amplitel.

5. How will Amplitel operate?

It is anticipated that Amplitel will operate the towers infrastructure in the same way as Telstra currently operates those assets. In particular, Amplitel will host telecommunications equipment of Telstra and other telecommunications access seekers on the towers as well as equipment for broadcast services and emergency services.

6. Is my consent needed for the lease transfer?

No.

Your lease allows Telstra to transfer the lease to any related body corporate of Telstra (such as a subsidiary of Telstra) without your consent. Amplitel is a related body corporate of Telstra.

If you think that it is necessary, you should seek your own legal advice in relation to the transfer of the lease. Subject to the terms of your lease, any legal advice that you obtain will be at your own expense.



7. What do I have to do for the lease transfer?

Very little. Telstra and Amplitel are taking the necessary steps to transfer the lease from Telstra to Amplitel.

You will not need to re-issue rent tax invoices where Telstra has already paid that rent. Instead, Telstra and Amplitel will make any necessary adjustments between themselves for rent payable by Amplitel for the period from the transfer date until the next rent payment is due.

After the lease transfer, any rent and any other payments that become due under the lease will be paid by Amplitel.

If you send out your own tax invoices for the rent and other payments, you will need to address those tax invoices to Amplitel, and not Telstra. The tax invoice can still be sent to the current property managers, JLL.

Where JLL has issued tax invoices for you (as recipient created tax invoices), JLL will issue any future tax invoices to you and show Amplitel as the tenant.

Any correspondence between Amplitel and you will still need to be sent to JLL using the current email address.

As a reminder, that email address is: TelstraProperty@team.telstra.com

8. Will the lease change?

No. The lease will not be amended and will remain the same.

9. Will the use of my land change?

As mentioned, Amplitel intends to use the leased premises for the same purposes as Telstra currently uses those premises.

10. What if I have other questions?

If you have any other questions about the lease transfer, you can send the questions to Telstra and Amplitel at TowersProperty@team.telstra.com.

We will endeavour to respond to your questions as soon as possible.

1 **Australasian Golf Museum**

The Australasian Golf Museum was instigated by legendary Tasmanian golfer Peter Toogood. It tells the story of how golf evolved from a crude game played by a handful of 15th Century villages on Scotland's east coast, to now being a truly international game, and Australia's most popular participation sport.

The museum illustrates why the early settlers in historic Bothwell became Australia's first golfing community, with the nearby Ratho Golf Links recognised as Australia's oldest continuous golf course, and the township having as many as five different golf courses.

The museum explains evolution of the game through the different eras, as defined, for example, by the changing golf ball, from Feathery (1400s to mid-1800s) to Gutta-percha (1850s to 1900) to Haskell (turn of the century to World War II) and the modern balls.

Many Tasmanian champion golfers are featured, from Australia's first born champions, the Pearce brothers, to Lucy Arthur, Len Nettelfold, Elvie Whitesides, the Toogoods and the Goggin.

4 **St Michael and All Angels Anglican Church**

Bothwell's Anglican congregations had worshipped at St Luke's Church for sixty years, so it was not until 1891 that the Bishop of Tasmania, the Right Reverend Montgomery (father of General Montgomery of WW II fame) consecrated St Michael and All Angels' Church. At the time of its construction the State's economy was depressed, but the project benefited from the support of the Nicholas family. Local stonemason, Thomas Lewis, and his sons, built this magnificent church, designed by Launceston architect, Alexander North.

Thomas Lewis senior proudly claimed to have positioned each stone himself. It is said that he was ill during the construction and his son laid several stones in his absence. On his return he dismantled his son's work and positioned the stones himself. The upper tower was not completed until 1921 and was erected in memory of local soldiers who fell in the First World War.

The church's organ, built in 1862 by Tasmanian master cabinet maker Samuel Joscelyne, is one of only two made by him still in working order in Australia. The other is in Melbourne.

25 **War Memorial Monument**

Designed by Hobart architect Allen Cameron Walker, and built in Brisbane, the memorial was from around the world. It has also been the subject of paintings and films.

The device has four faces, with plaques showing time, place, and declination. Unfortunately the distinctive gnomon (projecting arm) was slightly damaged by use of inappropriate machinery for cleaning and polishing. The Park itself was fenced to keep out the town cows which roamed the streets until the 1970s.

31 **Literary Society**

The school opened here in 1856 included two schoolrooms, a six-roomed residence and a room set aside for the Society.

