

AGENDA ATTACHMENTS

16 MAY 2023

ORDINARY COUNCIL MEETING
TO BE HELD AT HAMILTON

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CENTRAL HIGHLANDS COUNCIL



NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	May 16, 2023
Councillor Name:	David Meacheam
Proposed Motion:	That on application, an organisation or individual may be granted standing [on-going] permission to record the ordinary meetings of Council. The span of meeting recorded must not be greater than that recorded by Council itself.
Background Details:	At both the governance and operational level, we face formidable workloads both within and beyond the current year. We need to streamline the conduct of both the workshops and ordinary meetings of Council. Within ordinary meetings, short of breaching any statutory requirements, the prompting of declaration of conflicts and pecuniary interests and other standard matters, including the recording of proceedings, could be abridged to maximise 'airtime' for the consideration of substantive rather than procedural matters.
Signature:	David Meacheam (via email)
Date:	10/5/23



Central Highlands Council

MINUTES – ORDINARY COUNCIL MEETING – 18 APRIL 2023

Dear Councillors,

Minutes of the Ordinary Meeting of Central Highlands Council held in the **Bothwell Council Chambers**, **Bothwell** on **Tuesday 18 April 2023**, commencing at **9.00am**.

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DRAFT

1. OPENING

2. AUDIO RECORDING DISCLAIMER

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

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

The Mayor also advises, that members of the public are not permitted to make audio recordings of Council Meetings.

3. ACKNOWLEDGEMENT OF COUNTRY

4. PRESENT

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

5. IN ATTENDANCE

Mrs Kim Hossack (General Manager) and Mrs Janet Monks (Minute Secretary).

6. APOLOGIES

Nil

7. LEAVE OF ABSENCE

Nil

8. PECUNIARY INTEREST DECLARATIONS

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

Nil

9. PERCEIVED INTEREST DECLARATIONS

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

PART 2 – Conflict of Interest that are not Pecuniary

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

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

Nil

10. CLOSED SESSION OF THE MEETING

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

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

RESOLUTION 01/04.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

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

Item Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 21 March 2023.	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.
2	Confirmation of the Minutes of the Closed Session of the Special Meeting of Council held on 27 March 2023.	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.
3	Deputations	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
4	Supplementary Agenda Items	Part 2 Regulation 8 (6) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> .
5	Provision of Medical Services	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.

6	Consideration of Matters for Disclosure to the Public.	Regulation 15 (8) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> - While in a closed meeting, the Council, or Council Committee, is to 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.
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CARRIED**For the Motion**

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

MEETING CLOSED to the public at **9.13am**.

11. MOTION OUT OF CLOSED SESSION

RESOLUTION 04/04.2023/CC

Moved: Cr A Bailey

Seconded: Cr Y Miller

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 21 March 2023.	THAT the Minutes of the Closed Session of the Ordinary Meeting of Council held on 21 March 2023 be confirmed.
2	Confirmation of the Minutes of the Closed Session of the Special Meeting of Council held on 27 March 2023.	THAT the Minutes of the Closed Session of the Special Meeting of Council held on 27 March 2023 be confirmed.
5	Provision of Medical Services	THAT the matter was discussed.
6	Consideration of Matters for Disclosure to the Public	Matters were considered.

CARRIED**For the Motion**

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

The Closed Session Meeting closed at **9.57am**.

11. RE-OPEN MEETING TO PUBLIC

The meeting re-opened to the public at **10.10am**. The Mayor again advises, to the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

Members of the public are not permitted to make audio recordings of Council Meetings.

12. DEPUTATIONS

10.15am Bothwell and Districts Lions Club – memorial seat and shelter for Peter Birchell
Representatives in attendance were Malcolm Scott, Tony Blake, and John Pilcher.

Points of discussion were:

- Design and size of structure – similar to those installed at various locations across the Central Highlands
- Preferred location by the Club – in Barrack Street at entrance to Croakers Alley near Police Station.
- Council's contribution – levelling of site and laying of concrete.
- Cost of structure, seat and plaque will be met by the Lions Club.

13. PUBLIC QUESTION TIME

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

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

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

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

1. Once Question Time commences the Chairperson will determine the order in which questions are heard.
2. Questions may relate to any business of the Council capable of being discussed in the open portion of the meeting, and which is not listed as an item for consideration on the Agenda for the Council Meeting.
3. Members of the public proposing a question are required to be present at the Council Meeting at which their question is to be read. Where a person submits a question for Public Question Time but fails to attend the meeting, the question will be treated as general correspondence and a written response will be provided at the earliest opportunity.
4. A person asking a question, when called upon by the Chairperson is requested to:
 - Stand,
 - State their name and address,
 - Read out their question.
5. The Chairperson retains the right to accept or decline questions and to determine if the question is to be answered at the meeting by the appropriate Councillor or employee or written down and taken on notice. The decision to take the question on notice may also be taken by the Councillor or employee to whom the question is directed. Questions taken on notice will be answered at a later meeting.
6. The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, insulting, improper or relates to any matter which would normally be discussed in the closed portion of the meeting as defined in the *Local Government (Meeting Procedures) Regulations 2015*.
7. Public Question Time forum will be limited to a maximum of 15 minutes in duration and will be declared closed following the expiration of the allocated time period, or where all valid questions have been dealt with, whichever is the sooner.

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

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

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

PUBLIC GALLERY

Mr Damian Bester, Editor and Owner of the New Norfolk and Derwent Valley News

Subject - Audio Recording of Council Meetings Policy

Question from the floor – review of Council policies - is there an opportunity for the public to comment on Council policies.

14. COMMITMENTS

14.1 MAYORAL COMMITMENTS

15 March to 13 April 2023

16 March 2023	LGAT meeting, Launceston
18 March 2023	Shackowners Meeting
20 March 2023	ILU inspections with GM and Office staff Ouse
20 March 2023	ILU inspections with Office staff Bothwell
21 March 2023	Ordinary Council Meeting - Hamilton
27 March 2023	Special Meeting of Council - Bothwell
03 April 2023	Information session with Business Developer - Hamilton
12 April 2023	Meeting with Friends of the Osterley Church & Anglican Diocese
13 April 2023	Council Workshop (Hamilton)
13 April 2023	Meeting Senator Wendy Askew

- Business of Council x 13
- Ratepayer and community members - communications x 24
- Elected Members - communications x 14
- Central Highlands Council Management - communications x 5

For Information Only

14.2 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

21 March 2023 Ordinary Council Meeting - Hamilton
 05 April 2023 Attendance in Hobart, LGAT session re local government planning processes.

Cr A Bailey

21 March 2023 Ordinary Council Meeting - Hamilton
 27 March 2023 Special Meeting of Council - Bothwell
 03 April 2023 Presentation Meeting J Stephenson (Hamilton)

Cr R Cassidy

21 March 2023 Ordinary Council Meeting – Hamilton
 27 March 2023 Special Meeting of Council - Bothwell

Cr J Hall

21 March 2023 Ordinary Council Meeting - Hamilton
 27 March 2023 Special Meeting of Council - Bothwell
 03 April 2023 Presentation Meeting J Stephenson (Hamilton)
 13 April 2023 Attendance at Council Workshop (Hamilton)

Cr J Honner

21 March 2023 Ordinary Council Meeting - Hamilton
 13 April 2023 Attendance at Council Workshop (Hamilton)

Cr D Meacheam

21 March 2023 Ordinary Council Meeting - Hamilton
 27 March 2023 Special Meeting of Council - Bothwell
 Beta testing, Office of Local Government, Module 2 learning package – Good Governance – building good relationships.
 05 April 2023 Attendance in Hobart, LGAT session re local government planning processes.
 13 April 2023 Attendance at Council Workshop, Hamilton

Cr Y Miller

21 March 2023 Ordinary Council Meeting - Hamilton
 27 March 2023 Special Meeting of Council – Bothwell
 05 April 2023 Attendance in Hobart, LGAT session re local government planning processes.
 13 April 2023 Attendance at Council Workshop, Hamilton

For Information Only**14.3 GENERAL MANAGER'S COMMITMENTS**

Date	With Whom	Subject / Comment
20/3/2023	With Mayor & Office Staff	Inspection of Ouse Independent Living Units
21/3/2023	March Council Meeting	
22/3/2023	State Grants Commission Hearing	Council's Proposed Allocation for 2023/2024 & changes moving forward
24/3/2023	Southern Councils General Managers	General discussion of LG issues
27 to 30/3/2023	Personal Leave	Away from Office
31/3/2023	Michael Patterson (Telstra)	Proposed Mobile Services
3 & 4/4/2023	Tasmanian Audit Office	Preliminary Induction Audit
7 to 11/4/2023	Easter Break	Away from Office
12/4/2023	Osterley Church Group & Anglican Church Representative	Purchasing & hand over of Osterley Church & Cemetery to Council
13/4/2023	Council Workshop	
13/4/2023	Senator Wendy Askew	Meeting with Council

For Information Only

14.4 DEPUTY GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
21/3/2023	March Council Meeting	
27/3/2023	Special Council Meeting	
31/3/2023	Michael Patterson (Telstra)	Proposed Mobile Services
3 to 26/4/2023	Annual Leave	Away from Office

For Information Only

15. NOTIFICATION OF COUNCIL WORKSHOPS HELD

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

13 April 2023 Budget Workshop Dates
 Councillor Bus Tour of Municipality - dates & locations
 National Australian Local Government Association Conference in Canberra
 Campground Fire Pits
 Recycling Wheelie Bins & rubbish
 Meeting with Senator Wendy Askew

16. FUTURE WORKSHOPS

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

- 9 May 2023 (2023/24 Budget)
- 9 June 2023 (2023/24 Budget)

17. MAYORAL ANNOUNCEMENTS

Letter of thanks from Campdrafting Tasmania Inc – thanking Council for the donation towards their trophy night and to Council staff for the assistance provided throughout the year.

18. MINUTES

18.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 21 FEBRUARY 2023

Unfortunately, the previous Minutes that were table at the 21 March 2023 Ordinary Council Meeting and subsequently approved, were incorrect. A draft version was provided to Council as an attachment instead of the final version in error. Therefore, these Minutes are again before you for approval.

RESOLUTION 03/04.2023/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT Resolution 05/03.2023/C confirming the Ordinary Council Meeting of 21 February be rescinded.

CARRIED

For the Motion

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

RESOLUTION 04/04.2023/C

Moved: Cr J Honner

Seconded: Cr S Bowden

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 21 February 2023 be confirmed.

CARRIED

For the Motion

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

18.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 21 MARCH 2023

RESOLUTION 05/04.2023/C

Moved: Cr J Honner

Seconded: Cr A Bailey

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 21 March 2023 be confirmed.

CARRIED

For the Motion

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

18.3 CONFIRMATION OF DRAFT MINUTES SPECIAL MEETING – 27 MARCH 2023

RESOLUTION 06/04.2023/C

Moved: Cr A Bailey

Seconded: Cr J Hall

THAT the Draft Minutes of the Special Meeting of Council held on Monday 27 March 2023 be confirmed.

CARRIED

For the Motion

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

19. BUSINESS ARISING – March 2023

Business Arising

23.3	LOCAL ROADS COMMUNITY INFRASTRUCTURE PROGRAM	Allocation noted for the upcoming 2023/24 Budget deliberations
23.4	A SUMMARY OF THE THOUSAND ACRE LANE CONTRACT WITH VARIATIONS	Variation amount will be noted within the current budget.
23.5	LIONS CLUB PROPOSAL FOR TABLE AND BENCHES AT CROAKER ALLEY	Invitation sent to the Bothwell & Districts Lions Club
24.1	REMISSIONS UNDER DELEGATION	'Psychs on Bikes' advised of Hall Hire Remission
24.2	RECOMMENDATIONS FROM THE AUDIT PANEL	The Pandemic Leave Policy was rescinded as request by the Audit Panel
24.3	GRETNA CRICKET CLUB FUNDING SUPPORT	The Cricket Club was advised of their \$200 donation
24.4	COMMUNITY GRANT APPLICATION OUSE COMMUNITY COUNTRY CLUB	The Ouse Community Country Club was advised of their community grant successful application
24.5	IMMUNE DEFICIENCIES FOUNDATION AUSTRALIA FUNDING SUPPORT 2023 ANNUAL FUNDRAISING EVENT "RAZZAMATAZZ"	A donation of \$360 was provided for the event
24.7	POLICY 2014-22 - CUSTOMER SERVICE CHARTER	The Policy has been updated
24.10	OSTERLY CHURCH AND CEMETERY PROPOSAL – RESCINDING OF MOTION	The Church Group were present at the meeting and advise of the outcome
25.1	BOTHWELL BASKETBALL	This item will be included in the 2023/24 Budget deliberations.

FOR NOTING**20. DERWENT CATCHMENT PROJECT – MONTHLY REPORT FOR MARCH****RESOLUTION 07/04.2023/C****Moved:** Cr A Bailey**Seconded:** Cr J Honner**THAT** the Derwent Catchment Project Monthly Report be received.**CARRIED****For the Motion**

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



Derwent Catchment Project Monthly Report for Central Highlands Council 8th March – 11th April 2023

General

Josie's council visit – recap

Josie presented at the last council meeting about developing a flood resilience plan for the Clyde River using the same framework as our plans for the Lachlan River, Glen Dhu Rivulet and Sorell Creek in the Derwent Valley. The plans cost out restoration works along the river which can then be used to apply for funding through the National Emergency Management Agency's flood mitigation rounds or other grant opportunities that arise.

Josie also requested additional funding to be considered in next year's budget to cover costs as part of the Central Highlands roadside weed management program.

We will be in touch with some dates in May for the proposed NRM field tour for Councillors, which will showcase on-ground examples of what the NRM investment is offering to the municipality.

Tas Farm Innovation Hub Meeting

Josie and Eve met with the new director, Sandra Knowles, and key team members of the Tas Farm Innovation Hub (new name for the Drought Hub) to discuss the strategic direction of the Hub going forward. We are currently delivering four projects as part of the initial funding round offered by the Hub which will be completed by 2024. From our discussions at this meeting, the Hub are considering the best ways to increase support for established groups such as DCP who are working with farmers on drought resilience programs.

Brighton Sustainability Show

We spent a weekend at the Sustainable Living Ideas Expo down at the Brighton Civic Centre. It was great to be able to chat with people about the various projects we work on and be out and about in the community.

We talked with people about Brighton's natural values and the importance of biodiversity. A particular focus was: "How to control weeds that threaten to take over natural areas and reduce biodiversity". The sustainability show provided an

important opportunity to have one-on-one conversations about NRM concerns and meet new community members. Having the Brighton municipality involved with the DCP helps create landscape-scale change whilst reducing the weed burden on the entrance to the Derwent Catchment.



Central Highlands Weeds Program

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

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

The ground crew have been squeezing in the final days of weed spraying between the wet weather days. They have completed day three of twelve treating weeds around the Dee Lagoon as part of a cross-tenure collaboration between Central Highlands Council/DCP, TasNetworks, Sustainable Timbers Tasmania, and Hydro. This is a great project to have all the support, and we all hope to see a large reduction in the weed burden.



Broom control around Dee Lagoon

The team have also been spraying sweet briar along the Lyell Highway between Hamilton and Ouse as part of a contract with State Growth. They are also currently spraying Californian thistle on the eastern shore of the Great Lake for Hydro; the plants are small, and the terrain is an uneven boulder field which makes for a workout!

This was the first year the new weed eradication zone around Ellendale was sprayed. Ellendale had a large blackberry infestation which is threat to the nearby Tasmanian Wilderness World Heritage Area. As a result of the high success rate of treatment, we have been resurveying the Ellendale area to identify landholders with large blackberry infestations. We will soon be engaging with them to discuss their options. This work is being carried out as part of the Weed Officer role that the DCP undertakes for council. It is important that these locations are identified to ensure there is ongoing success for the weed program.

Agri-Best Practice Programs

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

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

Course participants at Castle View



Our third last Grazing Time dryland pasture course session was held at Castle View, hosted by Colin Cripps. Colin has a reputation locally as a great operator and a farmer that consistently makes good decisions. The group visited pastures at Castle View and reflected on the limitations of rye grass and that cocksfoot pastures don't just offer refuge from staggers, but they are faster to respond to rain.

Recent monitoring of the 3 demonstration sites that have been established as part of this project indicates that there is a very significant difference in more persistent ground cover achieved by cocksfoot in comparison to phalaris, and equally significant is the delay in phalaris growth activity compared to cocksfoot. We also have been following the establishment of two multispecies

pastures which are establishing well and will continue to be monitored in the next quarter once the annual legume components have had a chance to establish following the break. The other case studies require waiting for the autumn break before monitoring.

Natural capital & On-farm opportunities in the Derwent - funded by the TasAg Innovation Hub (Drought Hub)

The team continue to undertake biodiversity assessments on farms to inform the properties' carbon and biodiversity plans. Laurie has been working with participating farmers to undertake carbon emissions assessments.

Drought risk assessment project with Rural Business Tasmania

We have developed a draft Drought Risk Assessment with our partners at Rural Business Tasmania and this will be finalised in the next couple of weeks. As part of this project, we have been invited to give our feedback to the DR SAT team. DR SAT is an Australian Government website which provides a self-assessed drought resilience assessment however it is very broad, and we have useful suggestions on how to tailor it to be more useful.

Restoration and Conservation

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

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

Volunteers at work



This project is a long-running project which aims to remove the willows and restore the Tyenna River. The program is strongly supported by volunteer activities with monthly working bees on the river. The program works to implement a 10-year plan for river recovery.

The volunteers finished treating a large willow infestation which took greater than four working bees to treat. Only a dozen willows in a tributary to the property will be treated at the next working bee.

The Paddling Willow Warriors and Morgan have developed a plan for their advanced working bees

to help take willow out of the centre of the river, which often requires a higher level of safety around fast-moving water.

A Master's Research student has contacted us to help develop a study that seeks to show the benefits of the willow control work already being carried out. The research project is in its infancy, but the Derwent Estuary Program and the DCP are working together with the student to develop a practical study.

Plantings

Gretna War Memorial and Memorial Planting at Platypus Walk



Karen and the ground crew have been busy planting and carrying out maintenance at the War Memorial in Gretna. Due to site conditions, some plantings needed to be replaced and to help get the plants along and give a finished look for the coming ANZAC day, we added mulch and brush cut the area. We have also installed a memorial planting for Andrew Downie at Platypus Walk as part of a request from the council. After much consideration of species and the site requirements, the team are happy with the final outcome, and we hope the Downie family is as well.

Hamilton Native Plant Nursery Update

Karen has been helping quote and design a planting guide for Brighton Council as part of their Industrial Hub upgrade Master Plan. This is Phase 1 of a 6 Phase plan to be delivered over the next 5 years. Karen still has stock for plantings but is out fast, so if you need any plants, don't hesitate to reach out.

Grant Applications

Weed Action Fund – Final Round

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

1. An application in collaboration with Parks and Wildlife Services, TasNetworks, Hydro, Tarraleah Estate and Sustainable Timbers Tasmania. The application is based on the Weed Action Statement: English broom in the Central Highlands that the DCP wrote in 2019. The funding will be matched equally by the previously mentioned stakeholders and will aim to treat all known English broom around the Tarraleah region. As part of the application, all stakeholders must agree to a 10-year maintenance program.
2. The control of Bridal Creeper in combination with six different councils around the state \$50,000
3. An education Program aimed at Council planning departments to help support pre-emptive strategies for development that can prevent the spread of weeds \$50,000
4. English broom in the Central Highlands - in collaboration with Parks and Wildlife Services, TasNetworks, Hydro, Tarraleah Estate and Sustainable Timbers Tasmania. Based on the Weed Action Statement: English broom in the Central Highlands that the DCP wrote in 2019. The funding will be matched equally by the previously mentioned stakeholders and will aim to treat all known English broom around the Tarraleah region. As part of the application, all stakeholders must agree to a 10-year maintenance program. \$37,000.

Building Drought Resilience for Small Producers in the Derwent Catchment – FRRR are reconsidering their approach to devolving the funding in Tasmania and we will be notified shortly on their decision. Funding request \$450, 000

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

Yours Sincerely,

The Derwent Catchment Team

Key Contacts:

Josie Kelman (CEO) 0427044700

Eve Lazarus (Program Manager) 0429170048

Morgan McPherson (Works Manager) 0418 667 426

Karen Phillips (Nursery Manager) 0400 039 303

*Kathy Bradburn, Acting Development & Environmental Services Manager attended the meeting at 11.00am.
Louisa Brown, the Planning Officer attended the meeting at 11.00am.*

21. COUNCIL ACTING AS A PLANNING AUTHORITY

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

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

RESOLUTION 08/04.2023/C**Moved:** Cr R Cassidy**Seconded:** Cr J Honner**THAT** Council now act as a Planning Authority.**CARRIED****For the Motion**

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

22.1 DA2022/114 - REORGANISATION OF BOUNDARIES: WADDAMANA ROAD & BASHAN ROAD, WADDAMANA**Report by**

Louisa Brown (Planning Officer)

Applicant

Cohen & Associates Pty Ltd

Owner

Waddamana Forestry Pty Ltd

The Proposal

Council is in receipt of a Development Application for the Reorganisation of Boundaries to 11 Lots at Waddamana Road and Bashan Road, owned by Waddamana Forestry Pty Ltd. The application has been made by Cohen & Associates Surveyors.

The application includes the following lots:

CT183843/2, CT183843/3 and CT183843/4
CT183845/2, CT183845/3, CT183845/4, and CT183845/5,
CT183846/1, CT183846/2, CT183846/3, and CT183846/4

The proposal will consolidate viable forestry land and adjust the title areas for the non-productive forestry land which have been affected by the 2019 fires. In addition, the proposed lot boundaries will provide a better layout, based on existing road networks. No additional lots will be created.

The properties are Private Timber Reserves, predominantly forest and bisected by an electricity transmission line, creating a clearing north to south.

The boundary reorganisation will create the following 11 lots;

Lot 1 – 51ha, access via Waddamana Road,
Lot 2 – 42ha, access via Waddamana Road
Lot 3 – 43ha, new access required via Waddamana Road
Lot 4 – 68ha, access via Right of Way from Waddamana Road,
Lot 5 – 49 ha, access via Right of Way from Waddamana Road
Lot 6 – 67ha, access via Right of Way from Waddamana Road
Lot 7 – 60ha, access via Waddamana Road
Lot 8 – 14ha, new access required via Bashan Road
Lot 9 – 49ha, new access required via Waddamana Road
Lot 10 – 761ha, accessed via Waddamana Road
Lot 11 – 307ha, accessed via Waddamana Road

Two small areas of interest which are on the Tasmanian Heritage Register as a part of the Great Lake Scheme are located within CT183843/2 and CT183843/3. Heritage Tasmanian provided a notice of interest to Council, that it has no interest in the application, as the works are consistent with what is eligible for a Certificate of Exemption under section 8 of the Works Guidelines.

The proposal is discretionary owing to being a Boundary Reorganisation and is assessed against the standards for the Rural Resource Zone pursuant to section 26.0 of the Central Highlands Interim Planning Scheme 2015.