By 1839 the Society had 300 books in its collection. Captain Patrick Wood had donated 156 books, the first orders had arrived and other donations had been accepted. The Police Clerk, Phineas Moss, an English Jew prominent in the Bath Mechanic's Institute took on the role of Librarian. Periodicals such as the *Edinburgh Review* introduced Bothwell members to the controversies of the day, for example, and ideas about natural selection. Serialized fiction in Dickens' *Household Words* satisfied the human need for 'soapies'.

Subsequently, the building was used as a working men's club and a Masonic Lodge. It was extensively renovated by the Central Highlands Council in the 1980s and is now used as its offices.

35 **Falls of Clyde**

The Falls of Clyde was constructed in 1831 as a house for Sandy Denholm, a blacksmith. It is a two storey building with a stone rear section. It includes a reception room, formal dining room, large living room and 9 bedrooms. Flagstone flooring and exposed wooden beams are notable features.

First licensed in 1836 as The Falls Of Clyde, it later became called The Young Queen from 1851 to 1877, and still later, as Maskell's Hotel.

By the late 1800s the building was known as The Coffee Palace, a coffee house hosting accommodation forming part of Patrick Wood had donated 156 books, the first orders had arrived and other donations had been accepted. The Police Clerk, Phineas Moss, an English Jew prominent in the Bath Mechanic's Institute took on the role of Librarian. Periodicals such as the *Edinburgh Review* introduced Bothwell members to the controversies of the day, for example, and ideas about natural selection. Serialized fiction in Dickens' *Household Words* satisfied the human need for 'soapies'.

Subsequently, the building was used as a working men's club and a Masonic Lodge. It was extensively renovated by the Central Highlands Council in the 1980s and is now used as its offices.

62 **St Luke's Uniting Church**

St Luke's Church is Bothwell's earliest church and remains second oldest in Australia. Its first service took place in 1831. Designed by John Lee Archer. Before his work on the celebrated Ross Bridge, convict Daniel Herbert carved two faces either side of the entrance in distinctive 'Celtic Dely'-style.

"Bothwell... has four large public houses... much better supported... than the Mitchell, Jail church" (John Journal, 1850).

Not always harmoniously, and under government assistance, the church was used by both Presbyterians and Anglicans until 1891.

The tower was a later addition; the bells and clock were donated by Captain Wood – workers had no watches.

Considerable restoration work was needed by 1964. A successful appeal, and a timely legacy from the estate of Leonard Ryan of Mathinna, enabled reconstruction by Launceston stonemasons, W. Purse and Sons.

In 1977, the Presbyterian church became part of the Uniting Church of Australia.

When a general need for major repairs arose in 1974, Barbara Fowler organised a wool spinning competition to raise funds. Now known as the 'Spin-In', the event continues to be a major biennial community event in the State.

LANDMARKS

A brief History . . .

Prior to European settlement the area around Bothwell was occupied by the Mairremmener Aborigines.

The first European in the district was Lieutenant Thomas Laycock who crossed Van Diemen's Land from Port Dalrymple (Launceston) to Hobart in the summer of 1807 and camped beside the Fat Doe River (now the Clyde River) near the present site of Bothwell.

Explorers, led by Surveyor John Beamont, moved through the area in 1817, and by 1821, the mostly Scottish settlers had started taking up land grants along the banks of the Clyde River.

Dispute over Bothwell's first European settler remains. Both prime contenders for that honour arrived on *HMS Grace*: the Rowcroft brothers at *Norwood**, and Edward Nicholas. The latter arrived in 1821 and built a simple cottage on *Nant**, possibly the one now known as Mitchel's Cottage.

Surveying was carried out, and the town laid out in the late 1820s. The main streets were named Alexander (after Alexander Reid of *Ratho**) and Patrick (after Patrick Wood of *Dennistoun**) – the town's two most prominent citizens.

In the 1820s Alexander Reid built a seven-hole golf course on his property *Ratho**, and it is likely that, here, the earliest game of golf in Australia was played.

St Luke's Presbyterian Church (now Uniting) was built jointly with the Church of England between 1828 and 1831. After the church at Ebenezer on the Hawkesbury River, it is the second-oldest (former) Presbyterian church in Australia. St Luke's was shared with the Church of England until the construction of St Michael and All Angels.

The Castle Inn, now the Castle Hotel, was built in 1829, and has operated continuously under varying ownership through to today.

Captain Patrick Wood imported the first Angus cattle into Australia from Scotland to his property *Dennistoun**. Their descendants graze there today.

Nant Cottage*, now renamed Mitchel's Cottage, was home to Irish political exile, John Mitchel. It was a simple Georgian dwelling with an iron-hipped roof and twelve-pane windows. Mitchel had been arrested for treasonable writings in *The United Irishman*.

Today Bothwell is a small and charming historic town which is a magnet to those who want to explore the Georgian architecture of early Tasmania.

* not on map



Central Highlands Visitor Centre, Market Place, Bothwell 7030
E-mail – info@ausgolfmuseum.com
Central Highlands Council – <https://centralhighlands.tas.gov.au>

A half-hour Stroll through History and Architecture



Walk around Bothwell

1

1 & 2. Central Highlands Visitor Centre (2016), the ***Old School House** (1887) now containing the **Australasian Golf Museum**, and former **Headmaster's Residence** (1887), now housing the **Bothwell Historical Society Display**.

The Headmaster's House was designed by government architect, W W Eldridge. The adjoining School House was opened in 1887 to mark the Golden Jubilee of Queen Victoria. The Visitor Centre is now the home of Tasmania's own Tartan. The Museum covers history of golf, from its inception until now.

2

Former **Headmaster's Residence** (1887), now **Bothwell Historical Society Rooms**.

Headmaster's House was designed by W W Eldridge, the government architect. The adjoining school was opened in 1887 to mark the Golden Jubilee of Queen Victoria. It was a **very** cold building, and in the 1920s, major improvements were necessary.

3

Weavers' Craft Shop has locally produced crafts and goods. The shop was a school building, and was moved to this site on rollers in the 1970s to be used as a church meeting room. *Craftware.*

4

***St Michael and All Angels Anglican Church** was built from local sandstone and opened in 1891 after 60 years of sharing St Luke's (Site 62) with the Presbyterian congregation. It was mostly paid for by the Nicholas family of Nant. Architect, Alexander North was a notable Australian architect. The tower was added as a memorial to the Anglicans killed in World War I. Organ built in 1862 by cabinmaker, Samuel Joscelyne. *Key available from the Craft Shop (Site3) or Super Store (Site 5)*

5

***Bothwell Super Store** was the site of White Hart Inn. Stone storehouse (1837) at the rear. *Food, general goods*

6

***St Andrews Catholic Church** replaced a beautiful sandstone church designed by noted Hobart architect, Henry Hunter. Footings of the earlier building can be traced at the back.

7 & 8

Early colonial cottages. The dilapidated wooden structure in front of Site 8 was once a butcher's shop. *PR*

9

Abbergavenny Nursery specialising in *colonial plants* (c. 1860)

10

Elizabeth House. One of the early Bothwell houses built by Edward Bowden for a daughter. Typically, the original wall decoration was stencilling. *PR*

11

***Former Bootmaker's Shop**, originally next to Elizabeth House, but relocated in original form with contents. Post and rail fence. *Inspection by appointment (ph 0427 538 744).*

12

Barwick Cottage was named for a recent owner. It was built in the early twentieth century by the Lewis family from stone recycled from the demolished Methodist Chapel in Dennistoun Road. The building behind, called *The Keep*, is partly built from beaten kerosene tins. *PR*

13

Stone cottage. It's believed this building was built about 1880, by the Lewis family using stone taken from a demolished farm building. *PR*

14

***Slate Cottage** (1836). Edward Bowden was convicted of poultry stealing in Norfolk. His wife Dinah and family came out under the scheme to reunite convict families. He wrote to her that he was building her a "mansion". It is the only house in Bothwell with a slate roof. *PR*

15

***Mrs Gatenby's Cottage** (c. 1830) was built as a rental on the same title as the Castle Hotel, and was later home to eccentric gentleman, Chris Gatenby. During the 1960 floods Miss Eva Bayles was marooned upstairs, and required rescuing by boat. *PR*

16

Atholin. Named for the two Blake brothers, Athol and Lindsay, it is built from stone recycled from Blakes' brewery which stood on this site. The southern wing uses stone from the former Logan homestead. It was a doctor's surgery for many years and then became the Anglican Rectory until late in the twentieth century. *PR*

19

***Post Office.** Sandstone building begun in 1850s. Built as a shop and occupied by the H. T. Savage's as Commercial Store. Later occupied by the Evans family. Later became the Masonic Lodge in 1955 and was uglified. John and Ros Hill bought it from the Lodge in 1994 and restored its front facade. The Lodge operated upstairs and they ran a successful art gallery downstairs called "Expressions of Interest". It was later sold and became the Post Office with *giftware, confections, cakes*