Subject Site and Locality

All lots are Private Timber Reserves, as are the immediate neighbouring lots. The lots are located south of Waddamana, accessed predominantly from Waddamana Road. The lots are mainly forest, which were extensively burnt in the 2019 Great Pine Tier Fire. Transmission lines bisect the lots running north to south. Forestry tracks and roads criss-cross the lots.

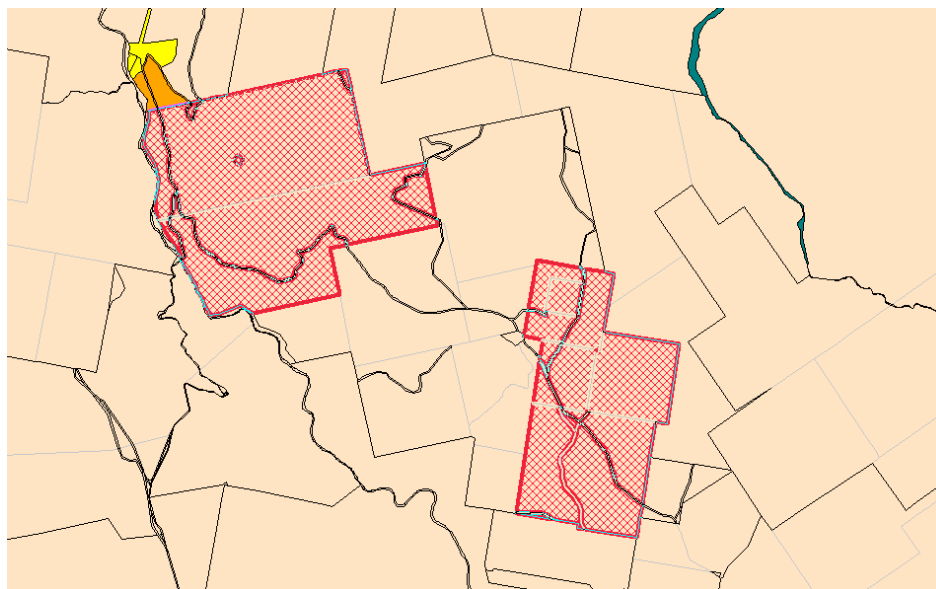


Fig 1. Location and zoning of the existing properties (red shaded), indicating the Rural Resource Zone (Cream). (Source: Exponare accessed 12 April 2023)

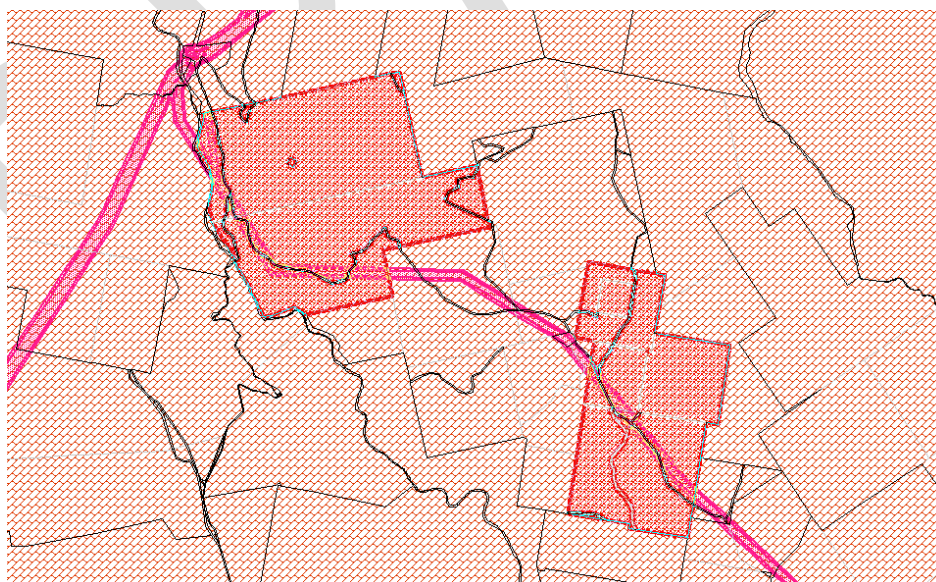


Fig 2. Location of properties and Bushfire Prone Area Overlay Code (hashed area) and Electricity Transmission Infrastructure Protection Code (pink lines). (Exponare accessed 12 April 2023)

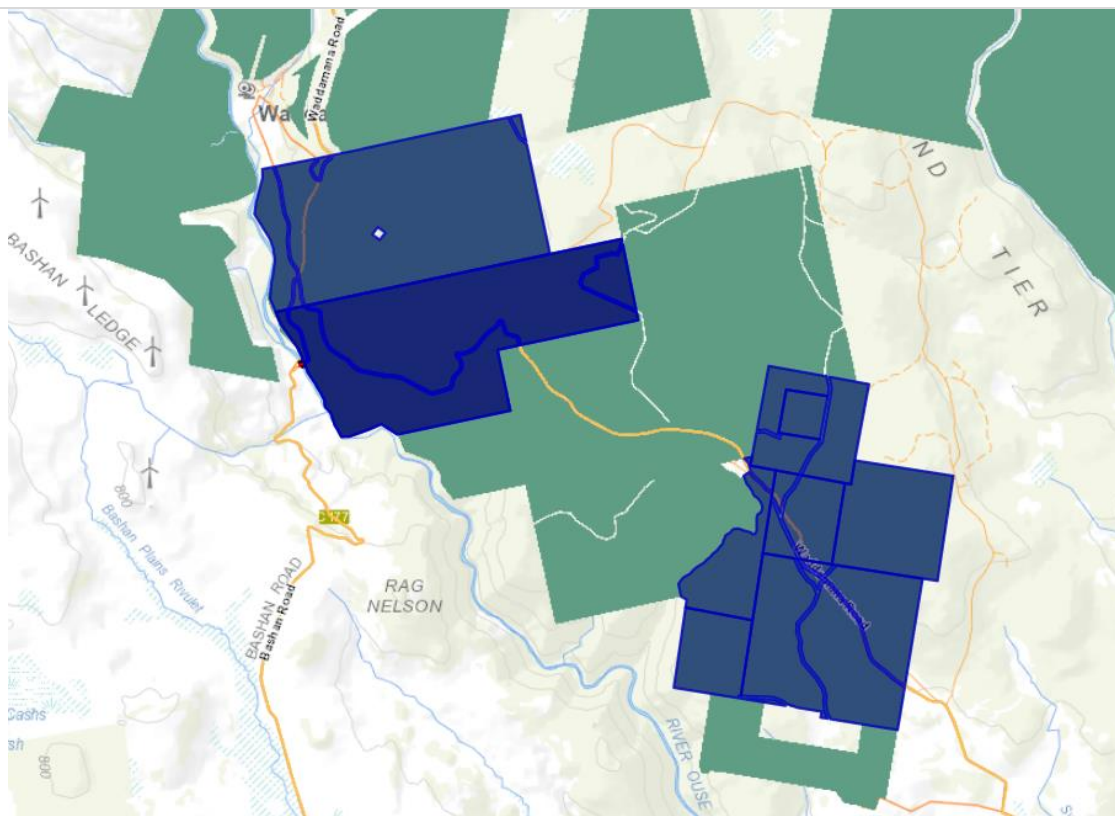


Fig 3. subject land and surrounding area, titles marked blue, Private Timber Reserves marked green (Source: LISTmap, accessed 08/04/2023).



Fig 4. Aerial photo of the subject land and surrounding area, titles marked blue (Source: LISTmap, accessed 08/04/2023).

Exemptions

Nil

Special Provisions

Nil

Use Standards

There are no applicable use standards for Boundary Reorganisations or Subdivision.

Development Standards for Rural Resource Zone

Within the Rural Resource Zone, Boundary Reorganisation is a discretionary use and is therefore assessed against the following discretionary use standards and development standards of the Interim Planning Scheme 2015.

26.3.3 Discretionary Use		
To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No acceptable solution.	<p>P1 A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <p>(a) the characteristics of the proposed non-agricultural use;</p> <p>(b) the characteristics of the existing or likely agricultural use;</p> <p>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.</p>	<p>The proposed boundary reorganisation will create a better utilisation of rural land, which will allow options for future compatible rural resource land uses and potentially residential use.</p> <p>The proposal will not prevent the potential for agricultural uses on the property or surrounding adjacent properties, as all lots are generous in size and can accommodate generous setbacks between boundaries and any development.</p> <p>Private Timber Reserves and forestry is the predominant land use of the surrounding properties, the proposal will not adversely impact this agricultural use.</p> <p>A resource Review Report has been provided with the Development Application documents.</p> <p>The proposal meet the Performance Criteria P1.</p>

26.5.2 Reorganisation of Boundaries		
Objective: To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A lot is for public open space, a riparian or littoral reserve, or Utilities.	<p>P1 The reorganisation of boundaries must satisfy all of the following:</p> <p>(a) all existing lots are adjoining or separated only by a road;</p>	<p>All lots are adjoining or separated by a road.</p> <p>No lot was formally a crown reserve.</p> <p>The proposed lot boundaries enable a better layout based on</p>

	<p>(b) no existing lot was formally a crown reserved road or other reserved land;</p> <p>(c) provide for the sustainable commercial operation of the land by either:</p> <p>(i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan,</p> <p>(ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;</p> <p>(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2;</p> <p>(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot;</p> <p>(f) a new vacant lot must:</p> <p>(i) contain land surplus to rural resource requirements of the primary agricultural lot;</p> <p>(ii) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.</p> <p>(iii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1ha in size;</p> <p>(ii) have a frontage of no less than 6m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>	<p>existing road network, avoiding reliance upon landowner agreements for access.</p> <p>A resource Review Report has been provided with the Development Application documents, which confirms that commercial operations on the property are sustainable by encompassing most of the agricultural infrastructure on the larger lots. Smaller lots include land which is surplus to requirement as the timber has been significantly affected by bushfire. Potential building areas are shown on the Bushfire Management Plan and Report.</p> <p>There are no dwellings on the existing lots.</p> <p>New vehicular accesses will be required for Lots 3, 8 and 9.</p> <p>The proposed boundary reorganisation meets the Performance Criteria P1.</p>
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Codes

E1 Bushfire-Prone Areas Code

The Bushfire-Prone Code applies to boundary reorganisation of land that is located within a bushfire-prone area.

A Bushfire Hazard Management Report was prepared by Scott Livingston, dated 17 February 2023 and forms a part of the Development Application Documents.

E5.0 Road and Railway Assets Code

The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

This Code applies to the development of land that intensifies the use of an existing access.

E5.5 Use Standards		
E5.5.1 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	P1 Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to: <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any written advice received from the road authority. 	The Acceptable Solution A1 is met, the proposal does not increase vehicular movements onto a category 1 or 2 road.
A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	P2 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to: <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; 	The Acceptable Solution A2 is met, the proposal does not increase vehicular movements by more than 10 vehicular movements or by more than 10%.

	<p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature and efficiency of the access or the junction;</p> <p>(d) the nature and category of the road;</p> <p>(e) the speed limit and traffic flow of the road;</p> <p>(f) any alternative access to a road;</p> <p>(g) the need for the use;</p> <p>(h) any traffic impact assessment; and</p> <p>(i) any written advice received from the road authority.</p>	
<p>A3</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p>P3</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature and efficiency of the access or the junction;</p> <p>(d) the nature and category of the road;</p> <p>(e) the speed limit and traffic flow of the road;</p> <p>(f) any alternative access to a road;</p> <p>(g) the need for the use;</p> <p>(h) any traffic impact assessment; and</p> <p>(i) any written advice received from the road authority.</p>	<p>The Acceptable Solution A3 is met, existing road speed limit is not less than 60km.</p>

E6.0 Parking and Access Code

The purpose of this provision is to ensure enough parking is provided for a use or development to meet the reasonable requirements of users and are designed in conformity with recognised. This code applies to all use and development.

<p>To ensure that:</p> <p>(a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising:</p> <p>(i) the number of vehicle access points; and</p> <p>(ii) loss of on-street car parking spaces;</p> <p>(b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses;</p> <p>(c) vehicle access points do not have a dominating impact on local streetscape and character.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>P1</p> <p>The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</p> <p>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;</p> <p>(b) whether the additional access points can be provided without compromising any of the following:</p> <p>(i) pedestrian safety, amenity and convenience;</p> <p>(ii) traffic safety;</p> <p>(iii) residential amenity on adjoining land;</p> <p>(iv) streetscape;</p> <p>(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;</p> <p>(vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.</p>	<p>The proposal complies with the Acceptable Solution A1, each lot frontage has a single point of access.</p>

E6.7.2 Design of Vehicular Accesses

To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Design of vehicle access points must comply with all of the following:</p> <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of</p>	<p>P1</p> <p>Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p>	<p>The proposal meets the Acceptable Solution A1, access design and construction will be required to meet the applicable AS/NZS Rural Access standard as a requirement in the conditions of this permit.</p>

AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;	(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;	
(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off street commercial vehicle facilities.	(c) suitability for the type and volume of traffic likely to be generated by the use or development;	
	(d) ease of accessibility and recognition for users.	

E8.0 Electricity Transmission Infrastructure Protection Code

E8.8 Development Standards for Subdivision E8.8.1 Subdivision Objective: To provide for new lots that: <ul style="list-style-type: none"> (a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity; (b) incorporate controls and restrictions to ensure that future development does not compromise safety, security and operational efficiency of existing and future electricity transmission infrastructure. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following: <ul style="list-style-type: none"> (a) separation of existing dwellings; (b) creation of a lot for public open space, road or access; (c) creation of a lot in which the building area is located entirely outside the inner protection area. 	P1 Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following: <ul style="list-style-type: none"> (a) the need to ensure operational efficiencies of electricity transmission infrastructure; (b) the provision of access and security to existing or future electricity transmission infrastructure; (c) safety hazards associated with proximity to existing or future electricity transmission infrastructure; (d) the requirements of the electricity transmission entity. 	The Acceptable Solution A1 is met, ample space for a building area outside of the inner protection area is achievable.
A2 A lot, any part of which is located within 65m of a substation facility and which is capable of sensitive use, must: <ul style="list-style-type: none"> (a) identify a building area located no less than 65m from a substation facility that can accommodate a sensitive use; or 	P2 A lot, any part of which is located within 65m of a substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following: <ul style="list-style-type: none"> (a) the written advice of a suitably qualified person 	Not Applicable, there are no substation facilities on the property.

<p>(b) identify a building area located no less than 5m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building area closest to the substation facility will not exceed:</p> <p>(i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>(iii) 65 dB(A) (LAmix) at any time.</p> <p>a. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness;</p> <p>b. Noise levels are to be averaged over a 15 minute interval.</p>	<p>regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility;</p> <p>(b) the written advice of the electricity transmission entity.</p>	
<p>A3 A lot, any part of which is located within 55m of a communications station, must identify a building area which is no closer than:</p> <p>(a) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(b) 20m to the communications station;</p> <p>whichever is the lesser.</p>	<p>P3 The design of each lot must:</p> <p>(a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station;</p> <p>(b) have regard to the written advice of the electricity transmission entity.</p>	<p>Not Applicable, there are no communication stations on the property.</p>

Representations

The proposal was advertised for the statutory 14 days, plus 1 day to allow for the public holiday, from Monday 6th March 2023 until Tuesday 21st March. No representations were received.

Conclusion

The proposal for the reorganisation of boundaries for lots 183843/2, 183843/3, 183843/4, 183845/2, 183845/3, 183845/4, 183845/5, 183846/1, 183846/2, 183846/3, and 183846/4 at Waddamana Road and Bashan Road, are assessed to comply with the applicable standards of the Rural Resource Zone and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

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

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

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA 2022/114 for the reorganisation of boundaries at land described as Waddamana Road & Bashan Road, Waddamana in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

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

This determination has to be made no later than 21 April 2023 which has been extended beyond the usual 42 day statutory time frame with the consent of the application.

Any decision that is an alternative to the Recommendation requires a full statement of reasons to ensure compliance with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*. Section 25 (2) of the *Local Government (Meeting Procedures) Regulations 2015* states:

25 (2): *The general manager is to ensure that the reasons for a decision by a council or council committee acting as a planning authority are recorded in the minutes of the meeting.*

Options

The Planning Authority must determine the Development Application DA 2022/114 for the reorganisation of boundaries at Waddamana Road & Bashan Road, Waddamana at land described as CT183843/2, CT183843/3, CT183843/4, CT183845/2, CT183845/3, CT183845/4, CT183845/5, CT183846/1, CT183846/2, CT183846/3, and CT183846/4 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/114 reorganisation of boundaries at Waddamana Road & Bashan Road, Waddamana at land described as CT183843/2, CT183843/3, CT183843/4, CT183845/2, CT183845/3, CT183845/4, CT183845/5, CT183846/1, CT183846/2, CT183846/3, and CT183846/4 subject to conditions in accordance with the Recommendation.

2. Approve with altered Conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/114 reorganisation of boundaries at Waddamana Road & Bashan Road, Waddamana at land described as CT183843/2, CT183843/3, CT183843/4, CT183845/2, CT183845/3, CT183845/4, CT183845/5, CT183846/1, CT183846/2, CT183846/3, and CT183846/4 subject to conditions as specified below.

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

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2022/114 reorganisation of boundaries at Waddamana Road & Bashan Road, Waddamana at land described as CT183843/2, CT183843/3, CT183843/4, CT183845/2, CT183845/3, CT183845/4, CT183845/5, CT183846/1, CT183846/2, CT183846/3, and CT183846/4 for the reasons detailed below.

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

Reasons :-

RESOLUTION 09/04.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr Y Miller

THAT in accordance with section 57 of the *Land Use Planning and Approvals Act 1993* the Planning Authority **Approve** the Development Application DA2022/114 reorganisation of boundaries at Waddamana Road & Bashan Road, Waddamana at land described as CT183843/2, CT183843/3, CT183843/4, CT183845/2, CT183845/3, CT183845/4, CT183845/5, CT183846/1, CT183846/2, CT183846/3, and CT183846/4 subject to the recommended conditions.

Recommended Conditions

General

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

Staged Development

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

Easements

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

Endorsements

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

Covenants

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

Bushfire

7. The development and works must be carried out in accordance with the A Bushfire Hazard Management Report was prepared by Scott Livingston, dated 17 February 2023 and forms a part of the Development Application Documents.

8. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

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

Final Plan

10. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
11. A fee of \$40.00 per lot (minimum fee of \$210.00), or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
12. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
13. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Water Quality

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

Property Services

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

Existing Services

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

Rural Access

21. A separate vehicle access must be provided from the road carriageway to each lot. New and existing access must be located and constructed in accordance with the standards shown on standard drawings SD-1009 *Rural Roads - Typical Standard Access* and SD-1012 *Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's Municipal Engineer.

Construction Amenity

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

- | | |
|---|---------------------|
| • Monday to Friday | 7:00 AM to 6:00 PM |
| • Saturday | 8:00 AM to 6:00 PM |
| • Sunday and State-wide public holidays | 10:00 AM to 6:00 PM |

23. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
- Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - Transport of materials, goods or commodities to or from the land.
 - Appearance of any building, works or materials.
24. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
25. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

Construction

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

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- The SWMP must show the following:
 - Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;

- (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
- (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
- (g) Temporary erosion and sedimentation controls to be used on the site.
- (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.

D. Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):

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

E. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.

F. Approval of this boundary reorganisation does not imply approval for any residential use on the lots. Note that the relevant standards from the Tasmanian Planning Scheme – Central Highlands for the Rural Zone will apply, and that residential use is listed as a Discretionary Use.

CARRIED

For the Motion

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

Jason Branch attended the meeting at 11.10am.

22.2 TOWN STRUCTURE PLANNING PROJECT

Report By

Kathy Bradburn, Acting Development & Environmental Services Manager

Background

Council has been waiting on the production of a grand deed from the State Planning Office for the funding toward the township structure planning project before progressing.

Current Situation

Council's Planning Consultant, Damian Mackey, has advised he has now received some clarity from the State Planning Office regarding the funding. Damian has advised the following.

The State Planning Office have committed to provide \$80,000 to Central Highlands from this financial year's funding. This will be tagged to assist Council with structure plans specifically for our three major towns of Bothwell, Hamilton & Ouse.

The allocation of money has been based on the following:

- Based on other recent work in Tasmania, each structure plan for modest-sized towns, such as ours, should cost no more than \$50,000.
- 3 x \$50,000 = \$150,000.
- Less \$15,000 representing the contribution to the project of the Southern Regional Residential Land Demand & Supply Study currently being undertaken by consultants RemPlan (who visited Council in January): \$150,000 - \$15,000 = \$135,000.
- Plus, funding for:
 - Initial municipality-wide work on settlements generally, to determine which other settlements need structure planning.
 - An allocation for 'project management costs' (i.e. helping to fund Central Highlands' engagement of me via Southern Midlands to undertake this work.)
 - We could include a municipality-wide economic development component, if we have a mind to.
- They therefore suggested the total budget for the project can be increased to \$160,000.
- They are prepared to provide half of \$160,000: **\$80,000.**

Council would need to fund the remainder of the project costs. This would be over two financial years.

It is hoped a draft grant deed will be forwarded to Council next week. The major condition of the grant deed would be that they expect Council to get the three structure plans completed for Bothwell, Hamilton & Ouse.

Possible funding assistance for other settlements' structure plans would be subject to further discussions between Council and the State Planning Office in the next budget cycle.

Conclusion

Therefore, a meeting of the Project Steering Group will need to be scheduled to adjust the Project Plan and Project Brief to reflect the \$160,000 budget and the fact that the key outputs will be structure plans for Bothwell, Hamilton & Ouse only.

It is hoped the draft grand deed, confirming the \$80,000 from the State Planning Office, will be available prior to the Project Steering Group meeting, so the Project Plan and Project Brief can be finalised.

The Project Steering Group consists of the following members:

Project Steering Group Members

Chair – Deputy Major Allwright

Deputy Chair – Cr Cassidy

Members – Mayor Triffitt, Cr A Bailey, Cr S Bowden, Cr J Honner & Cr Y Miller

Steering Group Advisors

Development & Environmental Services Manager – Mr G Rogers

Works & Services Manager – Mr J Branch

Planning Officer – Ms L Brown

Other advisors as considered necessary.

Project Manager

Mr Damian Mackey

RESOLUTION 10/04.2023/C

Moved: Cr R Cassidy

Seconded: Deputy Mayor J Allwright

THAT the date for the next Steering Group Meeting is the Tuesday the 9th of May at Bothwell.