25

Queens Park and Memorial. The vertical sundial is a rarity in Australia. This sundial was designed by the Hobart architect Allen Cameron Walker and built in Brisbane. It is the local war memorial to the First World War. (Honour boards for most enlisted men are in the Town Hall). It was damaged when inappropriate machinery was used in cleaning and polishing. It took over 10 years to raise funds for the fence that surrounds it. The Park itself was fenced to keep out the town cows which roamed the streets until the 1970s.

27

White's Cottage. Built by members of the White family in 1856 who owned the whole of this street except for the Elders building site. The brick portion was built for schooling and was later a surgery. *PR*

28

***Whites' Corner.** Built in two sections (c. 1837) this was a general store for many generations and includes a bakery, miking shed, stables and store-rooms. The wooden shop on the Alexander St side is even older and is brick nogged. The last Miss White who lived here was the last Bothwell resident to own a street cow. As the 'product' of a major hoarder, auction of the contents drew buyers from all over Australia. *Accommodation.*

30

Batt's Cottage. This was the home of the Batt family for many years. They prospered from their transport business during the construction of hydro-electric power stations. *PR*

35

***Falls of Clyde.** Built by the Scottish Denholm family as an hotel, this has had many names and many uses including as a boarding house, doctor's surgery and private residence. Immortalized it in one of Hardy Wilson's famous sketches. *PR*

37

***Former Post Office** was originally built in the 1890s for the Commercial Bank of Tasmania. It subsequently served as the post office for over 100 years. The hitching rail for horses still stands in front. *PR*

38

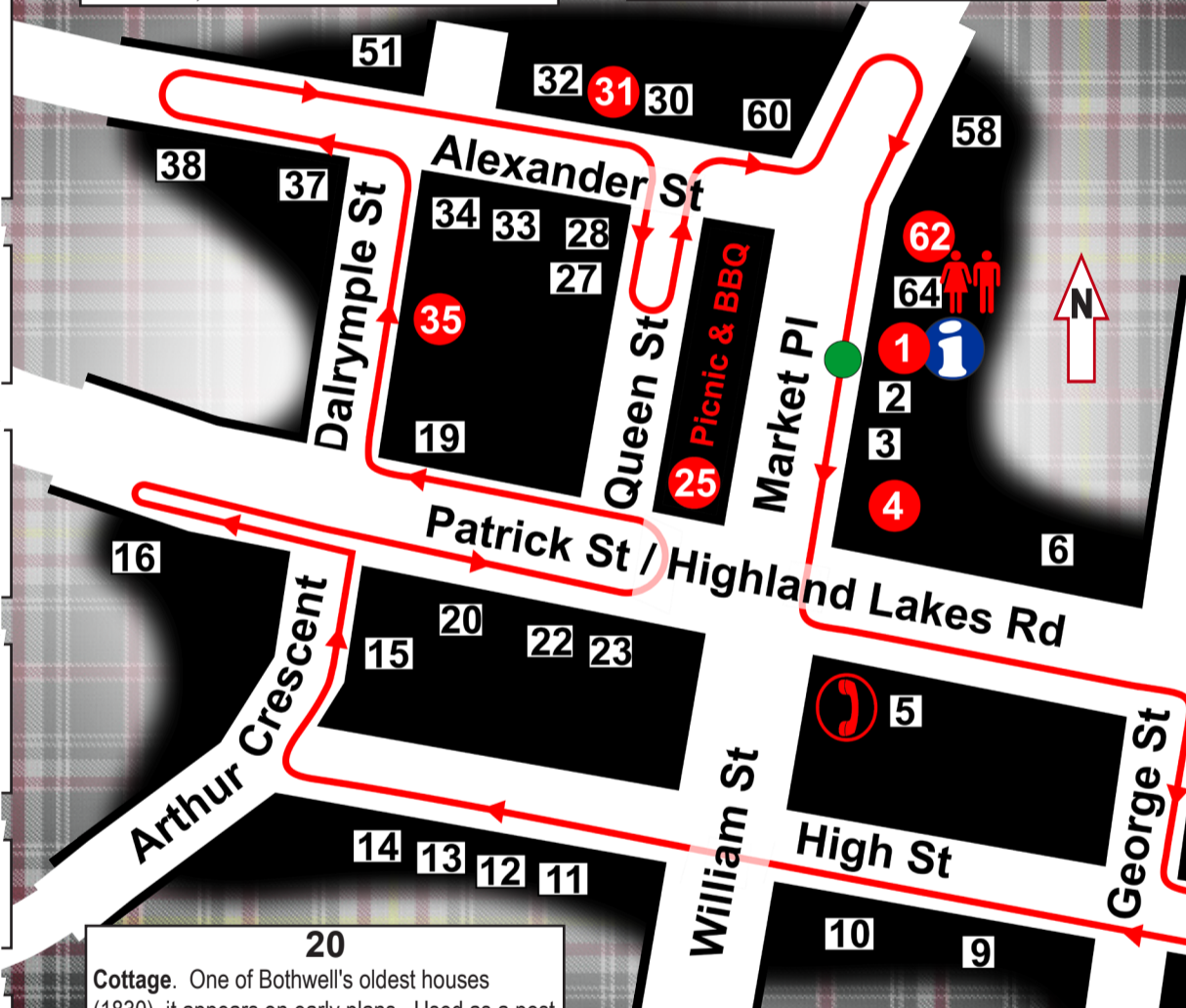
Designed by the renowned architect E.C. Rowntree, and built in 1867 for the joint use of the protestant churches in Bothwell as a Sunday school. Now leased by the CWA.