For the Motion

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

22.3 DEVELOPMENT & ENVIRONMENTAL SERVICES REPORT**Report By**

Kathy Bradburn, Acting Development & Environmental Services Manager

PLANNING PERMITS ISSUED UNDER DELEGATION

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

NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00007	Engineering Plus	15 Drysdale Road, Miena	Dwelling
2023 / 00015	S C Jacklyn	27 Flintstone Drive, Flintstone	Outbuilding
2023 / 00021	M A F & C L Paton	131 Wayatinah Road, Wayatinah	Dwelling Addition

PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00018	V E & L A Lammin	8 Anglers Crescent, MIENA	Visitor Accommodation
2023 / 00019	C Zebrasky, A L Faye	19 Haulage Road, Breona	Visitor Accommodation

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00009	G.J. Gardner Homes Hobart	41 Patrick Street, Bothwell	Dwelling & Outbuilding
2023 / 00008	Sheds & Homes	6 Fenwick Street, Hamilton	Outbuilding
2022 / 00112	Matthew Pettit (Pettit Designs)	245 Arthurs Lake Road, Arthurs Lake	Dwelling

ANIMAL CONTROL

Total Number of Dogs Registered in 2021/2022 Financial Year – 978

Total Number of Kennel Licences Issued for 2021/2022 Financial Year – 30

2022/2023 Statistics as of 4 April 2023

Number of Dogs Impounded during last month	0
Number of Dogs Currently Registered	938
Number of Dogs Pending Re-Registration	22
Number of Kennel Licences Issued	29
Number of Kennel Licences Pending	1

Infringement Notices have been issued for all unregistered dogs and will be lodged with Monetary Penalties if not paid within the relevant timeframe.

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

ELLEDALE TOILET

Council received funding through the Local Roads and Community Infrastructure (LRCI) Phase 3 to replace the toilet facility at Ellendale. The amenities building has been ordered with works anticipated to commence in June / July 2023. During construction the facilities will be closed to the public with directional signage to the toilet facility located near the recreation ground.

BULKY WASTE COLLECTIONS

As part of Council's Waste Management Program, two bulky waste collections are held throughout the year. This is an opportunity for residents to dispose of bulky items that cannot be deposited in kerbside bins or transported to one of Council's Waste Sites. Residents must register to receive the service.

The first collection for 2023 will be held on the 18, 19th & 20th of April.

RESOLUTION 11/04.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

THAT the Development & Environmental Services Report for March be received.

CARRIED

For the Motion

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

Kathy Bradburn, Acting Development and Environmental Services Manager and Louisa Brown, Planning Officer left the meeting at 11.17am.

23. WORKS & SERVICES

23.1 WORKS & SERVICES REPORT – MARCH 2023

Report By

Jason Branch, Works & Services Manager

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

Grading & Sheeting	Dennistoun Road, Interlaken Road, Sonners Road
Maintenance Grading	Old Mans Head Road, Thousand Acre Lane, Woodspring Road
Potholing / shouldering	Dawson Road, Wihareja, Dennistoun Road, Victoria Valley Road, Strickland Road, Laycock Drive
Spraying:	Nil
Culverts / Drainage:	<ul style="list-style-type: none"> • Clean culverts Meadsfield Road • Clean culverts Tor Hill Road • Clean culverts Selma Road

	<ul style="list-style-type: none"> • Clean culverts Victoria Valley Road • Replace culvert Meadsfield Road
Occupational Health and safety	<ul style="list-style-type: none"> • Monthly Toolbox Meetings • Day to day JSA and daily prestart check lists completed • Monthly workplace inspections completed • Playground inspections • Complete Chem Cert training for staff • Complete vac trailer inductions for staff
Bridges:	Bridge report delivered by TasSpan
Refuse / Recycling Sites:	Scouring under bridge concreted to repair erosion
	Cover Hamilton Tip twice weekly
Other:	<ul style="list-style-type: none"> • 4 X drum musters • Thousand Acre Lane works completed. • Commence stage 2 Bothwell Storm Water • Commence Bothwell Footpath upgrade • Hamilton footpath upgrade • Install signs on roadside waste bins • Replace Thiessen Crescent Street blades • Replace give way signs • Remove 2 x fallen trees from roads • Sign maintenance Arthurs Lake Road • Repair broken gates Bothwell and Hamilton parks • Replace stolen seat Lake Meadowbank • Repair lights on Gretna war memorial • Remove falling tree Wayatinah • Trim trees Tarleton Street • Mow and brush cut Osterly church cemetery • Repair water break Gretna • Rotary hoe soft fall area Hamilton Park • Repairs Bothwell rec ground irrigation • Repairs Hamilton Park irrigation • Replace sign Bothwell Cemetery • Ramp maintenance Woodspring Road • Repair storm water drain • Repair sign Hollow Tree Road • Pick up road side rubbish Hollow Tree Road • Arborist pruning all large mature trees in Queens Park and Bothwell cemetery • Remove fallen tree Pelham Road
Slashing:	<ul style="list-style-type: none"> • Dennistoun Road • Dry Poles Road • Southern Field Road • Waddamana Road • Rockmount Road
Municipal Town Maintenance:	<ul style="list-style-type: none"> • Collection of town rubbish twice weekly • Maintenance of parks, cemetery, recreation ground and Caravan Park.

- Cleaning of public toilets, gutters, drains and footpaths.
- Collection of rubbish twice weekly
- Cleaning of toilets and public facilities
- General maintenance
- Mowing of towns and parks
- Town Drainage

Buildings:

- Repairs to Bothwell showers – Caravan Park
- Repairs to Ellendale toilets

Plant:

- PM687 Western Star serviced.
- PM794 JCB backhoe hose repair
- PM726 John deer tractor tyre repair
- PM741 Mack truck serviced and repairs.
- PM665 dog trailer new tyres

Private Works:

Eight private works were undertaken.

Casuals

- Toilets, rubbish and Hobart
- Hamilton general duties

Program for Next 4 weeks

- Bothwell Stormwater Stage 2
- Hamilton footpath upgrade
- Bothwell footpath upgrade
- Grading Municipal Roads
- Thiessen Crescent junction
- Scrubbing vegetation Barren Plains

RESOLUTION 12/04.2023/C

Moved: Cr J Honner

Seconded: Cr D Meacheam

THAT the Works & Services Report for March be received.

CARRIED

For the Motion

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

23.2 PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT

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

The monthly project report for March has unfortunately not been provided for the Agenda. However, the Project Manager for the River Clyde Flood Mapping / Study has indicated that the final report is being prepared for Councillors.

No report provided this month.

23.3 VARIABLE MESSAGING BOARDS

Report by

Jason Branch, Manager Works & Services

Two new variable messaging boards have been delivered to the Bothwell works depot, this was funding received through the Black Summer Bushfire Grant.

**FOR NOTING**

23.4 PROPOSED SPEED LIMIT CHANGE WESTERWAY ELLENDALE ROAD

Report by

Jason Branch, Manager Works & Services

A request has been forwarded to Council on behalf of the Westerway Hall Community Association in regard to reducing the speed limit at Westerway from 60km to 50km from the Westerway Fire Station to our Council boundary with Derwent Valley Council at the bridge over the Tiena River.

Westerway community's concern about the dangerous traffic situation that currently exists at the intersection of the Gordon River Road and Ellendale Road in the vicinity of the bridge. The most immediate concern relates to the speed of vehicles coming from Ellendale Road over the bridge (currently signed at 60 km/hr) and the inability of vehicles travelling from National Park on the Gordon River Road (currently signed at 50km/hr) as well as their inability to see vehicles coming over the bridge without first passing over the STOP sign on Gordon River Road; thereby being several metres into the intersection and in the pathway of vehicles coming over the bridge and travelling towards Hobart (60 km/hr).

The current signed speed over the bridge varies depending on whether travelling from National Park to Ellendale (50 km/hr) or from New Norfolk to Ellendale (60 km/hr) causes further confusion and a traffic hazard.

Gordon River Road is a State maintained and owned road and this is also 60km at the moment. If Council are in agreeance to reduce the speed limit from 60km to 50km on Ellendale Road, then the Department of State Growth are likely to do the same for Gordon River Road.

Although Derwent Valley Council do not own any roads in this scenario, the Gordon River Road is still within their Municipal area, and they will provide a letter of support.

If Council wish to request a speed limit change, then Council will need to install traffic counters for a 4–6-week period to gain some data and then engage a traffic engineer to put a submission together for the proposed change with a supporting letter from Council and submit this to the Minister of transport for decision.

Please see attached email from Mr Rob Clark on behalf of the Westerway Hall Community Association.

RESOLUTION 13/04.2023/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT Council discuss the matter.

CARRIED

For the Motion

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

RESOLUTION 14/04.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

THAT Council approve for the Manager Works & Services to investigate the changing of speed limit from 60km to 50km and submit the proposal to State Growth for approval.

CARRIED

For the Motion

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

Cr D Meacheam left the meeting at 11.44am and returned at 11.46am.

24. ADMINISTRATION SERVICES

24.1 DISCUSSION PAPERS - ADDRESSING COUNCILLOR MISCONDUCT and MERIT BASED RECRUITMENT IN COUNCILS

Report by

Kim Hossack, General Manager

The Minister for Local Government, Hon Nick Street MP has recently written to Council to invite comment on proposed reforms to the *Local Government Act 1993*. The Tasmanian Government is pursuing a suite of reforms to respond to important policy recommendations made by Auditor-General and Integrity Commission. This will

enhance the governance and professionalism in our Local Government sector. He is expecting these measures to be formally legislated within this Parliamentary year.

The first paper, titled *Addressing Councillor Misconduct*, proposes two pathways for consideration of serious sanctions, including dismissal, in cases where a Councillor's conduct warrants that consideration. Currently, there is limitations of the existing statutory framework which is not in line with other States.

The second paper, titled *Merit-Based Recruitment in Councils*, proposes two reforms. The first is to reinstate a requirement that Council employees be appointed and promoted according to merit in the Local Government Act 1993, which had been a requirement up until 2005. The other proposal is to require that vacancies in the position of General Manager be advertised, and applications sought from the community and more widely. General Managers will also be required to be appointed according to merit.

The Minister intends on making an order under Section 61A of the Act providing principles for the appointment and performance assessment of General Managers and these are within the discussion paper attached.

It is strongly encouraged that Councils, Councillors and Council Staff provide feedback on these important reforms which is welcomed up to midnight on 19 April 2023.

RESOLUTION 14/04.2023/C

Moved: Cr Y Miller

Seconded: Cr S Bowden

THAT Council acknowledges and receives the *Addressing Councillor Misconduct* and *Merit-Based Recruitment in Councils* discussion papers.

CARRIED

For the Motion

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

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

24.2 TARTAN RUG PURCHASE FOR THE CENTRAL HIGHLANDS VISITORS CENTRE

Report by

Kim Hossack, General Manager

Council has received a request from the Co-ordinator of Central Highlands Visitors Centre & Australasian Golf Museum to purchase additional Tasmanian Tartan Rugs from Waverley Mills in Launceston. The Centre is operated by volunteers with the building owned by Council.

Back in 2021 they received a consignment of 64 rugs and at the time of writing, there were only 4 remaining in stock. They have a very popular purchase at the Centre and a terrific promotional item for the Bothwell & surrounding area.

However, to obtain best value, the Waverley Mills require a minimum of 90 rugs to be ordered before considering any production. They have quoted a cost of \$145 + GST each which would require an outlay totalling \$13,050 + GST.

The Centre operates on monthly profit margin which is returned to Council. For the financial year 2021-2022 a total of \$8,476 was provided to Council and for the 2022-2023 to the end February was \$6,535. Therefore, the Centre has provided enough funds over the past 18 months to support this purchase.

RESOLUTION 15/04.2023/C**Moved:** Cr A Bailey**Seconded:** Cr J Honner

THAT Council purchase 90 Tasmanian Tartan rugs from Waverley Mills on behalf of the Central Highlands Visitor Centre for future sales at an estimated cost of \$13,050 + GST.

CARRIED 8/1**For the Motion**

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

Against the Motion

Cr J Hall

24.3 BOTHWELL DISTRICT SCHOOL RE ANZAC DAY BOOK PURCHASE**Report by**

Kim Hossack, General Manager

Council has received a request from the Bothwell District High School seeking once again a donation of book to their Library in remembrance of Anzac Day.

All donated books will be able to be viewed at the Bothwell Anzac Day Service and each book will have a commemorative bookplate acknowledging Council's donation.

RESOLUTION 16/04.2023/C**Moved:** Cr R Cassidy**Seconded:** Cr A Bailey

THAT Council donate a book to the Bothwell District High School Library in commemoration of Anzac Day to the value of \$60.00.

CARRIED**For the Motion**

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

24.4 ANZAC DAY SERVICES 2023

The following services will be held throughout our Municipality this Anzac Day on 25th April 2023 –

Grenta	Dawn Service 6.00am	Then breakfast at the Grenta Green Hotel
Bothwell	11.00am	Then morning tea at the Castle Hotel
Hamilton	11.00am	Then morning tea at the Hamilton Inn
Fentonbury	Dawn Service 6.00am	Then breakfast at the Westerway Hall
Arthurs Lake	Dawn Service 6.00am	

Council supports all these services and the meals provided afterwards.

FOR NOTING

24.5 HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT

Due to Staff being on Annual Leave this has not been provided this month.

24.6 MONTHLY FINANCE REPORT TO 31 MARCH 2023

Report by

David Doyle, Contract Accountant

RESOLUTION 17/04.2023/C

Moved: Cr J Honner

Seconded: Cr J Hall

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

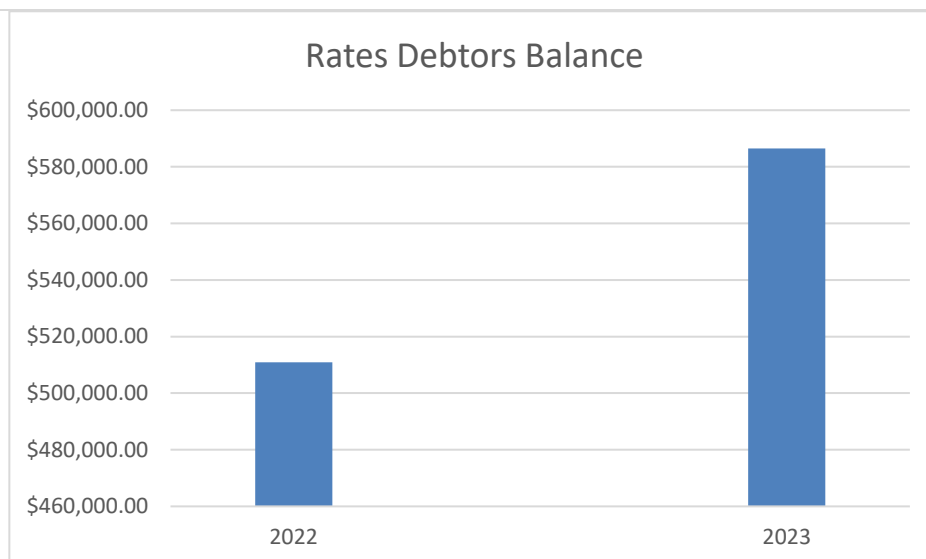
CARRIED

For the Motion

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

RATES RECONCILIATION AS AT 31 MARCH 2023

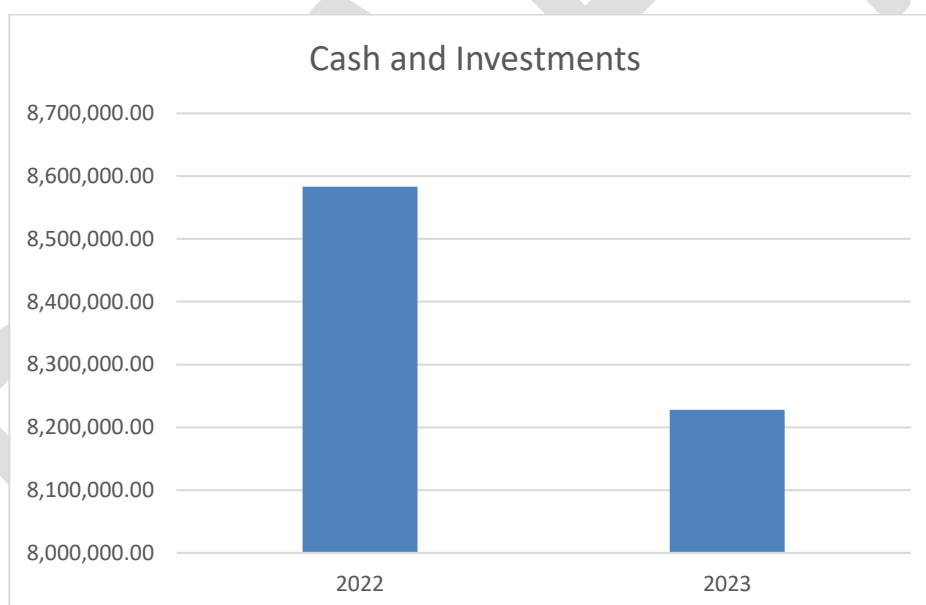
	<u>2022</u>	<u>2023</u>
Rates in Debit 30th June	\$132,481.89	\$100,036.35
Rates in Credit 30th June	-\$132,398.46	-\$139,127.10
Balance 30th June	\$83.43	-\$39,090.75
Rates Raised	\$3,912,121.67	\$4,120,043.73
Penalties Raised	\$30,011.32	\$34,871.17
Supplementaries/Debit Adjustments	\$27,405.49	\$41,024.20
Total Raised	\$3,969,621.91	\$4,156,848.35
Less:		
Receipts to Date	\$3,328,566.88	\$3,401,751.87
Pensioner Rate Remissions	\$101,093.20	\$110,356.31
Remissions/Supplementary Credits	\$29,068.61	\$58,298.82
Balance	\$510,893.22	\$586,441.35



Bank Reconciliation as at 31 March 2023

	2022	2023
Balance Brought Forward	\$8,184,643.31	\$9,316,681.43
Receipts for month	\$1,102,634.17	\$463,815.68
Expenditure for month	\$704,050.67	\$1,552,527.91
Balance	\$8,583,226.81	\$8,227,969.20
Represented By:		
Balance Commonwealth Bank	\$1,743,577.40	\$698,347.31
Balance Westpac Bank	\$141,807.18	\$265,749.25
Investments	\$6,743,028.60	\$7,263,222.65
Petty Cash & Floats	\$550.00	\$550.00
	\$8,628,963.18	\$8,227,869.21
Plus Unbanked Money	\$1,472.59	\$210.00
	\$8,630,435.77	\$8,228,079.21
Less Unpresented Cheques	\$407.20	\$0.00
Unreceipted amounts on bank statements	\$46,801.76	\$110.01
	\$8,583,226.81	\$8,227,969.20

BANK ACCOUNT BALANCES AS AT 31 MARCH 2023						
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	BALANCE	
					2022	2023
11100	Cash at Bank and on Hand					
11105	Bank 01 - Commonwealth - General Trading Account				1,703,574.64	698,447.30
11106	Bank 02 - Westpac - Direct Deposit Account				136,073.57	265,749.25
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				1,840,198.21	964,746.55
11200	Investments					
11206	Bank 04	30 Days			0.00	-
11207	Bank 05	90 Days	3.64%	5/04/2023	2,657,521.67	1,038,668.17
11207	Bank 06	30 Days	3.93%	5/05/2023		2,041,681.64
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	3.68%	20/06/2023	78,078.66	79,599.12
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	4.23%	12/06/2023	4,007,428.27	4,103,273.72
11299	TOTAL INVESTMENTS				6,743,028.60	7,263,222.65
	TOTAL BANK ACCOUNTS AND CASH ON HAND				8,583,226.81	8,227,969.20



Community & Economic Development & Relations					
2022/2023 Budget Estimate					
	BUDGET 2021/2022	Forecast Update 30/06/2022	Actual to 28/2/22	BUDGET 2022/2023	Change in Budget
Community & Economic Development Support	\$5,000	\$5,000	\$1,477	\$5,000	\$0
Support/Donations	\$10,000	\$10,000	\$6,240	\$10,000	\$0
Further Education Bursaries	\$1,800	\$1,800	\$300	\$1,800	\$0
Central Highlands School Support	\$4,000	\$4,000	\$4,000	\$4,000	\$0
Anzac Day	\$6,000	\$6,000	\$0	\$6,000	\$0
Hamilton show	\$5,000	\$5,000	\$0	\$5,000	\$0
Australia Day	\$1,500	\$1,500	\$0	\$1,500	\$0
Church Grants	\$5,000	\$5,000	\$0	\$5,000	\$0
Suicide Prevention Program	\$2,000	\$2,000	\$0	\$2,000	\$0
Anglers Alliance Sponsorship	\$3,000	\$3,000	\$0	\$3,000	\$0
Bothwell Spin-in	\$4,000	\$4,000	\$0	\$0	(\$4,000)
Royal Flying Doctor Service	\$1,000	\$1,000	\$0	\$1,000	\$0
Shearing Display Bushfest	\$2,000	\$2,000	\$0	\$0	(\$2,000)
Youth Activities	\$5,000	\$5,000	\$0	\$5,000	\$0
Australasian Golf Museum contribution to power	\$5,000	\$5,000	\$0	\$5,000	\$0
South Central Region Projects	\$5,000	\$5,000	\$0	\$5,000	\$0
Local Govt Shared Services Project	\$2,000	\$2,000	\$0	\$2,000	\$0
200 Years of Bothwell Celebration	\$10,000	\$10,000	\$0	\$80,000	\$70,000
Health & Wellbeing Plan Implementation	\$5,000	\$5,000	\$0	\$5,000	\$0
Visitors Centre	\$0	\$0	\$0	\$5,000	\$5,000
Grant assistance		\$0	\$0	\$15,000	\$15,000
Design/concept contractors - Grants		\$0	\$0	\$25,000	\$25,000
Healthy Connect Project				\$10,000	\$10,000
Total individual support items moved to combined budget	\$82,300	\$82,300	\$12,017	\$201,300	\$119,000

25. SUPPLEMENTARY AGENDA ITEMS

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

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

Nil

26. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at **12.26pm**.

Signed as Confirmed:

Mayor L Triffitt

Dated: 16 May 2023



Central Highlands Council

MINUTES AUDIT PANEL MEETING - 2 MAY 2023

Minutes of the Central Highlands Council Audit Panel held at the Hamilton Council Chambers, Hamilton on Tuesday 2 May 2023 commencing 10.00am.

1.0 OPENING

Mr Ian McMichael (Chair) opened the meeting at 10.10 a.m.

2.0 PRESENT

Mr Ian McMichael (Chair), Deputy Mayor J Allwright, Cr D Meacheam, Kim Hossack, General Manager; Adam Wilson, Deputy General Manager; Katrina Brazendale, Minute Secretary.

Via Teams: David Doyle, Contract Accountant; Jeff Tongs, Tas Audit Office; and Mark Farrington, Tas Audit Office.

3.0 APOLOGIES

Cr A Bailey

4.0 CONFIRMATION OF MINUTES

Moved Deputy Mayor J Allwright

Seconded Ian McMichael

THAT the minutes of the previous meeting held on Monday, 6 May 2022 be confirmed.

CARRIED

For the motion: I V McMichael (Chair), Deputy Mayor J Allwright & Cr D Meacheam

5.0 PECUNIARY INTEREST DECLARATIONS

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

Nil



6.0 BUSINESS ARISING

6.1 Related Party Declarations

This needs to be an on-going item listed on the Council Agenda to ensure that the required information is regularly updated.

6.2 Friends of St Michael's – Funds held with Council (\$79k)

The Anglian Church who have been dealing with the Osterley Church Group are wanting to follow the same funding / transfer arrangement with the Friends of St Michael's Church at Bothwell. Further details will be required.

6.3 New Chair for Audit Panel Committee – Advertising

Advertisement to go in this Saturday, dependent on advice from the current chair.

7.0 STANDING ITEMS

- Statutory Financial Requirements Report - **Noted**
- Financial Reports - **Noted**
- Risk Management Register (no change) - **Noted**
- Policy Review (Public Open Space has been deferred to the May Council Meeting) - **Noted**

8.0 NEW BUSINESS

8.1 Future of Local Government Review – Stage 2 Interim Report.

Ensuring that Audit Panel members are aware of the review process, the community engagement packs will be out on 22 May and submissions to the Local Government Board by 21 June 2023.

The timeframes are tight, the Local Government Act will require changes and they are hoping to do this with the current State Government term (2 years). Council needs to change the way we plan, budget, strategic outcomes looking at 3 years rather than long term.

Discussions around the table regarding caretaker mode and restrictions in loan allocations from treasury.

8.2 Review of the Long-Term Financial Plan & Strategy – this will be forthcoming to the Panel.

8.3 Upcoming Annual Budget process for 2023-2024 – budget workshops are to be held on 9 May and 9 June respectively.

9.0 OTHER BUSINESS

Nil

10.0 NEXT MEETING

19 June 2023 at Hamilton commencing at **10.00 am**.

11.0 CLOSURE

Meeting closed at 11.13 am.

DRAFT



Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 9TH MAY 2023

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held in the Bothwell Council Chamber, **Bothwell** on **Tuesday 9th May 2023**, commencing at **9.00am**.

1.0 PRESENT

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

IN ATTENDANCE

Cr A Bailey, Cr J Honner, Cr E Miller, Mrs K Hossack (General Manager), Mr G Rogers (DES Manager) & Mrs K Bradburn (Minutes Secretary)

2.0 APOLOGIES

Mrs L Brown (Planning Officer)

3.0 PECUNIARY INTEREST DECLARATIONS

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

Cr A Bailey – Item 7.1 DA2023/01: Subdivision One Lot & Balance – 24 Ponsonby Street, Hamilton

4.0 PERCEIVED INTEREST DECLARATIONS

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

PART 2 – Conflict of Interest that are not Pecuniary

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

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

Nil

5.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 14 FEBRUARY 2023

RESOLUTION 01/05.2023/PC

Moved: Mayor L Triffitt

Seconded: Cr R Cassidy

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 14th February 2023 to be confirmed.

CARRIED

FOR the Motion

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

6.0 PUBLIC QUESTION TIME

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

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

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

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

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

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

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

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

No Public Questions

7.0 PLANNING REPORTS

Cr A Bailey declared a conflict of interest in Item 7.1 and left the room at 9.05am

7.1 DA2023/01: SUBDIVISION ONE LOT & BALANCE - 24 PONSONBY STREET, HAMILTON

Proposal

The proposal is for a one lot subdivision, plus balance at 24 Ponsonby Street, Hamilton. The lot is currently 5576m² and contains two outbuildings. Vehicular access is via an existing point of access from Ponsonby Street.

The proposal seeks to create:

- Lot1: accessed from Franklin Place, lot size 1000m²; and
- Balance lot: accessed from Ponsonby Street, balance lot size 4576m².

24 Ponsonby Street is within the Heritage Precinct and subject to the Historic Heritage Code.

Subdivision is a Discretionary use and development in the Village Zone in the Central Highlands Interim Planning Scheme 2015.

RESOLUTION 02/05.2023/PC

Moved: Cr R Cassidy

Seconded: Mayor L Triffitt

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

- 1. Approve in accordance with the Recommendation:-**

In accordance with section 57 of the *Land Use Planning and Approvals Act 1993* the Planning Authority **Approve** the Development Application DA2023/01 Subdivision One Lot & Balance at 24 Ponsonby Street, Hamilton, subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

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

Public Open Space Contribution

- 3) Council requires that an amount equal to five percent (5%) of the unimproved value of the land be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The subdivider must obtain a valuation for the unimproved value of the subdivision from a registered Valuer.
- 4) 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.

Bushfire Hazard Management

- 5) The development and works must be carried out in accordance with the approved Bushfire Hazard Report prepared by GEO Environmental Solutions, November 2022, J8054v1.0.
- 6) Prior to Council sealing the final plan of survey the developer must provide certification from a suitably qualified person that all works required by the Bushfire Hazard Report have been complied with.

Services

- 7) The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
- 8) Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.
- 9) Each lot must be connected to a reticulated potable water supply.
- 10) Each lot must be connected to a reticulated sewerage system.

Access to State Road (Franklin Place)

- 11) Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with section 16 of the *Roads and Jetties Act 1935*.
- 12) Applications for Permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings

Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

Access

- 13) A sealed vehicle access must be provided from the road carriageway to Lot 1. The access must be located and constructed in accordance with the standards shown on standard drawings TSD-R09-v2 and the satisfaction of Council's Works Manager.
- 14) The access strip to the Balance Lot is to be sealed from Ponsonby Road to the lot proper.

Easements

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

Endorsements

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

Final plan

- 17) A final approved plan of survey and schedule of easements as necessary, together with one copy, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 18) A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
- 19) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage.
- 20) It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

The following advice applies to this permit:

- a) This permit does not imply that any other approval required under any other legislation has been granted.
- b) If you notify Council that you intend to commence the use or development before the date specified above, you forfeit your right of appeal in relation to this permit.

CARRIED**FOR the Motion**

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

Cr A Bailey returned to the meeting at 9.10am

7.2 DA2022/48: BOUNDARY ADJUSTMENT - 6371 LYELL HIGHWAY, OUSE**Proposal**

Council is in receipt of a development application for the Boundary Reorganisation of land described as CT 122993/2, CT 122993/4 and CT197864/1. The reorganisation of the boundary seeks to separate the existing dwelling and outbuildings on CT122993/4 form a 1ha Lot (referred to as Lot 1 on the plans).

CT122993/4 includes the former Water Operators Cottage, which is in a poor state of repair and has not been lived in for many years. The property is accessed via a Right Of Way from an access at the junction with the Lyell Highway.

The existing pipeline easement and water channels will form part of the balance lot, which are shown on the proposed plan as Lot 3 and Lot 4 and Lot 2 (CT122993/2). No Water Trust infrastructure will be contained on the proposed Lot 1, as the pump station at the end of the channel which then pumps the water up into CT 122993/2 will be contained on the proposed Lot 2.

The proposal is Discretionary and is assessed against the relevant standards for the Rural Resource Zone pursuant to section 26.0 of the Central Highlands Interim Planning Scheme 2015.

RESOLUTION 03/05.2023/PC**Moved:** Mayor L Triffitt**Seconded:** Cr J Hall**THAT** the Planning Committee make the following recommendation to the Planning Authority:**1. Approve in accordance with the Recommendation:-**

In accordance with section 57 of the *Land Use Planning and Approvals Act 1993* the Planning Authority **Approve** the Development Application DA2022/48 Boundary Reorganisation to land described as CT 122993/2, CT 122993/4 & CT197864/1, subject to conditions in accordance with the Recommendation.

Recommended Conditions**General**

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

Easements

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

Endorsements

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

Covenants

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

Bushfire

6. The development and works must be carried out in accordance with the Bushfire Assessment Report Version – 1.0, prepared by Rogerson & Birch Surveyors dated 15/02/2023.
7. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

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

Final Plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey

must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.

10. A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Weed Management

14. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Municipal Engineer and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

Water Quality

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

Property Services

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

Existing Services

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

Rural Access

21. A separate vehicle access must be provided from the right of way to the balanced lot 3. Accesses must be located and constructed in accordance with the standards shown on standard drawings SD-1009 *Rural Roads - Typical Standard Access* and SD-1012 *Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) (attached) or as otherwise stated in the Bushfire Assessment and to the satisfaction of Council's Municipal Engineer.

Construction Amenity

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

Monday to Friday	7:00 AM to 6:00 PM
Saturday	8:00 AM to 6:00 PM
Sunday and State-wide public holidays	10:00 AM to 6:00 PM

23. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.
24. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
25. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- E. Approval of this boundary reorganisation does not imply approval for any residential use on the lots. Note that the relevant standards from the Tasmanian Planning Scheme – Central Highlands for the Rural Zone and/or Agriculture Zone will apply, and that residential use is listed as a Discretionary Use in these Zones.

CARRIED**FOR the Motion**

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

7.3 POLICY 2013-08 – PUBLIC OPEN SPACE**Background**

A review of the Policy 2013-08 Public Open Space was postponed so a review and updated could be carried out in line with the Local Provision Schedule once the Tasmanian Planning Scheme was adopted. Council's Planning Officer has now carried out this review.

Providing and maintaining quality public open spaces for the community is an important role of Councils. Public open spaces include parks, reserves, gardens, sports/recreation fields and pedestrian or cycle paths and trails.

When land is subdivided to create new lots suitable for housing it will increase the local population and therefore increase the demand for public open spaces in that area. As towns and cities grow it is necessary for Councils to provide for new public open spaces and make improvements to the existing ones for the benefit of the community.

In Tasmania, the *Division 8 of the Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP Act) gives Councils the power to require a subdivision developer to contribute to the provision of public open space commensurate with the increase in public open space demand likely to be created by their subdivision.

The LGBMP Act provides that Council may take up to 5% of the subdivision land area for public open space, or a cash in lieu payment equivalent to the value of 5% of the unimproved land value at the time of subdivision (or a combination of the two up to 5%).

Since the adoption of the Tasmanian planning Scheme, the question has been asked, does Council need to update the Public Open Space Policy in line with the new Planning Scheme?

In short, the answer is no. This is because there are no Public Open Space standards in the Tasmanian Planning Scheme and the only amendments required are to the zone names. Therefore, Council can continue to rely upon LGBMP for the determination of POS Contributions and apply the Central Highlands Council Policy 2013-08 Public Open Space Policy, with the minor amendments.

Action to Consider

Council may wish to explore if there is any merit in changing the Public Open Space Policy to accommodate improved values within the terminology, rather than unimproved. However, there may not be much economic benefit and the majority of Councils use the unimproved value.

A copy of the Public Open Space Policy from Brighton Council has been included in the attachments for your information.

RESOLUTION 04/05.2023/PC

Moved: Cr R Cassidy

Seconded: Cr J Hall

THAT the Planning Committee recommends Council approve the reviewed Policy 2013-08 Public Open Space.

AMENDED RESOLUTION 04/05.2023/PC

Moved: Cr J Hall

Seconded: Mayor L Triffitt

THAT the Planning Committee recommends Council approve the reviewed Policy 2013-08 Public Open Space with the reference to Agriculture Zone land removed from the Policy.

CARRIED

FOR the Motion

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

7.4 RIVER CLYDE FLOOD MAPPING STUDY – FINAL REPORT

Background

The River Clyde Flood Mapping Study – Final Report has now been completed. A final presentation by GHD Consultants will be held at the Council Workshop later today before being tabled on the 16 May 2023 Ordinary Council Meeting agenda. Councillors need to be aware that once this document is formally endorsed by Council, it will need to be considered when assessing developments under the relevant Central Highlands Planning Scheme and any future Town Structure Plans that may come into place.

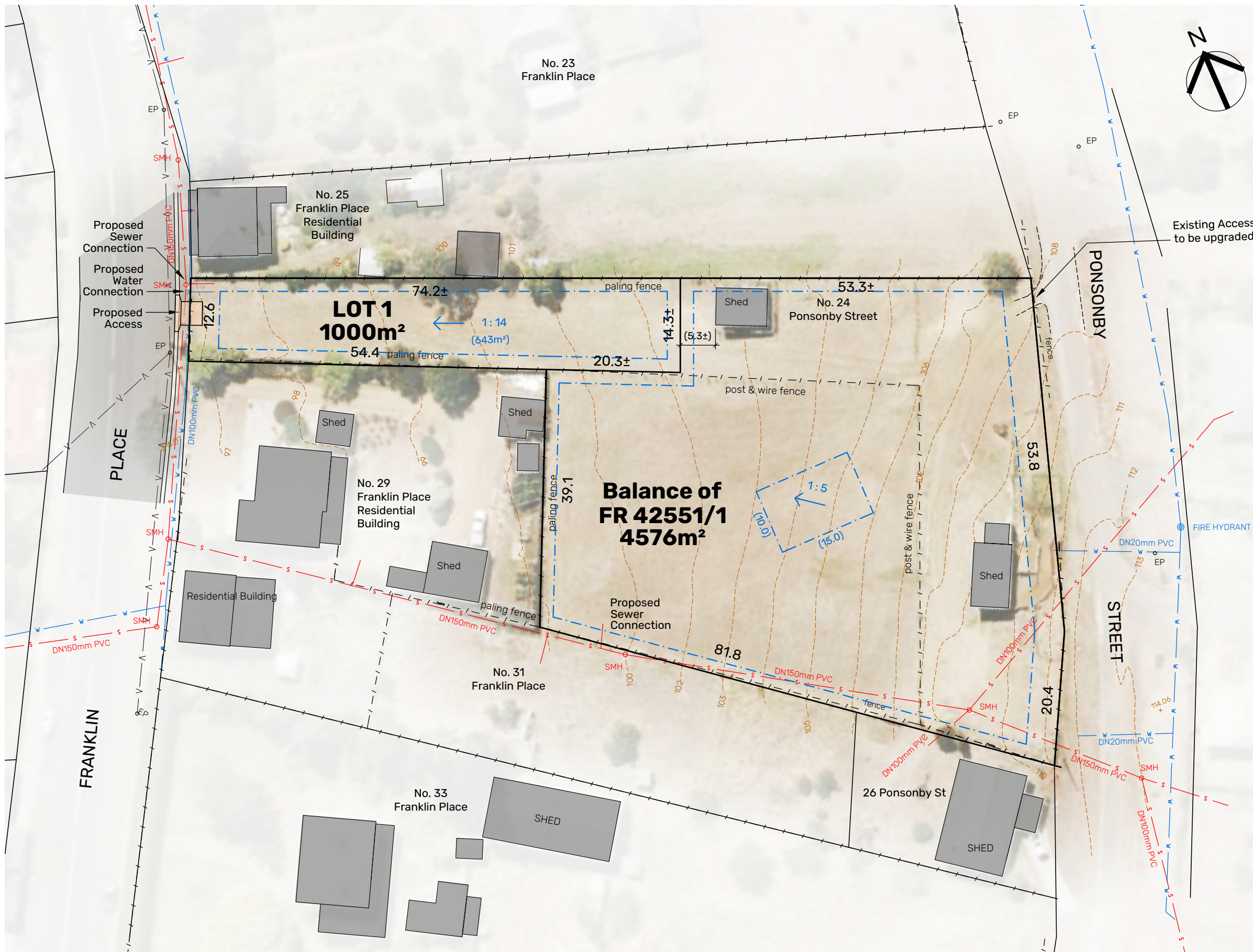
Noted

8.0 OTHER BUSINESS

Nil

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at 9.22am.



PLAN OF SUBDIVISION

Owners
Anthony Walter Bailey

Title References
FR 42551/1

Address
24 Ponsonby Street, Hamilton

Council
Central Highlands Council

Planning scheme
Central Highlands Interim Planning Scheme 2015

Zone
16.0 Village

Zone Overlay
126. Historic Heritage

Map reference
'Hamilton 12' 482812

PID
7751261

Point of interest GDA2020 MGA55
486480E, 5288415N

Schedule of Easements
Nil.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

The entire site is subject to the Bushfire Prone Area & Historic Heritage. This is not shown for plan clarity.

- LEGEND
- Title / Proposed boundary
 - Surrounding boundary
 - Existing TasWater Sewer
 - Existing TasWater Water
 - Approximate fencing
 - Overhead power
 - SMH Sewer maintenance hole
 - EP Power pole
 - Building setback / 10x15m rectangle
 - Contour 1m interval (Source LiDAR Hamilton2019-DEM-1m)

D				
C				
B				
A	SERVICES	JM	21.11.22	CMT
O	ISSUED TO CLIENT	MK	12.09.22	CMT
REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:	
SURVEYOR	GEOCIVIL
DRAWN	CHECKED
MK	CMT
DATE	21 November 2022

PLAN OF SUBDIVISION
24 PONSONBY STREET, HAMILTON
for A W BAILEY



SURVEYORS, ENGINEERS & PLANNERS

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Proposed Subdivision
24 Ponsonby Street, Hamilton
Bushfire Hazard Report



Applicant: PDA Surveyors
November 2022, J8054v1.0

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1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Central Highlands Interim Planning Scheme 2015 (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for PDA Surveyors

The report considers all the relevant standards of Code E1 of the planning scheme, specifically;

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

2.0 Proposal

It is proposed that a 1 lot plus balance lot subdivision be developed on the site described as per the proposed plan of subdivision in appendix A. Public access to both lots will be provided by existing public roadways. The development is proposed to occur as a single stage, both lots are undeveloped.

3.0 Site Description

The subject site comprises private land on one title at 24 Ponsonby Street, Hamilton , CT: 42551/1 (figure 1). The site occurs in the municipality of Central Highlands, this application is administered through the Central Highlands Interim planning scheme 2015 which makes provision for subdivision. The proposed development occurs within the Village zone.

The site is located within the Hamilton settled area, approximately 1.8km north-east of Old Mans Hill (figure 1). The area is characterised by grasslands with sparse native vegetation remnants. The sites have gentle to moderate slopes with a north-westerly aspect, surrounding lands comprise both developed areas to the north and west and un-developed areas characterised by grassland vegetation to the east and south (figure 2).



Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approx.).



Figure 2. Aerial photo of the site, pink line denotes the property boundaries (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry low threat and grassland vegetation. Adjacent Lands are fragmented by residential development (figures 3 to 6). The highest risk vegetation occurs to the south of the sites.

4.2 slopes

The effective slopes in relation to the proposed new lots are gentle to moderate (0to 5 degrees) and are unlikely to influence the bushfire attack at the building areas.



Figure 4. Low threat vegetation looking north from proposed from lot 1.



Figure 5. Bushfire prone vegetation looking east from the Balance Lot.



Figure 6. Low threat vegetation looking west from the Balance Lot.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment as per AS3959-2018 was completed which has determined setbacks for each building area from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of AS3959-2018 (appendix B). This process defined the building area on the balance lot and lot 1. The building areas and bushfire attack level are identified on the BHMP.

5.0 Bushfire Prone Areas Code

Code E1 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for both lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

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

The subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation.

5.1.1 Building areas

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

5.1.2 Hazard Management Area requirements

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

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads

There is no proposal for the construction of new public roadways the existing public road network will provide access to the lot, in this circumstance there are no applicable standards for the construction of new public roads.

5.2.2 Property access (for building compliance)

Property access is not required to access a firefighting water supply connection point. Both Lots are serviced by existing hydrants connected to a reticulated water supply system owned and managed by TasWater. In this circumstance there are no design or construction standards required for property access.

5.3 Water supplies for firefighting (for building compliance)

Both lots are serviced by a reticulated water supply system managed by TasWater.

Dedicated water supplies for firefighting will be provided by existing fire hydrants. The building areas conform with the following specifications;

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

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code E1 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code E1 of the Derwent Valley Interim Planning Scheme 2015

Clause	Compliance
E1.4 Use or development exempt from this code	Not applicable.
E1.5 1 Vulnerable Uses	Not applicable.
E1.5.2 Hazardous Uses	Not applicable
E1.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12,5 construction standards. Hazard management areas are able to be

Clause	Compliance
	<p>contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
E1.6.2 Subdivision: Public and firefighting access	<p>In this circumstance, consistent with table 2 there are no specific design or construction requirements for property access. There is no proposal for public Roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
E1.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard Management Plan Shows the location of existing hydrants which are consistent with the requirements of table E5, A</p> <p>In this circumstance there is an insufficient increase in risk from bushfire to warrant the provision of a firefighting water supply.</p> <p>The proposal is compliant with the Acceptable Solution A1, (a).</p>

6.2 Building Compliance (for future development)

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

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland with the highest risk presented by vegetation to the east and south of the building areas.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and construction standards, the location of proposed property access and, the location of existing firefighting water supplies.

If future development for an individual lot is proposed and is compliant with all the specifications of the bushfire hazard management plan and this report, it may be relied upon for building compliance purposes if it is not more than 6 years old. If subsequent development does not comply with all the specifications a new assessment will be required.

8.0 Limitations Statement

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

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

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

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29th August 2017. Consumer, Building and Occupational Services, Department of Justice, Tasmania

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

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Derwent Valley Interim Planning Scheme 2015. Tasmanian Planning Commission, Hobart 2015.