51

***Bothwell Grange.** This large building was an hotel before 1836, and later a B&B. Known as *The Crown* for many years, a sullied reputation necessitated a name-change so people would book in there. The federation style wooden verandah was added in the era when these were popular. A trapdoor in James Street leads down to the cellars. *Accommodation.*

58

***House of no Surrender.** Built as a Temperance Hall it has also been a bike shop. *PR*



*** = historical plaque displayed**

PR = private

Red number = detail overleaf

Find out about other notable buildings not included in this walk. For example, Wentworth House, The Priory, and Fort Wentworth

20

Cottage. One of Bothwell's oldest houses (1830), it appears on early plans. Used as a post office and as a wheelwright's, it was divided into two houses for many years. The halves were reunited in the latter part of the twentieth century. The fanlight over the front door is above the ceiling in the entryway. *PR*

22

Bookmakers Hall. Built 1872 as assembly rooms using some of the earliest commercial bricks (as opposed to locally made ones), Edward Bowden 2nd erected this in conjunction with his adjacent hotel. It is not surprising therefore that, when he was a councilor and the Municipal Council voted to build a new council office and town hall, he opposed the motion.

23

***Castle Hotel** (1829). One of oldest continually licensed hotels in Australia. Central portion built by John Vincent. Sandstone portion said to have been built by Edward Bowden 2nd. A corroboree was danced at the front of the hotel by the last of the Big River and Oyster Bay natives living in this area, whilst on their way with G. A. Robinson to Flinders Island. *Accommodation, bar, diningroom.*

31

Council Offices. Opened in 1856 as the state school and room for the Bothwell Literary Society Library. Third oldest library in Australia, it had been founded in 1834 and regularly changed location until this building was opened. Now houses offices for the CHC.

32

***Bothwell Town Hall** (1900) included the police office, council clerk's office, magistrate's court, and was designed by the well-known Hobart architect Alan Cameron Walker. At the front, it now houses a modern lending library.

33

***Twin cottages** (c. 1850). These humble brick colonial cottages were on the same title as Sealy's store until the 1970s. *PR*

34

Sealy's Store. For 140 years was the *Bothwell Store, a major general store for the district supplying outlying farms with their monthly rations and locals with their newspapers. Now a shop with *gifts, home baked fare and coffee.*

60

Rock Cottage (c. 1864) was home to Speedy Nichols, both a blacksmith and undertaker for many years. He worked with his brother-in-law although not on speaking terms. The old bread oven remains in working order. *PR*

62

***St Luke's Uniting Church.** Designed by John Lee Archer, with dripstones carved by Daniel Herbert (c. 1831). Opened with government assistance for the joint use of the Protestant congregations, Presbyterian and Church of England. In 1977 parishioners voted to become part of the Uniting Church in Australia. It is the second oldest church in Australia with a famous clock and bell donated by Captain Wood of Dennistoun. *Key at Visitor Centre.*

64

Holy Dunnies (public toilets) Stately edifice built from once-consecrated sandstone blocks used in Shannon Chapel.