Appendix A - Site Plan

Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment for the balance Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland [^]	upslope	0 to >100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) [^]	upslope	0 to 90 metres	Title Boundary	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

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

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

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

Appendix B – Bushfire Attack Level assessment tables

Table 2. Bushfire Attack Level Assessment for Balance Lot

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to >100 metres	14 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to >100 metres	14 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland [^]	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to >100 metres	14 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

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

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

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

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

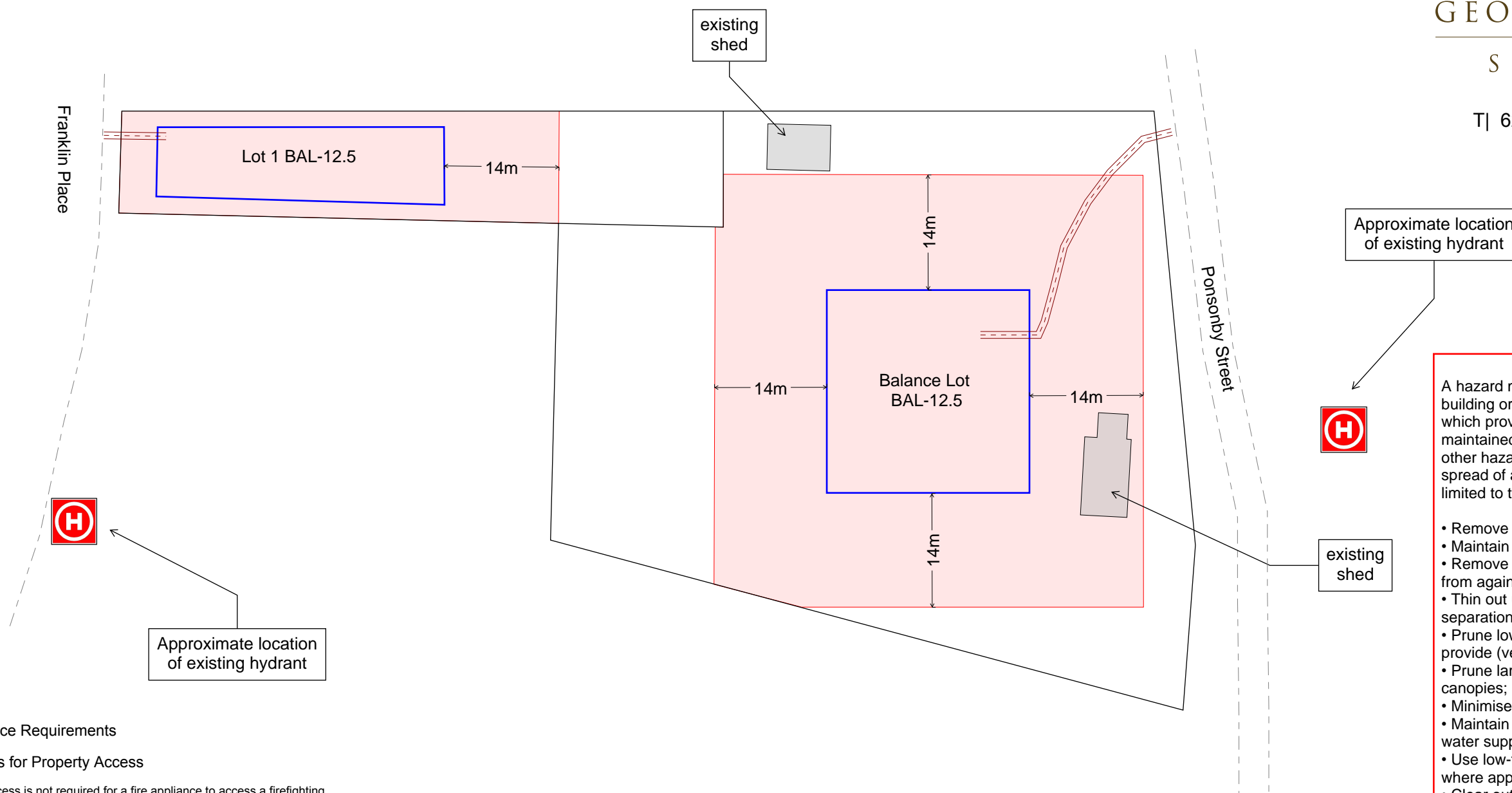
Bushfire Hazard Management Plan, 24 Ponsonby Street,
Hamilton. November 2022. J8054v1.
Derwent Valley Interim Planning Scheme 2015



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au



Approximate location
of existing hydrant



existing
shed

Approximate location
of existing hydrant

Hazard Management Area

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

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

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

Certification No. J8054

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

Compliance Requirements

Standards for Property Access

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

Water Supplies for Firefighting

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

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

Hazard Management Areas

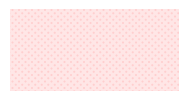
A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



Building Area



Approx. existing hydrant location



Hazard Management Area

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

A. Bailey
10 Torlesse Street,
Hamilton, Tas., 7140

C.T.: 42551/1
PID: 7751261

Date: 18/11/2022

Bushfire Hazard Management Plan 24 Ponsonby
Street, Hamilton. November 2022. J8054v1.
Bushfire Management Report 24 Ponsonby
Street, Hamilton. November 2022. J8054v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

24 Ponsonby Street, Hamilton TAS, 7140

Certificate of Title / PID:

42551/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in two lots

Applicable Planning Scheme:

Derwent Valley Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA	12/09/2022	50104CT-1
Bushfire Hazard Report 24 Ponsonby Street, Hamilton. November 2022. J8054v1.	Mark Van den Berg	18/11/2022	1
Bushfire Hazard Management Plan 24 Ponsonby Street, Hamilton. November 2022. J8054v1.	Mark Van den Berg	18/11/2022	1

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place
Battery Point Tas. 7004

Email Address: mvandenberg@geosolutions.net.au

Accreditation No: BFP – 108

Scope: 1, 2, 3a, 3b & 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act* 1979 that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Mark Van den Berg

Date: 18/11/2022

Certificate
Number: J8054

(for Practitioner Use only)

Appendix E

Certificate of Others

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

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

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 24 Ponsonby Street, Hamilton. November 2022. J8054v1. Bushfire Hazard Management Plan 24 Ponsonby Street, Hamilton. November 2022. J8054v1. and Form 55.
Relevant calculations:	N/A
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.2 6 th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014. Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

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

The Bushfire Attack Level is marked on the Bushfire Hazard management plan for each lot. All specifications of report and BHMP required for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: J8054	Date: 18/11/2022
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HERITAGE IMPACT ASSESSMENT

Proposed subdivision of 24 Ponsonby Street, Hamilton

Prepared by

10 March 2023

graeme corney architect & heritage consultant

3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005

1 INTRODUCTION

24 Ponsonby Street, Hamilton is a battle-axe shaped allotment of 5,576sqm which is set between two streets, Franklin Place and Ponsonby Street, Hamilton. There are two modern sheds on the site.

24 Ponsonby Street, Hamilton is within the township's heritage precinct.

A subdivision has been proposed to divide the site into 2 allotments one will be a narrow allotment of 12.6m frontage facing Franklin Place, the balance will be a second allotment of 70m frontage facing Ponsonby Street.

I have been commissioned to assess the impact of the proposed subdivision on the heritage values of the precinct.

This Heritage Impact Assessment measures the proposal for heritage impacts and against the heritage requirements of the Planning Scheme.

No archival research has been carried out for this report.

1.01 Author identification

This assessment was prepared by Graeme Corney, architect & heritage consultant. I am accepted as an expert in heritage matters by the Resource Management & Planning Appeal Tribunal.

2 STREETSCAPE CONTEXT

Franklin Place is not a consistent urban streetscape other than most structures are single storey and have a residential use. Street setbacks vary, allotment frontages vary, and building ages vary from c.1825-c.1990.

There is reasonable variety to the existing streetscape patterns of Franklin Place resulting in a slightly fragmented 'street edge'.

Ponsonby has no sense of street edge at all. There are a number of backyards to houses facing Franklin Place and a number of vacant allotments.

3 THE PROPOSAL

The proposal for subdivision is shown on the previously submitted PDA Development Application. The subdivision proposes to divide the site into 2 allotments one will be a narrow allotment of 12.6m frontage facing Franklin Place, the balance will be a second allotment of 70m frontage facing Ponsonby Street.

No demolition is proposed, nor new fencing, conservation works nor removal of vegetation.

4 HERITAGE VALUES OF THE PRECINCT

The Planning Scheme describes the Hamilton Heritage Precinct as follows...

"Hamilton is a historic Georgian town located on the Clyde River and surrounded by farm land. Hamilton was named by Governor Arthur in 1826 after William Henry Hamilton, a wealthy free settler who had arrived in Van Diemen's Land in April 1824. Hamilton Post Office opened in June 1832. Notable historic buildings in Hamilton include St Peter's Church, completed in 1837 and the Old Schoolhouse, a huge two storey structure built by convict stonemasons in 1858."

5 ASSESSMENT AGAINST CENTRAL HIGHLANDS INTERIM PLANNING SCHEME

The following clauses of the Scheme apply:

In Table 13.2 the Scheme describes that "Development must satisfy all of the following:

- (a) Respect the townscape qualities of the settlement through appropriate building form, design and finishes which are consistent with the historic heritage values of the town setting;
- (b) Ensure that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town;
- (c) Maintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;
- (d) Scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town;
- (e) New buildings must not visually dominate neighbouring historic buildings; and
- (f) Where feasible, additions and new buildings must be confined to the rear of existing buildings.

Section E13.8.3 Subdivision (in a precinct)

Objective:

To ensure that subdivision within a heritage precinct is consistent with historic patterns of development and does not create potential for future incompatible development.

Acceptable Solutions	Performance Criteria	Assessment of proposal
A1 No Acceptable Solution.	P1 Subdivision must not result in any of the following: <ul style="list-style-type: none"> (a) Detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2; (b) A pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct; (c) Potential for a confused understanding of the development of the precinct; (d) An increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct. 	<ul style="list-style-type: none"> (a) The Planning Scheme describes the Hamilton Heritage Precinct as follows:..."Hamilton is a historic Georgian town located on the Clyde River and surrounded by farm land. Hamilton was named by Governor Arthur in 1826 after William Henry Hamilton, a wealthy free settler who had arrived in Van Diemen's Land in April 1824. Hamilton Post Office opened in June 1832. Notable historic buildings in Hamilton include St Peter's Church, completed in 1837 and the Old Schoolhouse, a huge two storey structure built by convict stonemasons in 1858." The Scheme then describes 6 development criteria (in Table 13.2) that must be satisfied with any new development. All 6 criteria control new structures rather than subdivision per se. There is currently a mix of heritage and modern buildings -mostly residential single storey buildings - in the precinct. in my opinion the proposed subdivision pattern per se is consistent with and will cause no detriment to the historic cultural heritage significance of the precinct. (b) The existing pattern of allotments in this local part of the heritage precinct displays a mixture of heritage buildings and modern, and a mixture of small to larger allotment sizes. The proposed subdivision into 2 allotments ranging from 1,000-4,576sqm is consistent with the existing pattern of allotments varying in size. In my opinion the proposed

		<p>subdivision pattern is consistent and sympathetic with the historic cultural significance of the precinct. Future development of the new allotments should continue to be controlled by the development criteria listed in E13.2.</p> <p>(c) Although the proposed subdivision and the later development which will occur as a consequence, are modern changes to the development history of the precinct, the existing mix of heritage and modern buildings and the mixture of lot sizes allows the new proposal to take place without heritage impact. New development fabric should be recognizable as contemporary development and subject to it being sympathetic with but distinguishable from the existing historic patterns then no confusion will happen. The current subdivision proposal is similar to the historic grain of subdivision.</p> <p>(d) The 6 development criteria listed in E13.2 will ensure that future development is compatible with the historic cultural heritage significance of the precinct.</p>
A2 No Acceptable Solution.	P1 Subdivision must comply with any relevant design criteria/ conservation policy listed in Table E13.2	Refer to comments for assessment of proposal against P1 above.

6 CONCLUSIONS AND RECOMMENDATIONS

There will be no separation of strongly associated historic buildings brought about by this subdivision proposal.

The existing pattern of subdivision along Franklin Place varies in frontage widths and lot sizes.

The existing pattern of subdivision along Ponsonby Street is generally of back yards and undeveloped land. There is no discernable street edge of buildings.

The proposed subdivision is consistent with the historic pattern of subdivision of varying frontages and lot sizes.

Any new development brought about by the proposed subdivision will be adequately controlled by the development criteria listed in E13.2.

I support approval of the proposed subdivision.



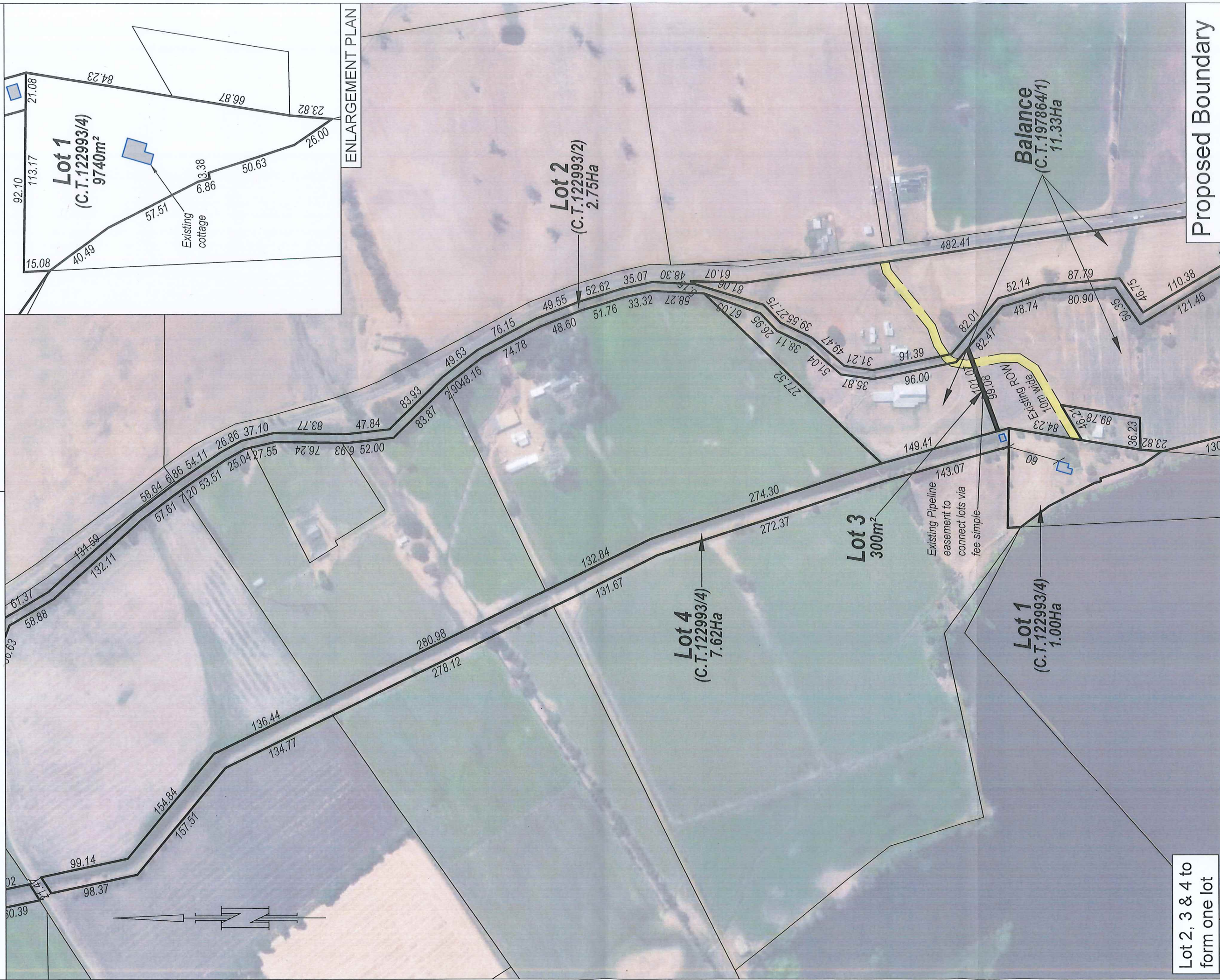
Graeme Corney
Architect and Heritage Consultant

10 March 2023



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
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This plan has been prepared only for the purpose of obtaining preliminary
subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.
Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Lot 2, 3 & 4 to
form one lot

Proposed Boundary Adjustment

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER:	LAWRENNY WATER TRUST
TITLE REFERENCE:	C.T.122993/2, C.T.122993/4 & C.T.197864/1
LOCATION:	6371 LYEALL HWY, OUSE TAS 7140

Date:	04-05-2022	Reference:	GLEEB02	14168-01
Scale:	1:4000 (A3)	Municipality:	CENTRAL HIGHLANDS	

BUSHFIRE ASSESSMENT

Proposed Boundary Adjustment

Address: 6371 Lyell Highway, Ouse TAS 7140

Title Reference: C.T.122993/2, C.T.122993/4 & C.T.197864/1



Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)
VERSION – 1.0
Date: 15/02/2023

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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

1 INTRODUCTION

1.1 Background

This Bushfire Assessment and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of Rogerson and Birch Surveyors on behalf of the proponent to form part of supporting documentation for the proposed boundary adjustment of 6371 Lyell Highway, Ouse.

Under the Tasmanian Planning Scheme – Central Highlands, C13.0 Bushfire-Prone Areas Code and the Local Provisions Schedule (LPS). It is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under the LPS.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within and 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and the LPS.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is the boundary adjustment of Current titles C.T.122993/2, C.T.122993/4 and new Lot 3 to join as a new lot, with proposed Lot 1 being taken off from C.T.122993/4. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Lawrenny Water Trust
Location	6371 Lyell Highway, Ouse
Title Reference	C.T.122993/2, C.T.122993/4 & C.T.197864/1
Property ID	5472808, 3523149 & 5472787
Municipality	Central Highlands
Zoning	21 – Agriculture
Planning Overlays	13 – Bushfire-prone Areas Code, 7 – Natural Assets Code
Water Supply for Firefighting	The property is not serviced by reticulated water.
Public Access	Access to the development is off the Lyell Highway
Fire History	No record fires on <i>the LIST</i>
Existing Development	Existing class 1a dwelling, various class 10a sheds and an all-weather access

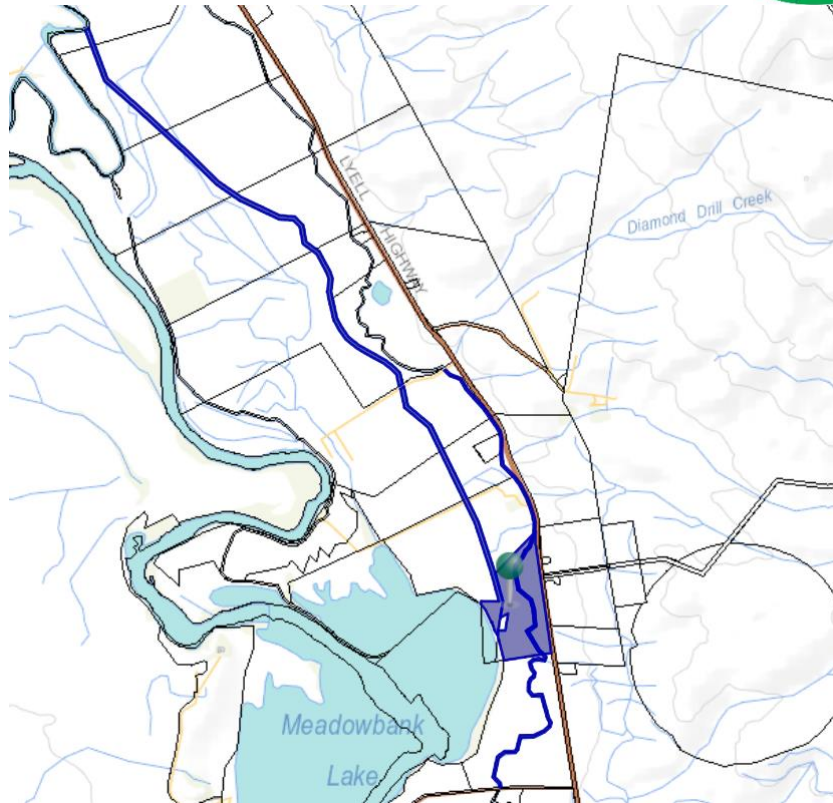


Figure 1 Location of subject site. Source: The LIST, © State of Tasmania

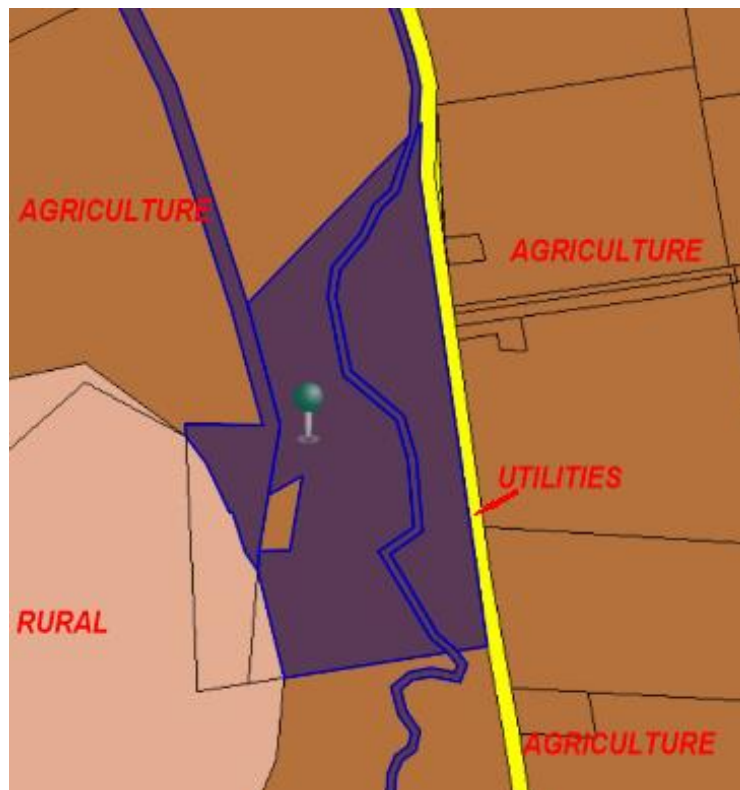


Figure 2 Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There is 1 classified vegetation community on the subject site, and 1 additional community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG4.0 (Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.



Figure 3 TASVEG4.0 communities on subject site and surrounding land. FAG – Agricultural land, OAQ – Water, sea

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 26 of January 2026.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code and LPS defines Bushfire-prone areas as follows;

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the Tasmanian Planning Scheme – Central Highlands and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the Tasmanian Planning Scheme – Central Highlands.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the site.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE SITE & SITE DESCRIPTION

The subject site is a large, developed, Agricultural zoned lot that is located approximately 5km southeast of the Ouse township and is on the east edge of *Meadowbank Lake*.

Lot 1

Proposed Lot 1 consists of an existing class 1a dwelling in addition to various small class 10a sheds and the end of the existing access under a Right of Way. The land directly surrounding the dwelling is predominately used as private open space due to landscaped terrain, cultivated gardens, and is therefore classed as LOW THREAT VEGETATION or MANAGED LAND per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the site is grassed, that was appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Balance

The Balance lot is 3 portions into 1. The Balance consists of various large and small class 10a sheds and the majority of the all-weather access under the Right of Way. The land directly surrounding the sheds and the remainder of the Balance is grassed, that appeared unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Lots 2 and 4 (to form Lot 2)

Lots 2 and 4 are existing water channels, with current flowing water as part of the dam system. Being water, the lots are therefore classified as MANAGED LAND per Clause 2.2.3.2 (e) of AS3959:2018.

Lot 3 (to form Lot 2)

Proposed Lot 3 is an existing Pipeline Easement servicing between Lots 2 and 4. The vegetation within the proposed lot is grassed, appearing in an unmanaged condition and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Terrain within the site is predominantly flat. There is some gentle $>0^{\circ}$ - 5° downslope where the land slopes into *Meadowbank Lake* and the land slopes upwards slightly in an east aspect towards the highway.

NORTH OF THE SITE

Lot 1

To the north of Lot 1 (across slope) is a portion of the property *Killoran*. This property is a large, developed Agricultural zoned property that is on either side of the Lyell Highway. The land within the 100m assessment zone is grassed, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Balance

To the north of the Balance lot (across slope) is another portion of land from the property *Killoran*. The land within the 100m assessment zone is grassed, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST OF THE SITE

Lot 1

Adjacent east of Lot 1 is a small, developed property. The property consists of a Class 1a dwelling, various Class 10a sheds and low cut lawn. The land directly surrounding the dwelling is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

Further to the east of Lot 1 is the previously discussed Balance Lot as per the above paragraph.

Balance

To the east of the Balance lot are 3 large, vacant, 2 small, developed and 2 road properties. All the properties to the east of the Balance are zoned Agricultural. The 3 large, vacant properties (2 of which are the same property as *Killoran*, are all vacant, covered with grass, appearing in an unmanaged condition due to minimal land use and are therefore all are classed as GROUP G GRASSLAND per Table 2.3 per AS3959:2018.

Also, east of the Balance is 2 road lots. These properties feed further properties to the east. The road formation is over both the lots and is therefore classed as MANAGED LAND per Clause 2.2.3.2 (e) of AS3959:2018. Either side of the formation, the land is grassed, appearing in an unmanaged condition due to minimal land use as is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Lastly, to the of the Balance is 2 small, developed properties. These properties consist of Class 1a dwellings, in addition to Class 10a sheds, all-weather driveways and landscaped gardens. The land surrounding the dwelling is used as private open space and the remainder of the properties (due to the size) are classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

SOUTH OF THE SITE

Lot 1

To the south of Lot 1 is a small, vacant property that is owned by the *Hydro Electric Corporation*. Predominant vegetation within this title is grassed, appearing unmanaged due to minimal land use, and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Additional vegetation within this title boarding the edge of the lake is shrubs between 2m and 6m high, with a foliage cover of >30% and is therefore classed as GROUP D SCRUB per Table 2.3 of AS3959:2018.

Further to the south of Lot 1 is the previously discussed Balance Lot as per the above paragraph.

Balance

To the south of the Balance is a large, developed, Agricultural zoned property. This property is on either side of the highway and consists of a Class 1a dwelling, in addition to various Class 10a sheds, all-weather driveways and landscaped gardens. The land within the 100m assessment zone is grass, appearing in an unmanaged condition, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST OF THE SITE

Lot 1

To the west of Lot 1 is *Meadowbank Lake*. The lake is owned by *Hydro Electric Corporation* and in being a body of water is classed as MANAGED LAND per Clause 2.2.3.2 (e) of AS3959:2018.

Balance

To the west of the Balance is the previously discussed Lot 1 and lake per above paragraph.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

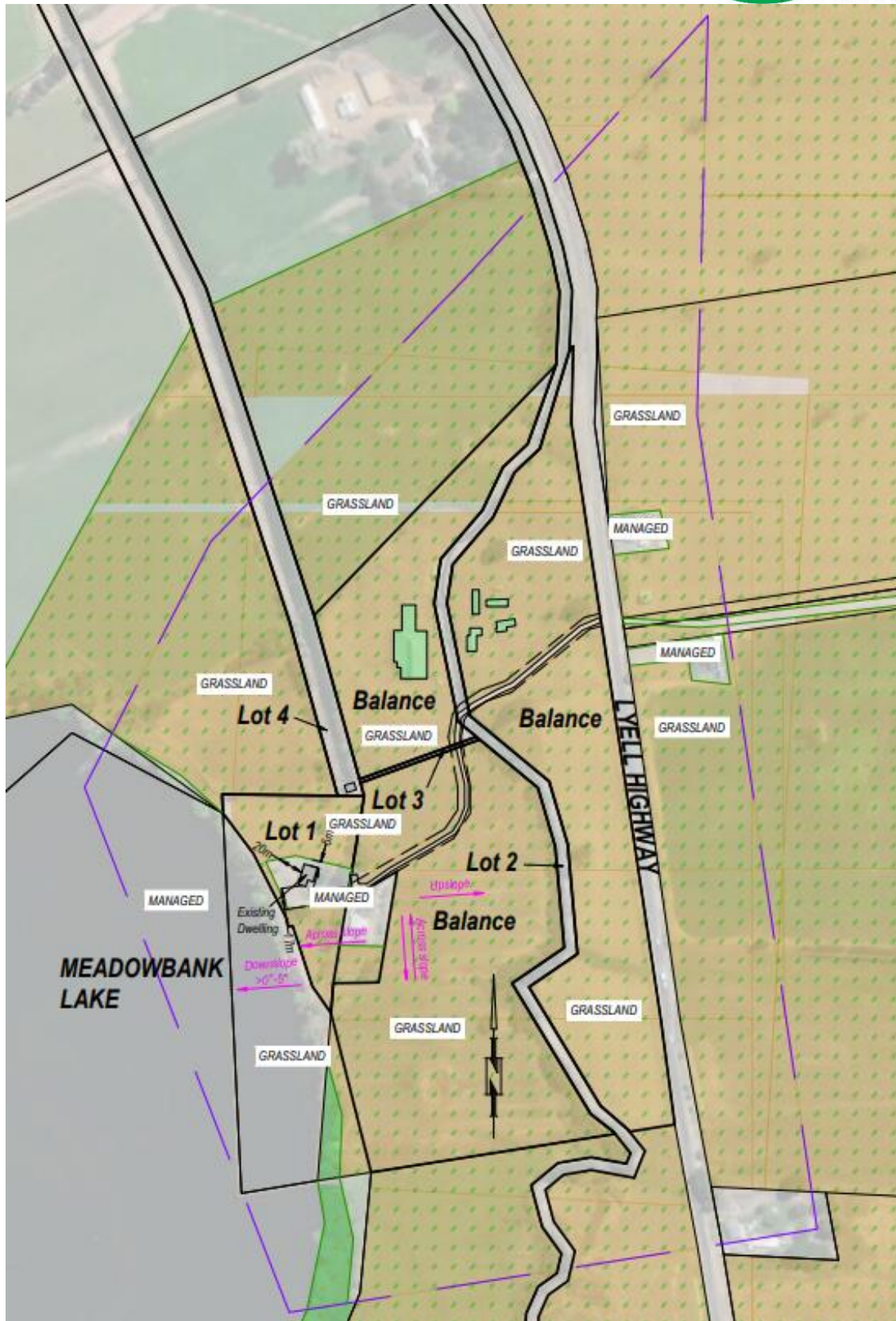


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

4.1 Bushfire Attack Level (BAL)

Table 2 BAL rating for each lot and required separation distances

LOT 1 – EXISTING DWELLING [from veg]								
DIRECTION OF SLOPE	N	NE	E	SE	S	SW	W	NW
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	5m-55m (G)	5m-68m (G)	24m-100m (G)	64m-100m (G)	17m-80m (G)	17m-36m (G)	17m-23m (G)	20m-57m (B)
Effective Slope under vegetation	Across slope	Across slope	Upslope	Upslope	Across slope	Across slope	Across slope Downslope >0°-5°	Across slope Downslope >0°-5°
Exemption				*				
Current BAL value for each side of the site	BAL-40	BAL-40	BAL-12.5	BAL-LOW	BAL-12.5	BAL-12.5	BAL-12.5	BAL-12.5
Separation distances to achieve BAL-19	10m	10m	10m	N/A	10m	10m	11m	10m
Separation distances to achieve BAL-12.5	14m	14m	14m	N/A	14m	14m	16m	14m
BALANCE – VACANT [indicative building area]								
DIRECTION OF SLOPE	N	NE	E	SE	S	SW	W	NW
Vegetation Classification	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND MANAGED	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-100m (G)	0m-100m (G)	0m-100m (G)	0m-100m (G)	0m-100m (G)	0m-100m (G)	0m-53m (G)	0m-100m (B)
Effective Slope under vegetation	Across slope	Across slope	Upslope	Upslope	Across slope	Across slope	Downslope >0°-5°	Across slope Downslope >0°-5°
Exemption								
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	10m	10m	10m	10m	11m	11m
Separation distances to achieve BAL-12.5	14m	14m	14m	14m	14m	14m	16m	16m

4.2 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

*The BAL level will also be classified as BAL-LOW if Grassland fuel is <50m from the site for any effective slope per Table 2.6 of AS3959:2018.

The predominant slope in the northwest aspect for the existing dwelling within Lot 1 is across slope. Therefore, BAL-19 and BAL-12.5 setbacks shown in this aspect.

Due to existing land use some minimum separation distances may already be achieved.
BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

5 BUSHFIRE PROTECTION MEASURES

5.1 Hazard Management Areas (HMA)

Hazard Management Area is *“the area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of bushfire.”* (Tasmania Planning Commission, 2017).

Compliance to C.13.6.1:

The building areas within Lot 1 and the Balance require a Hazard Management Area to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

The existing dwelling in the balance lot has a current BAL rating of BAL-40, due to the close proximity (5m) to Grassland fuel to the north and northeast.

HMA for Lot 1 to be implemented prior to sealing or titles and prior to construction of a habitable dwelling for the Balance.

Due to the area of Lot 1 not being huge (1ha), the whole of the site is to be maintained as an HMA in perpetuity.

Minimum separation distances for each lot are stated below. However, due to the presence of developed land, some required separation may already be achieved.

Lot 1 – Separation Distances (Existing Dwelling) [from veg]								
Aspect	N	NE	E	SE	S	SW	W	NW
BAL-19	10m	10m	10m	N/A	10m	10m	11m	10m
BAL-12.5	14m	14m	14m	N/A	14m	14m	16m	14m

Balance – Separation Distances [indicative building area]								
Aspect	N	NE	E	SE	S	SW	W	NW
BAL-19	10m	10m	10m	N/A	10m	10m	11m	11m
BAL-12.5	14m	14m	14m	N/A	14m	14m	16m	16m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

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

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

5.2 Public and Fire Fighting Access

Public Access

The proposed development fronts the Lyell Highway. The Lyell Highway is a bitumen sealed highway. The public road is maintained by State Growth, with an approximate carriageway width of 6.5m.

No upgrades required to the public road and therefore the public road complies with public access road requirements.

Property Access

Current Conditions:

At present, there is an all-weather access as a ROW 10m wide that is accessing various properties, including Lot 1 and the Balance. The access is approximately 350m in length, with a carriageway width of 4m (first 150m) and 3m (remaining 200m). The access is clear verges and terminates at an existing parking area approximately 15m southeast of the existing dwelling within Lot 1.



Figure 5 – 3m width portion of access, view facing NE



Figure 6 – 4m width portion of access, view facing SW

Compliance to C.13.6.2:

Lot – Existing Dwelling

Access to the existing dwelling within Lot 1 will be >200m, access is required for a fire appliance, access isn't all 4m wide and the access is to 3 or more properties. Therefore, access must comply to Acceptable Solution A1 (b) of section C13.6.2 and Table C13.2 (D) of the Code. Public access requirements for Lot 1 to be provided prior to sealing titles. Public and firefighting access requirements are outlined in Table 3 below.

Balance – Indicative Building Area

Access to the indicative building area within the Balance is >200m, access is required for a fire appliance, access isn't all 4m wide and the access is to 3 or more properties. Therefore, access must comply to Acceptable Solution A1 (b) of section C13.6.2 and Table C13.2 (D) of the Code. Public access requirements for the Balance to be provided prior to a habitable dwelling. Public and firefighting access requirements are outlined in Table 3 below.

Table 3

Access Standards: (access length >200m and accessing 3 or properties)

As per Table 13.2 (D) of the Code.

- a) All-weather construction;
- b) Load capacity of at least 20 t, including bridges and culverts;
- c) Minimum carriageway width of 4m;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f) Cross falls less than 3 degrees (1:20 or 5%)
- g) Dips less than 7 degrees (1:8 or 12.5%);
- h) Curves with a minimum inner radius of 10m;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
 - i. A turning circle with a minimum outer radius of 10m; or
 - ii. A property access encircling the building; or
 - iii. A hammerhead 'T' or 'y' turning head 4m wide and 8m long.

Passing bays of 3m additional carriageway width and 20m length must be provided every 100m.

5.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water.

Compliance C.13.6.3:

Both must be provided with firefighting water supply tanks that meet the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5 of the Code. Firefighting water supply requirements for Lot 1 must be provided prior to sealing of titles and prior to a habitable dwelling for the Balance. Static water supply requirements are outlined in Table 4 below.

Table 4

Requirements for Static Water Supply C13.6.3 and Table C13.5

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

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

 - (a) have a minimum nominal internal diameter of 50mm;
 - (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
 - (c) be metal or lagged by non-combustible materials if above ground;
 - (d) if buried, have a minimum depth of 300mm [S1];
 - (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - (f) ensure the coupling is accessible and available for connection at all times;
 - (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
 - (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
 - (i) if a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.
- D. Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

 - a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or

- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) a minimum width of 3m constructed to the same standard as the carriageway; and
- d) connected to the property access by a carriageway equivalent to the standard of the property access.

5.4 Construction Standards

All future habitable buildings within the specified building areas or additions to existing dwellings within Lot 1 must be designed and constructed to the minimum BAL ratings specified in the Bushfire Hazard Management Plan (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future class10a buildings within 6m of a Class 1a must be constructed to the same BAL as the dwelling. Or be fire separated in accordance with AS3959:2018 Section 3.2.

6 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
E1.5 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. <p>The BHMP demonstrates the existing dwelling in Lot 1 lot and indicative building area within the Balance can accommodate a BAL rating of BAL-19.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
C13.6.2 Public and firefighting access; A1	<p>The BHMP (through reference to section 5 of this report) specifies requirements for private accesses for both lots are consistent with C13.6.2.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
C13.6.3 A1- b) Provision of water supply for firefighting purposes.	<p>Static water supply is required for both lots per C13.6.3 A2. Firefighting water supply requirements for the Lot 1 <u>must</u> be provided prior to sealing of titles and prior to a habitable dwelling for the Balance.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3(A1-B).</p>

7 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of State Planning Provision, C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19867 for both lots. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 5 & 6 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 5.1 of this report and the BHMP (Appendix C) prior to the issue of titles for Lot 1 and prior to a habitable dwelling for the Balance.
- Central Highlands Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

8 REFERENCES

Department of Primary Industries and Water, The LIST, viewed February 2023, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme - Tasman*, viewed February 2023, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

9 APPENDIX A – SITE PHOTOS



Figure 7 – Grassland fuel within the site, view facing north



Figure 8 – Grassland fuel within the Balance, view facing north



Figure 9 – Existing dwelling and managed land within Lot 1, view facing NW



Figure 10 – Existing dwelling within the property adjacent east of Lot 1, view facing west



Figure 11 – Grassland fuel within Lot 1 and Meadow Bank, view facing west



Figure 12 – Water channel in Lot 2, view facing north

10 APPENDIX B – SUBDIVISION PROPOSAL PLAN

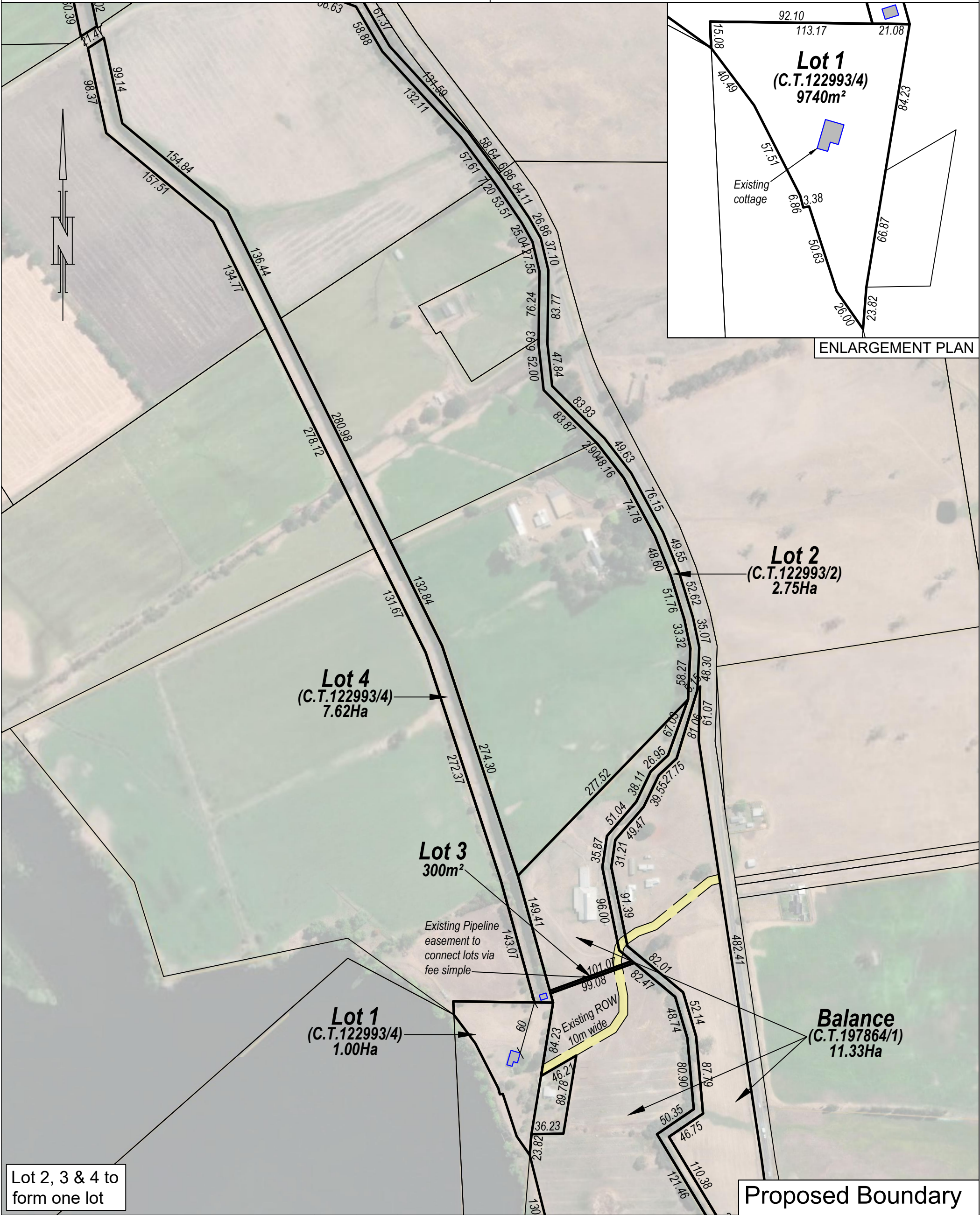


UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary
subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: LAWRENNY WATER TRUST

TITLE REFERENCE: C.T.122993/2, C.T.122993/4 & C.T.197864/1

LOCATION: 6371 LYELL HWY, OUSE TAS 7140

Proposed Boundary Adjustment

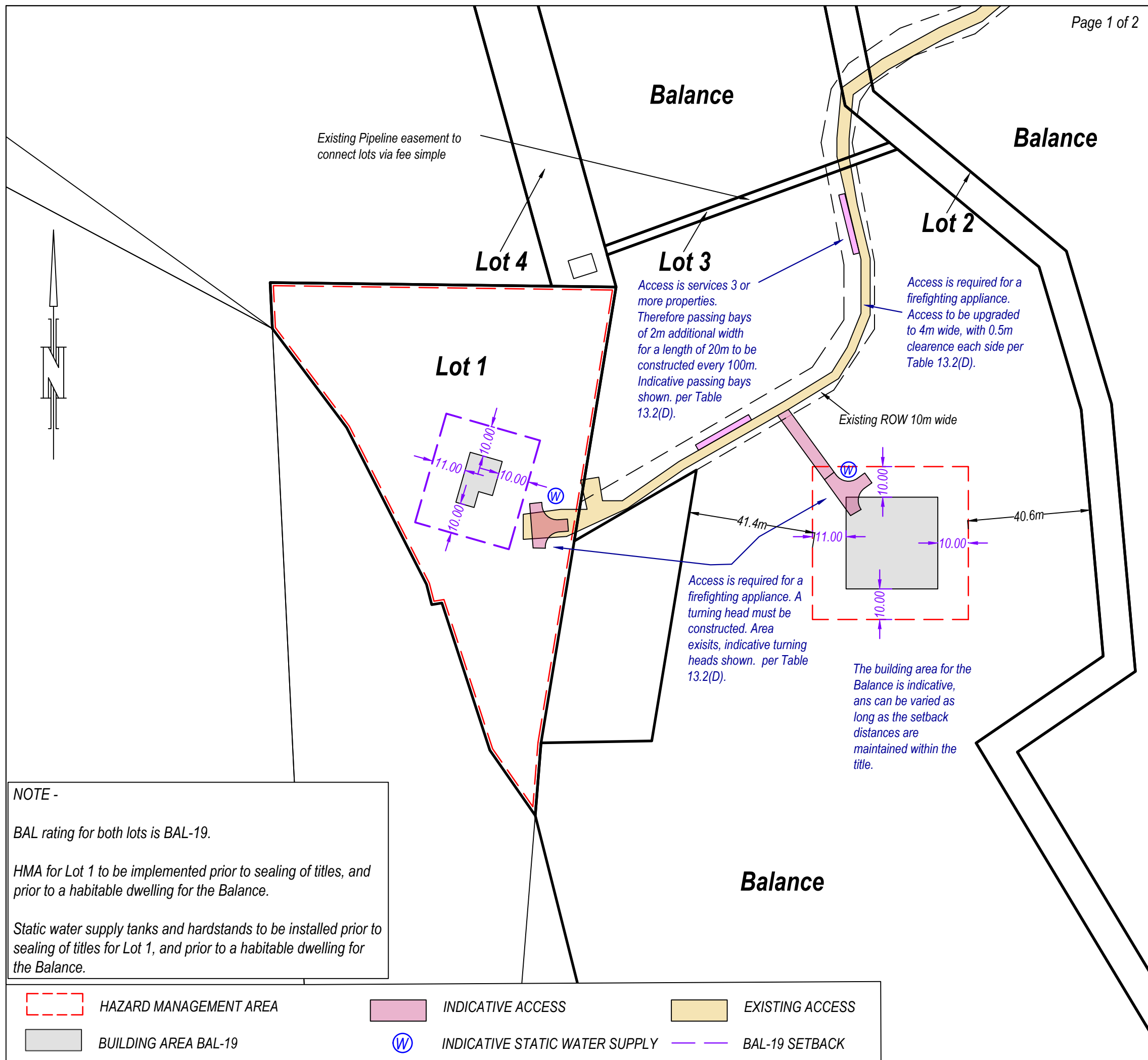
Date:	04-05-2022	Reference:	GLEEB02 14168-01
Scale:	1:4000 (A3)	Municipality:	CENTRAL HIGHLANDS

11 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	6371 Lyell Highway, Ouse 7140
TITLE REFERENCE:	C.T.122993/2, C.T.122993/4 & C.T.197864/1
PROPERTY ID:	5472808, 3523149 & 5472787
MUNICIPALITY:	Central Highlands
DATE:	27th of February 2023 (v1.0)
SCALE: 1:1250 @ A3	REFERENCE: GLEEB02

1. HAZARD MANAGEMENT AREAS (HMA)
 - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
 - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
 - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
 - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 5.2 of the Bush Fire Report.
 4. STATIC FIRE-FIGHTING WATER SUPPLY
 - 4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
 - Dedicated solely for fire fighting purposes;
 - Minimum capacity of 10,000L;
 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 5.3 of the Bushfire Report.

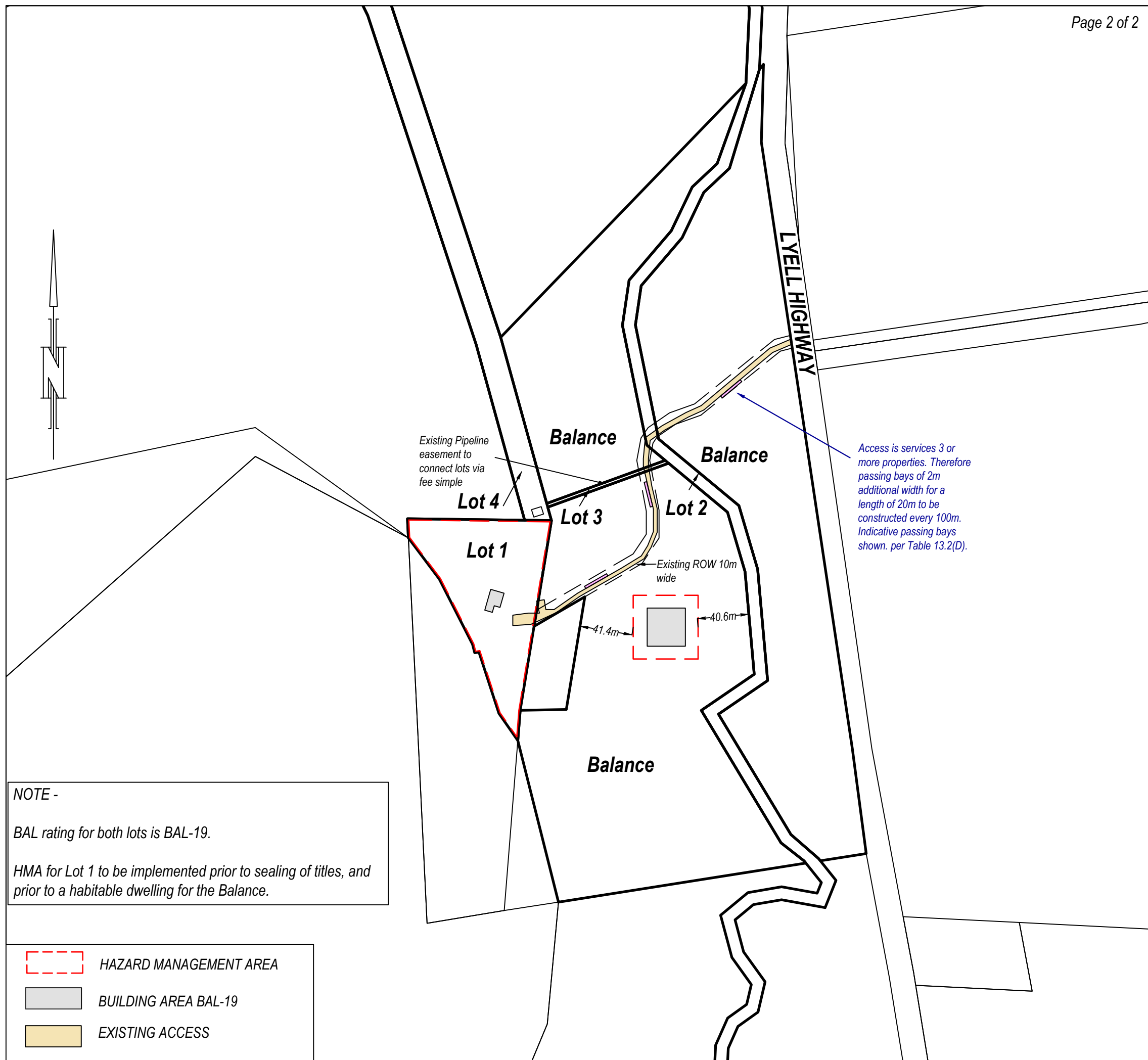
BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B



LOCATION:	6371 Lyell Highway, Ouse 7140
TITLE REFERENCE:	C.T.122993/2, C.T.122993/4 & C.T.197864/1
PROPERTY ID:	5472808, 3523149 & 5472787
MUNICIPALITY:	Central Highlands
DATE:	27th of February 2023 (v1.0)
SCALE: 1:3000 @ A3	REFERENCE: GLEEB02

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 - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
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 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 5.3 of the Bushfire Report.

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B



12 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

6371 Lyell Highway, Ouse TAS 7140

Certificate of Title / PID:

C.T.122993/2, C.T.122993/4 & C.T.197864/1 | 5472808, 3523149 & 5472787

2. Proposed Use or Development

Description of proposed Use and Development:

BOUNDARY ADJUSTMENT OF C.T.122993/2, C.T.122993/4 & C.T.197864/1

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	04/05/2022	REV A
BUSHFIRE HAZARD REPORT – 6371 LYELL HIGHWAY, OUSE	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	15/02/2023	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 6371 LYELL HIGHWAY, OUSE	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	27/02/2023	1.0

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

4. Nature of Certificate

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

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

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

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

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

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	
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<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:



Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or



The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

10/3/23

Certificate
Number:

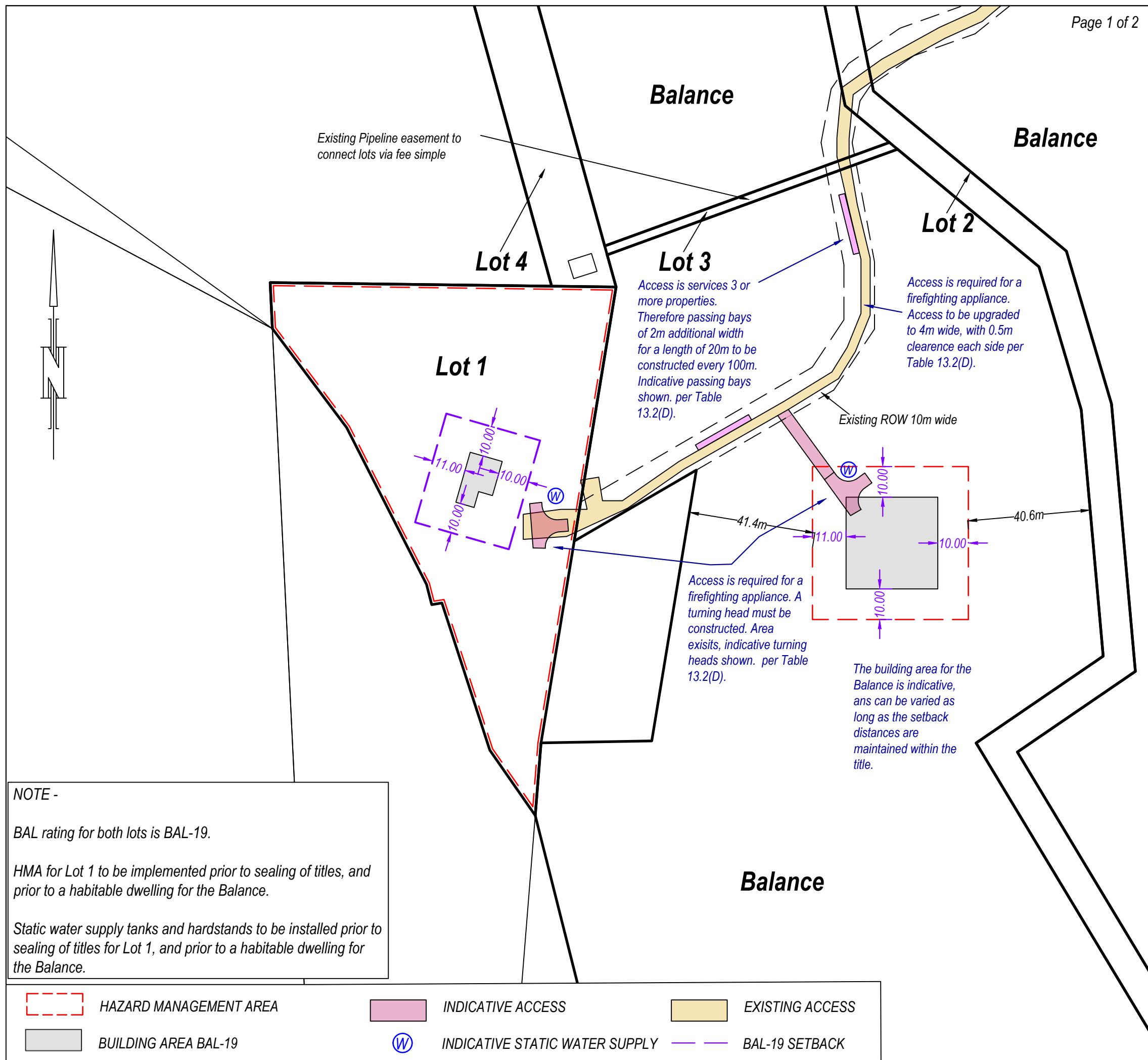
161

(for Practitioner Use only)

LOCATION:	6371 Lyell Highway, Ouse 7140
TITLE REFERENCE:	C.T.122993/2, C.T.122993/4 & C.T.197864/1
PROPERTY ID:	5472808, 3523149 & 5472787
MUNICIPALITY:	Central Highlands
DATE:	27th of February 2023 (v1.0)
SCALE: 1:1250 @ A3	REFERENCE: GLEEB02

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 - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
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 - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
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3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
 - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 5.2 of the Bush Fire Report.
 4. STATIC FIRE-FIGHTING WATER SUPPLY
 - 4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
 - Dedicated solely for fire fighting purposes;
 - Minimum capacity of 10,000L;
 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 5.3 of the Bushfire Report.

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B



BUSHFIRE-PRONE AREAS CODE

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

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Certificate of Title / PID:

C.T.122993/2, C.T.122993/4 & C.T.197864/1 | 5472808, 3523149 & 5472787

2. Proposed Use or Development

Description of proposed Use and Development:

BOUNDARY ADJUSTMENT OF C.T.122993/2, C.T.122993/4 & C.T.197864/1

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

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BUSHFIRE HAZARD REPORT – 6371 LYELL HIGHWAY, OUSE	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	15/02/2023	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 6371 LYELL HIGHWAY, OUSE	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	27/02/2023	1.0

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

4. Nature of Certificate

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

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

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

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

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

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	
--------------------------	------------------------------	--

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

10/3/23

Certificate
Number:

161

(for Practitioner Use only)



Policy No. 2013- 08

Public Open Space Policy

Document:	Start Date: 16 May 2023	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2026	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: 16 May 2023	Page Reference:
Public Open Space Policy	Review Date: 31 Dec 2026	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 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 and Rural Living;
- (b) Rural (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 Zoned 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.

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- 6.2.4 A land contribution in the Rural 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 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 (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.

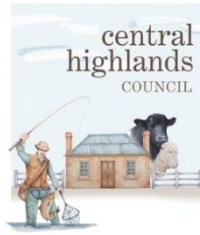
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- 7.3 The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand,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

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.

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TOWN STRUCTURE PLAN PROJECT PROJECT STEERING GROUP

MEETING N^o.2

Tuesday 9 May 2023, 9:30 am, Bothwell Council Offices,

MINUTES

1. PRESENT

Chair: Deputy Mayor Jim Allwright, Deputy Chair: Councillor Robert Cassidy

Members: Mayor Loueen Triffitt, Councillor Julie Honner, Councillor Tony Bailey, Councillor Yvonne Miller

Officers: GM Kim Hossack, Officers: Graham Rogers, Kathy Bradburn, Damian Mackey

2. APOLOGIES

Nil

3. DRAFT GRANT DEED FROM THE STATE GOVERNMENT & PROJECT BUDGET

Moved: Cr Miller, Seconded Cr Cassidy:

THAT:

- A. The Project Working Group confirm the Grant Deed, including the amount of funds (\$80,000), be recommendation to full Council, and
- B. The Project Working Group confirm the Project Budget, be recommendation to full Council.

CARRIED

4. DRAFT PROJECT PLAN, PROJECT BRIEF & TIMELINE MAY 2023)

Moved: Cr Miller, Seconded Cr Cassidy:

THAT:

- A. The Project Working Group is requested to confirm the Project Plan (May 2023) and Project Brief (May 2023) be recommended to full Council.
- B. Subject to the approval of the Grant Deed, Project Plan and Project Brief by Council on 16 May 2023, the call for Expressions of Interest from suitably qualified consultants be advertised from 20 May 2023, with submissions due by Close of Business on Monday 3 July.

CARRIED

5. OTHER ISSUES

Nil

6. NEXT MEETING

11 July 2023

Initial assessment of Expressions of Interest.

7. MEETING CLOSE

10:15am



Grant deed

The Crown in Right of Tasmania
(represented by the Department of Premier and Cabinet)
(Grantor)

and

Central Highlands Council
(Recipient)

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Grant deed

Details and recitals

Date:

Parties:

Name	The Crown in Right of Tasmania (represented by the Department of Premier and Cabinet)
Short form name	Grantor
Notice details	C/- State Planning Office Department of Premier and Cabinet Level 7, 15 Murray Street, Hobart, Tasmania 7000 Telephone: 1300 703 977 Attention: Brian Risby, Director

Name	Central Highlands Council
ABN	30 472 494 899
Short form name	Recipient
Notice details	The General Manager PO Box 20, Hamilton, Tasmania, 7140 Email: council@centralhighlands.tas.gov.au Attention: Damian Mackey

Recitals:

- A. The Grantor has agreed to provide a monetary grant to the Recipient upon the terms and conditions set out in this Deed.
- B. The Recipient has agreed to accept the Grant on the terms and conditions set out in this Deed.

Information Table

Item 1 (clause 1.1):	Approved Purpose for which the Grant is provided
<p>The Approved Purpose of the Grant is to assist the Recipient to engage a suitably qualified and experienced consultant to prepare residential Structure Plans for the towns of Bothwell, Ouse and Hamilton.</p> <p>The Structure Plans are to be prepared in accordance with the project brief described in Attachment 1 (Central Highlands Structure Plans – Project Brief 2023).</p>	
Item 2 (clause 2.1):	Grant Amount
\$80,000.00 (exclusive of GST).	
Item 3 (clause 3.1):	Payment method for the Grant
Payment of the Grant Amount will be made to the Recipient upon receipt of a correctly rendered invoice.	
Item 4 (clause 3.2(a)):	Conditions precedent to payment of the Grant
Not applicable.	
Item 5 (clause 4.2):	Date for commencement of the Approved Purpose
Date of signing of this Deed.	
Item 6 (clause 4.3):	Date for completion of the Approved Purpose
30 June 2024.	
Item 7 (clause 7.2):	Reporting requirements
Not applicable.	
Item 8 (clause 10):	Special terms and conditions
<p>The following Special terms and conditions apply to this Deed:</p> <p>1. Notification</p> <p>The Recipient must provide the Grantor with a copy of the Residential Structure Plans for the towns of Bothwell, Ouse and Hamilton, by no later than 30 June 2024.</p>	

Agreed terms and conditions

The parties agree as follows:

1 Definitions and interpretation

1.1 Definitions

In this Deed, unless the context otherwise requires:

Approved Purpose means the purpose for which the Grant is provided as set out in Item 1.

Authorised Officer means:

- (a) if a party is the Crown or a Minister of the Crown, each of the Secretary of the department responsible for the administration of the Grant, an Acting Secretary of that department, a Deputy Secretary of that department, and a nominee of any of them; or
- (b) for any other party, a person authorised in writing by that party.

Business Day means a day that is not a Saturday, a Sunday, Easter Tuesday or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) generally observed in Hobart.

Crown means the Crown in Right of Tasmania.

this Deed means this deed and includes all its annexures, appendices, attachments and schedules (if any).

Default Event means each of the events specified in clause 9.1.

Details means the details and recitals set out above.

Government Body includes a body politic, a government (federal, state or local), a governmental, judicial or administrative body, a tribunal, a commission, a department or agency of any government, and a statutory authority or instrumentality.

Grant means the grant paid, or to be paid, by the Grantor to the Recipient pursuant to clause 2.1.

Grantor means the person or entity named above as Grantor and, where the context requires, includes the employees, authorised contractors and agents of that person. If the Grantor is a Minister of the Crown, a reference to the Grantor includes that Minister's predecessors and successors in office (as applicable).

GST means any goods and services tax or similar tax imposed by the Commonwealth of Australia (but excluding any penalty, fine, interest or similar payment).

GST Laws means applicable Laws relating to GST.

Information Table means the table titled 'Information Table' set out above.

Item means an item in the Information Table.

Law means:

- (a) principles of law or equity established by decisions of courts;
- (b) legislation and subordinate legislation; and
- (c) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

month means calendar month.

Recipient means the person named above as the Recipient and, where the context requires, includes the officers and employees of the Recipient.

Relevant Matter means any matter or thing related to any of the following:

- (a) the performance by the Recipient of its obligations under this Deed;
- (b) the receipt, use or expenditure of the Grant;
- (c) the carrying out of the Approved Purpose (including the effectiveness of the Recipient's carrying out of the Approved Purpose);
- (d) any report provided, or to be provided, by the Recipient to the Grantor in accordance with this Deed;
- (e) any information provided by the Recipient to the Grantor in connection with any application for the Grant;
- (f) any breach of this Deed by the Recipient;
- (g) the occurrence, or possible occurrence, of any Default Event.

Right includes a right, a power, a remedy, a discretion or an authority.

1.2 Interpretation

In this Deed, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words importing a gender include all genders;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Deed have a corresponding meaning;
- (d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- (e) a reference to a group of persons includes a reference to any one or more of those persons;
- (f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Deed;
- (g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- (h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- (i) a reference to a document includes:
 - (i) any thing on which there is writing;
 - (ii) any thing from which sounds, images or writings can be reproduced with or without the aid of any thing else;
 - (iii) an amendment or supplement to, or replacement or novation of, that document; or
 - (iv) a map, plan, drawing or photograph;

- (j) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- (k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, a Government Body, or any other entity;
- (l) a reference to a party includes that party's executors, administrators, successors and permitted assigns and substitutes;
- (m) a reference to a Minister includes, as applicable, that Minister's predecessors and successors in office;
- (n) a reference to a Government Body or other body or organisation that has ceased to exist, or that has been renamed, reconstituted or replaced, or the powers or functions of which have been substantially transferred, is taken to refer respectively to the Government Body or other body or organisation as renamed or reconstituted, or established or formed in its place, or to which its powers or functions have been substantially transferred;
- (o) a reference to an office in a Government Body or other body or organisation includes any person acting in that office, and if the office is vacant, the person who for the time being is substantially responsible for the exercise of the duties, functions or powers of that office;
- (p) mentioning any thing after the words 'includes', 'included' or 'including' does not limit the meaning of any thing mentioned before those words;
- (q) a reference to a day is to be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later;
- (r) reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania, even if the obligation is to be performed elsewhere; and
- (s) references to '\$' and 'dollars' are to Australian dollars.

1.3 Headings

Headings are included for convenience only and do not affect the interpretation of this Deed.

1.4 No rule of construction applies to disadvantage party

In relation to the interpretation of this Deed, no rule of construction is to apply to the disadvantage of a party because that party was responsible for the preparation of this Deed or any part of it.

1.5 Information Table

- (a) An Item that has not been completed will be taken to be 'not applicable'.
- (b) Unless the context otherwise requires, expressions defined in the Information Table have the same meanings when used in other parts of this Deed.

2 Grant

2.1 Agreement to provide Grant

Subject to the terms of this Deed, the Grantor will provide to the Recipient the monetary grant set out in Item 2 for use by the Recipient for the Approved Purpose in accordance with this Deed.

2.2 Acknowledgments

The Recipient acknowledges and agrees that:

- (a) the Grantor's financial assistance to the Recipient in respect of the Approved Purpose is limited to the Grant;
- (b) nothing in this Deed requires the Grantor to provide any further financial assistance to the Recipient in respect of the Approved Purpose; and
- (c) the Grantor is not responsible for any liabilities incurred by the Recipient, or any obligations entered into by the Recipient, as a result of or arising out of, the Recipient's obligations under this Deed or in respect of the Approved Purpose.

3 Payment of Grant to Recipient

3.1 Method of Grant payment

Subject to clause 3.2, the Grantor will pay the Grant to the Recipient in the manner specified in Item 3. If no method of payment is specified in Item 3, the method of payment will be as determined by the Grantor.

3.2 Conditions affecting Grant payment

- (a) **(Conditions precedent):** If Item 4 includes any conditions precedent to the payment of the Grant, then the obligation of the Grantor to pay the Grant or part of the Grant is subject to the prior and continuing satisfaction of those conditions precedent (except for any of those conditions precedent waived in writing by the Grantor).
- (b) **(Default Events):** The Grantor is not required to pay the Grant (or if the Grant is payable by instalments, any instalment of the Grant) to the Recipient if a Default Event has occurred and has not been remedied to the satisfaction of the Grantor.
- (c) **(Requirement for tax invoice):** If the Grant, or any instalment of the Grant, is subject to GST, the Grantor is not required to pay the Grant (or the relevant instalment) until the Grantor has received from the Recipient a correctly rendered tax invoice in accordance with clause 11.

4 Application of Grant and related matters

4.1 Application of Grant for Approved Purpose

- (a) The Recipient must only use the Grant to undertake the Approved Purpose.
- (b) The Recipient must not change the Approved Purpose without the prior written approval of the Grantor, which approval may be given or withheld in the Grantor's absolute discretion.

- (c) The Recipient must undertake the Approved Purpose exercising reasonable skill, care and attention.

4.2 Commencement of Approved Purpose

The Recipient must substantially commence (to the Grantor's satisfaction) the Approved Purpose by the date shown in Item 5 or such later date, if any, approved in writing by the Grantor.

4.3 Completion of Approved Purpose

The Recipient must complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor.

4.4 Compliance with Law

The Recipient must comply with all applicable Laws in expending the Grant and in carrying out the Approved Purpose.

4.5 Financial records

- (a) The Recipient must keep and maintain proper accounts, records and financial statements showing, the receipt, use and expenditure of the Grant and the carrying out of the Approved Purpose.
- (b) The Recipient's financial statements must show, as separate items, the receipt, use and expenditure of the Grant.
- (c) The Recipient must allow the Auditor-General of Tasmania (or his or her nominee) to audit, inspect, and to take copies of, the Recipient's accounts, records and financial statements relating to the receipt, use and expenditure of the Grant.

4.6 Notice by Recipient of adverse matters

The Recipient must immediately notify the Grantor in writing of:

- (a) the occurrence of any matter, event or thing, occurring after the date of this Deed, that adversely affects or materially delays the Recipient carrying out the Approved Purpose in accordance with, or the performance by the Recipient of its obligations under, this Deed;
- (b) any breach of this Deed by the Recipient; or
- (c) the occurrence of any Default Event.

5 Publicity concerning Grant and Approved Purpose

The Recipient must include in any correspondence, promotional material, public (including media) announcement, advertising material, or other publication concerning the Approved Purpose, an acknowledgement that the Approved Purpose is assisted by a grant from the Grantor. The acknowledgement must be in a form and substance approved in writing by the Grantor.

6 Repayment of Grant by Recipient

6.1 Repayment obligation

The Recipient must repay to the Grantor on demand in writing by the Grantor:

- (a) any part of the Grant that is not required by the Recipient to carry out the Approved Purpose;
- (b) any part of the Grant that is used by the Recipient for a purpose that is not an Approved Purpose; and
- (c) the Grant (or such part of the Grant as may be determined by the Grantor in its absolute discretion) if:
 - (i) the Recipient does not complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor;
 - (ii) this Deed is terminated by the Grantor in accordance with clause 9; or
 - (iii) a Default Event occurs.

7 Review, monitoring, audit, reports and related matters

7.1 Review, monitoring or audit of Relevant Matters

The Grantor may from time to time review, monitor or audit any Relevant Matter. The Recipient must in connection with any such review, monitoring or audit by the Grantor comply with any reasonable directions of the Grantor.

7.2 Reporting

- (a) The Recipient must provide to the Grantor the reports and other documents (if any) specified in Item 7.
- (b) The Recipient must provide to the Grantor such other reports and documents as required by the Grantor from time to time in connection with any Relevant Matter. Unless otherwise stated in Item 7, nothing in that Item limits the reports or frequency of reports that the Grantor may require under this clause 7.2(b).

8 Representations and warranties

8.1 Warranties

The Recipient represents and warrants to the Grantor that all information given, and each statement made, to the Grantor by the Recipient or its agents concerning any application for the Grant, is true, correct and not misleading in any way.

8.2 No reliance by the Recipient

The Recipient acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the Grantor or any person on behalf of the Grantor.

9 Default Events and termination

9.1 Default Events

Each of the following events is a Default Event for the purposes of this Deed:

- (a) **(Breach not capable of being remedied):** If the Recipient breaches any of its obligations under this Deed and the breach is not capable of being remedied.

- (b) **(Failure to remedy breach):** If:
 - (i) the Recipient breaches any of its obligations under this Deed;
 - (ii) the breach is capable of being remedied; and
 - (iii) the Recipient fails to remedy the breach within the period (being a period of not less than five Business Days) specified by the Grantor in a notice given to the Recipient detailing the breach.
- (c) **(Repudiation):** If the Recipient repudiates this Deed.
- (d) **(Natural person):** If the Recipient is a natural person, at any time before the Recipient has performed all of its obligations under this Deed, the Recipient:
 - (i) dies;
 - (ii) becomes an insolvent under administration (as defined in section 9 of the *Corporations Act 2001* (Cwlth)), or any action is taken which could result in that event; or
 - (iii) ceases to be of full legal capacity.
- (e) **(Body corporate related events):** If the Recipient is a body corporate, at any time before the Recipient has performed all of its obligations under this Deed:
 - (i) the Recipient becomes an externally administered body corporate (as defined in section 9 of the *Corporations Act 2001* (Cwlth));
 - (ii) the Recipient is dissolved, wound-up or its registration is cancelled;
 - (iii) any process or action is commenced or taken which could lead to an event mentioned in clause 9.1(e)(ii); or
 - (iv) in the opinion of an Authorised Officer for the Grantor, the corporate governance or administration of the Recipient is materially deficient or unsatisfactory.
- (f) **(Representation):** If any representation or warranty by the Recipient in this Deed is untrue, false or misleading when made or repeated.

9.2 Termination - Default Events

In addition to any other Rights, if a Default Event occurs, the Grantor may terminate this Deed by notice in writing to the Recipient. The termination takes effect when the Grantor's notice is taken to have been received by the Recipient in accordance with clause 12.3 (or any later date specified in the notice).

10 Special terms and conditions

- (a) The special terms and conditions (if any) in Item 8 form part of this Deed.
- (b) If there is any inconsistency between the special terms and conditions in Item 8 and another provision of this Deed, the special terms and conditions override the other provision to the extent of the inconsistency.
- (c) A special term or condition in Item 8 is taken not to be inconsistent with another provision of this Deed if the special term or condition and the other provision of this Deed are both capable of being complied with.

- (d) To avoid doubt and without limiting the operation of clause 13.14, any Right contained in Item 8 is in addition to any other Rights provided for in this Deed or at Law.

11 GST

- (a) Unless otherwise stated in this Deed, all amounts payable by one party to another party are exclusive of GST.
- (b) If GST is imposed or payable on any supply made by a party under this Deed, the recipient of the supply must pay to the supplier, in addition to the GST exclusive consideration for that supply, an additional amount equal to the GST exclusive consideration multiplied by the prevailing GST rate. The additional amount is payable at the same time and in the same manner as the consideration for the supply.
- (c) A party that makes a taxable supply under this Deed must provide a valid tax invoice to the recipient of the supply.
- (d) A party's right to payment under clause 11(b) is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.
- (e) If the consideration for a supply under this Deed is a payment or reimbursement for, or contribution to, any expense or liability incurred by the supplier to a third party, the amount to be paid, reimbursed or contributed in respect of the expense or liability will be the amount of the expense or liability net of any input tax credit to which the supplier is entitled in respect of the expense or liability.
- (f) Where any amount payable under this Deed is paid by being set-off against another amount, each amount must be calculated in accordance with this clause 11 as if it were an actual payment made pursuant to this Deed.
- (g) Unless the context otherwise requires, expressions used in this clause 11 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

12 Notices

12.1 Notice requirements

- (a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Deed must be:
 - (i) in legible writing in the English language;
 - (ii) subject to clauses 12.1(b) and 12.1(c), signed by or on behalf of the sender or by a lawyer for the sender;
 - (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
 - (iv) left or sent in accordance with clause 12.2.

- (b) A printed or copy signature is sufficient for the purposes of sending any Notice by facsimile.
- (c) A Notice sent by email is taken to have been signed by the sender.
- (d) A Notice must not be given orally.

12.2 Method and address for delivery

- (a) Subject to clause 12.2(b), a Notice must be:
 - (i) left at the intended recipient's address set out in the Details;
 - (ii) sent by prepaid ordinary mail (or prepaid airmail, if from one country to another country) to the intended recipient's address set out in the Details;
 - (iii) sent by facsimile to the intended recipient's facsimile number (if any) set out in the Details; or
 - (iv) sent by email to the intended recipient's email address (if any) set out in the Details.
- (b) If the intended recipient of a Notice has notified the sender of another address, facsimile number or email address for the purposes of receiving Notices, then subsequent Notices to that intended recipient must be left at or sent to the address, facsimile number or email address (as applicable) last notified by that intended recipient.

12.3 Time of receipt

- (a) Subject to clause 12.3(b), a Notice is taken to have been received by the intended recipient:
 - (i) if left at the intended recipient's address, at the time of delivery;
 - (ii) if sent by prepaid ordinary mail, on the third Business Day after the day of posting, or if sent by prepaid airmail from one country to another country, on the tenth Business Day after the day of posting;
 - (iii) if sent by facsimile, at the time shown in the transmission report as the time when the whole Notice was sent; and
 - (iv) if sent by email, four hours after the time the email was sent (as recorded by the device from which the email was sent) provided that the sender has not received an automated message that the email has not been delivered.
- (b) If a Notice is received by a recipient on a day that is not a Business Day or after 4.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.
- (c) A Notice is effective from the time it is taken to have been received in accordance with clauses 12.3(a) and 12.3(b) (unless a later time is specified in the Notice, in which case the notice takes effect from that time).

13 Miscellaneous

13.1 Governing law

This Deed is governed by the Laws applying in Tasmania.

13.2 Dispute jurisdiction

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Deed.

13.3 Entire agreement clause

- (a) This Deed forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Deed are those that arise out of the provisions contained in this Deed. All prior agreements in relation to the subject matter of this Deed are merged in and superseded by this Deed unless expressly incorporated in this Deed as an annexure, an appendix, an attachment or by reference.
- (b) Nothing in clause 13.3(a) affects the Grantor's Rights in connection with this Deed in relation to any information given, or statement made, to the Grantor by the Recipient, its employees or agents concerning any application for the Grant.

13.4 Liability

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Deed, binds them jointly and each of them severally.

13.5 Benefit

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

13.6 Severance

If a provision of this Deed is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Deed and the remaining provisions of this Deed:

- (a) continue to be enforceable; and
- (b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Deed.

13.7 Counterparts

- (a) This Deed may be entered into in any number of counterparts.
- (b) A party may execute this Deed by signing any counterpart.
- (c) All counterparts, taken together, constitute one instrument.

13.8 Further assurance

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Deed.

13.9 No partnership or agency

- (a) Nothing contained or implied in this Deed will:
 - (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;

- (ii) create, or be taken to create, a partnership or joint venture; or
 - (iii) create, or be taken to create, an agency or trust.
- (b) The Recipient must not represent or hold itself out to be a partner, joint venturer, agent or representative of the Grantor.

13.10 Legal costs

Each party must bear their own costs in preparing and negotiating this Deed.

13.11 Amendment

This Deed may only be amended or supplemented in writing signed by the parties.

13.12 Waiver

- (a) A failure or delay in exercising a Right does not operate as a waiver of that Right.
- (b) A single or partial exercise of a Right does not preclude any other exercise of that Right or the exercise of any other Right.
- (c) A Right may only be waived in writing, signed by the party to be bound by the waiver. Unless expressly stated otherwise, a waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

13.13 Successors and assigns

This Deed is binding on and benefits each party and, unless repugnant to the sense or context, their respective administrators, personal representatives, successors and permitted assigns.

13.14 Rights cumulative

Each Right of the Grantor provided for in this Deed:

- (a) operates independently of any other Right of the Grantor provided for in this Deed; and
- (b) is cumulative with, and does not exclude or limit, any other Right of the Grantor, whether at Law or pursuant to any other agreement, deed or document.

13.15 Set-off

The Grantor may set-off against any moneys payable by the Grantor to the Recipient under this Deed any debt or other moneys from time to time due and owing by the Recipient to the Grantor. This right of set-off does not limit or affect any other right of set-off available to the Grantor.

13.16 No assignment

The Recipient must not assign any of its Rights and obligations under this Deed except with the prior written consent of the Grantor.

13.17 Disclosure

- (a) Despite any confidentiality or intellectual property right subsisting in this Deed, a party may publish all or any part of this Deed without reference to another party.
- (b) Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

13.18 Determination

Where the Grantor is required or entitled to form or hold an opinion or view under or in relation to this Deed, that opinion or view may be formed or held by an Authorised Officer for the Grantor. This clause does not limit any other way in which the Grantor may otherwise form or hold an opinion or view under or in relation to this Deed.

13.19 Consent and approvals

- (a) This clause applies to any consent or approval which the Recipient must obtain from the Grantor in accordance with this Deed. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- (b) A request for consent or approval must be made in writing.
- (c) A consent or approval for the purposes of this Deed is not effective unless given in writing.
- (d) A consent or approval may be given subject to reasonable conditions.
- (e) A Recipient must comply with any conditions subject to which the consent or approval is given. To the extent that the Recipient fails to comply with the condition, that failure is taken to be a breach of this Deed.

13.20 Doctrine of merger

The doctrine or principle of merger does not apply to this Deed or to anything done under or in connection with this Deed. Accordingly, no Right or obligation of a party is merged in any thing done pursuant to this Deed.

13.21 No interference with executive duties or powers

Nothing in this Deed is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of the Crown, of any duties or authorities of his or her office. Any provision of this Deed that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

13.22 Surviving provisions and termination

- (a) The termination of this Deed does not affect or limit the operation or effect of clauses or parts of this Deed:
 - (i) that are expressed to survive the termination of this Deed;
 - (ii) that, at Law, survive the termination of this Deed; or
 - (iii) that are necessary to survive the termination of this Deed:
 - (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Deed;
 - (B) to enable a party to make, enforce or defend any claims related to this Deed; or
 - (C) to give full force and effect to the operation of clause 13.22(b) or clause 13.22(c).
- (b) The termination of this Deed does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Deed before the date on which this Deed is terminated.

- (c) Nothing in this clause 13.22 affects or limits the operation of another provision of this Deed which gives a party Rights, or imposes obligations on a party, on or after the termination of this Deed.

Executed as a deed

DRAFT

Signing

Signing by Grantor

Executed as a deed on behalf of the **Crown in Right of Tasmania** by the person named below in the presence of the witness named below:

Signature:
→

Being a person who has authority to sign
this Deed on behalf of Grantor

*Print
name and
position:

Witness'
signature:
→

*Witness
print
name and
position:

*Use BLOCK LETTERS

*Witness
print address:

Signing by Recipient

The common seal of **Central Highlands Council** was hereunto affixed in the presence of:

Common seal:

Signature:
→

Signature:
→

*Print
name and
office
held:

*Print
name and
office
held:

*Use BLOCK LETTERS



PROJECT PLAN

CENTRAL HIGHLANDS TOWNSHIP STRUCTURE PLANNING PROJECT

BOTHWELL

HOUSE

HAMILTON

9 May 2023

1. INTRODUCTION:

The Central Highlands Council will undertake a coordinated project to develop structure plans for the townships of Bothwell, Ouse and Hamilton.

The work will begin with an overview of the municipal area combining economic development and settlement analysis. This will establish municipal economic development strategies and municipal settlement strategies. This will include growth management strategies for individual townships, which will inform the pending revision of the Southern Tasmania Regional Land Use Strategy, (STRLUS).

2. PROJECT DETAILS:

Project details are set out in the Project Brief 9 May 2023. This document will be provide to potential consultants during the call for Expressions of Interest to undertake the work.

3. INDICATIVE PROJECT TIMELINE:

September 2022	Project Plan & Project Brief developed to draft stage. (Completed).
November 2022	Project Steering Group appointed. (Completed).
May 2023	Project Plan & Project Brief endorsed by Council.
May 2023	State Government Grant Deed finalised.
20 May 2023	Request for Proposals advertised. Project Brief distributed to potential consultants.
3 July 2023	Deadline for submissions from potential consultants.
July 2023	Assessment of proposals by Project Steering Group.
August 2023	Interview(s) with potential consultant(s) by the Project Steering Group.
August 2023	<u>Key decision point:</u> Appointment of consultant. Project Steering Group recommends, and Council confirms.
September 2023	Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.

October 2023	Community Consultation: residential demand & supply analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints.
November 2023	Community Consultation Round One: Project introduction and explanation. Call for initial input from the community. Government agencies and infrastructure providers – input.
January 2024	Stage 1 completed.
Feb-March 2024	Stage 2: Community Consultation Round Two. Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed ‘town vision’, growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.
April - May 2023	Stage 3: Draft Structure Plans prepared by consultants.
June 2024	Stage 3 completed. Consideration by Project Steering Group & full Council. <u>Key decision point:</u> Draft Structure Plans recommended by Project Steering Group and endorsed by Council as suitable for community consultation.
July 2024	Stage 4: Community Consultation Round Three: Each draft structure plan is subject to final community consultation within each township.
August 2024	Stage 4 completed.
September 2024	Stage 5 completed: Final Structure Plans prepared by consultants.
October 2024	<u>Key decision point:</u> Final Structure Plans recommended by Project Steering Group and endorsed by Council.

4. GOVERNANCE & COMMUNICATIONS:

The Project Steering Group will guide the project and provide a sounding board for the Consultant.

Key decision points will be referred to full Council with the Steering Group's recommendation.

The Project Manager will report to the Project Steering Group.

The Consultant's primary point of contact will be the Project Manager.

The Consultant will, at times, be required to discuss the development of the plans with the Project Steering Group and possibly full Council at key decision points.

Communications with the media will be undertaken by the Mayor.

Day-to-day communications from the community or stakeholders will be filtered by the Project Manager.

Where appropriate, communications from the community or stakeholders will be directed to the Project Steering Group and/or the Consultant, as determined at the Project Inception Meeting.

5. BUDGET

Structure planning work would extend over two financial years. This extended timeframe is necessary, in part, to accommodate thorough community consultation.

The cost of the project is estimated at \$160,000, over two financial years, (noting approximately \$15,000 in additional value that will be provided from the Regional Residential Land Demand and Supply Study that is currently underway).

The State Planning Office (SPO) within the Department of Premier and Cabinet has provided a draft Grant Deed for \$80,000 of this work, 50% of the estimated cost.

Anticipated approximate budget breakdown is as follows:

Municipal economic development strategies	\$10,000
Municipal settlement & activity centre strategies:	\$10,000
Bothwell Structure Plan:	\$45,000
Ouse Structure Plan:	\$45,000
Hamilton Structure Plan:	\$45,000
Project Management costs offset:	\$5,000
Total:	\$160,000

6. REGIONAL RESIDENTIAL LAND DEMAND AND SUPPLY STUDY

The SPO has funded and initiated a Regional Residential Land Demand and Supply Study. This will cover all rural areas in Southern Tasmania outside Greater Hobart and nearby towns.

The outcomes for Central Highlands' settlements will feed down into the township structure planning process and up into the pending review of the Regional Land Use Strategy.

The SPO considers that the value of the inputs to Central Highlands' Structure Plan Project from the Regional Residential Land Demand and Supply Study will be in the order of \$15,000.

7. PROJECT STEERING GROUP

Group Members:

Chair:	Deputy Mayor Jim Allwright
Deputy Chair:	Councillor Robert Cassidy
Member:	Mayor Loueen Triffitt
Member:	Councillor Scott Bowden
Member:	Councillor Julie Honner
Member:	Councillor Tony Bailey
Member:	Councillor Yvonne Miller

All Councillors able to attend meetings.

Group Advisors:

Council Officer:	Manager Development & Environmental Services
Council Officer:	Manager Works & Services
Council Officer:	Planning Officer

Other advisors as considered necessary.

State Planning Office:

Officer invited to attend meetings, and otherwise kept informed.

Project Consultants:

To attend meetings when necessary.

Project Manager:

Special Projects Officer (Damian Mackey)

Directions from the Project Steering Group will be implemented by the Project Manager.



CALL FOR EXPRESSIONS OF INTEREST

PROJECT BRIEF

CENTRAL HIGHLANDS

TOWNSHIPS STRUCTURE PLANNING PROJECT

BOTHWELL

HOUSE

HAMILTON

9 May 2023

1. INTRODUCTION:

The Central Highlands Council intends to undertake a coordinated project to develop structure plans for the townships of Bothwell, Ouse and Hamilton.

The work will begin with an overview of the municipal area combining economic development and settlement analysis that will establish municipal economic development strategies and municipal settlement strategies. This will include growth management strategies for individual townships, which will inform the pending revision of the Southern Tasmania Regional Land Use Strategy, (STRLUS).

The residential supply and demand analysis component will be provided from the Southern Tasmania Regional Residential Land Supply and Demand Study currently being undertaken across southern Tasmania by RemPlan under the auspices of the State Planning Office in conjunction with local Councils.

Individual structure plans will take into account the characteristics, opportunities, constraints and unique issues of the particular townships, with full community and stakeholder consultation.

The plans will take the form of written documents that will include detailed maps and design plans with measures to be actioned and implemented to manage and direct growth as demand increases and as funding for various initiatives becomes available.

The recommendations are to constitute a coherent set of coordinated actions and strategies for Central Highlands Council and other stakeholders to pursue. All recommendations are to be realistic, implementable, and achievable and meet the needs of key stakeholders and the community.

Recommendations of particular interest to Council will include economic development strategies for individual townships, desirable planning scheme amendments, (with articulated supporting material), town improvement priorities and community goals, all within an over-arching vision for each town.

The project will be managed by a Project Manager under general guidance and direction from a Project Steering Group comprised of Elected Members and supported by Council Officers. Key decision points will be referred to full Council by the Steering Group.

Consultants with relevant experience and skills are invited to submit costed proposals in accordance with this Project Brief to Central Highlands Council by close of business, Monday, 3 July 2023.

2. BACKGROUND:

2.1 Catalyst for the Project

Feedback received during the recent public notification of the Central Highlands Draft Local Provisions Schedule brought into focus a need to undertake strategic land use planning exercises for the townships of the municipality, with several of the representations raising potential rezoning issues.

In considering Bothwell and Ouse representations, Council noted the following:

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.

and

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.

The public exhibition of the Draft Local Provisions Schedule included planning scheme zone maps. However, the zoning of the municipality's townships had been directed by the State to simply be a direct transition from the current planning scheme zones. In other words, no fundamental zone changes were able to be considered. Nevertheless, members of the community lodged representations requesting such changes.

In addition to the matters raised in the representations, Council has been aware of a number of other zoning issues in and around the towns for some time. It has been decades since whole-of-town future-looking strategic planning exercises have been undertaken for the towns in the municipality.

Whilst no representations were received regarding zone changes in Hamilton, Council believes that this town will also benefit from a strategic planning process, with various increasing growth and economic development pressures (including tourism). This need has recently been highlighted with a proposal being floated for significant multiple developments within the town.

Proposed zone changes and other planning scheme amendments have a greater chance of success through Tasmanian Planning Commission if they are supported by wholistic strategic planning. In other words: 'structure plans'.

Finally, the State Government has flagged its intention to review and update the Southern Tasmania Regional Land Use Strategies, which is now twelve years old. Structure planning for our towns is timely in that relevant outcomes will be able to feed into the review of the Southern Tasmania Regional Land Use Strategy.

2.2 Existing Documents

- *Southern Tasmania Regional Land Use Strategy 2010-2035*. This major statutory instrument is now significantly out-of-date, having been largely based on the 2006 census data and prepared prior to the housing boom and subsequent shortage of residential land. The STRLUS is about to be reviewed.
- *Joint Land Use Planning Initiative- Settlement and Open Space Strategy*, July 2010. This sub-regional strategic work spanned four municipal areas; Central Highlands, Southern Midlands, Derwent Valley and Brighton.
- *Central Highlands Strategic Plan*.
- *Central Highlands Interim Planning Scheme 2015*. (Now replaced by the Tasmanian Planning Scheme.)
- *Central Highlands Local Provisions Schedule* and the State Planning Provisions.
- The *Regional Residential Land Demand and Supply Study*. (Currently being undertaken across the Southern Tasmania region. Results are expected in time to input into the structure planning project early in the process.)
- The pending *State Structure Plan Guidelines*. (Possibly to be finalised in the early stages of this project.)
- *Bothwell Urban Design Framework 2008*, Inspiring Place.
- *Bothwell Flood Analysis*, GHD, (currently underway).

3. OBJECTIVES & OUTPUTS

3.1 Project Objectives

- Establishment of economic development strategies for the Central Highlands municipal area.
- Establishment of overarching settlement strategies within the Central Highlands municipal area.
- Accommodation of growth in population through anticipated retention of existing population and accommodation of incoming new residents.
- Promotion of economic development and support for local business and service providers through improved town amenity, greater visitor numbers, residential and business growth.
- Identification of a location for light industrial / service industry hub(s).
- Increase the proportion of visitors stopping in towns and staying for longer, including overnight.
- Maximise the use of space and linkages between key areas, including safe and efficient traffic management for major roads passing through the towns.
- Alignment of future growth with State and regional strategies where necessary.
- Identification and recommendations for the reinforcement of each town's unique points of difference.
- Maximise the benefits to the community of forecast major investment in new renewable energy windfarms in the municipality.

It is anticipated that other relevant issues will be raised through the community and stakeholder consultation process.

3.2 Project Outputs

- Municipality wide settlement & activity centre strategies, setting out growth scenarios, key functions and relationships between of the towns within the municipality.
- Municipality wide economic development strategies.
- A Structure Plan for Bothwell.
- A Structure Plan for Hamilton.
- A Structure Plan for Ouse.

- Each Structure Plan will:
 - Set out an agreed vision for each town that will encapsulate the collective vision of members of each township, with the process of developing the structure plans fully involving local communities, ensuring that the recommendations reflect agreed visions, instilling a sense of shared community purpose and action.
 - Desirable zone changes will be highlighted and the strategic planning rationale underpinning these changes articulated.
 - Recommendations will relate to community infrastructure and/or facilities that may be missing or inadequate and where there is a demonstrated need. Where such facilities are within Council's purview, these recommendations can inform Council's future works program and budgeting and/or support grant applications to State or Federal Government. Where such facilities are State-level responsibilities, then the structure plan can be used to form the basis of Council's lobbying efforts.
- Relevant recommendations will be presented in a way that enables them to directly feed into the review of the Southern Tasmania Regional Land Use Strategy.
- Relevant recommendations will provide guidance in regard to any community assistance funding flowing from possible new windfarms in the Central Highlands area.

4. TOWNSHIPS

4.1 Bothwell

4.1.1 Issues include:

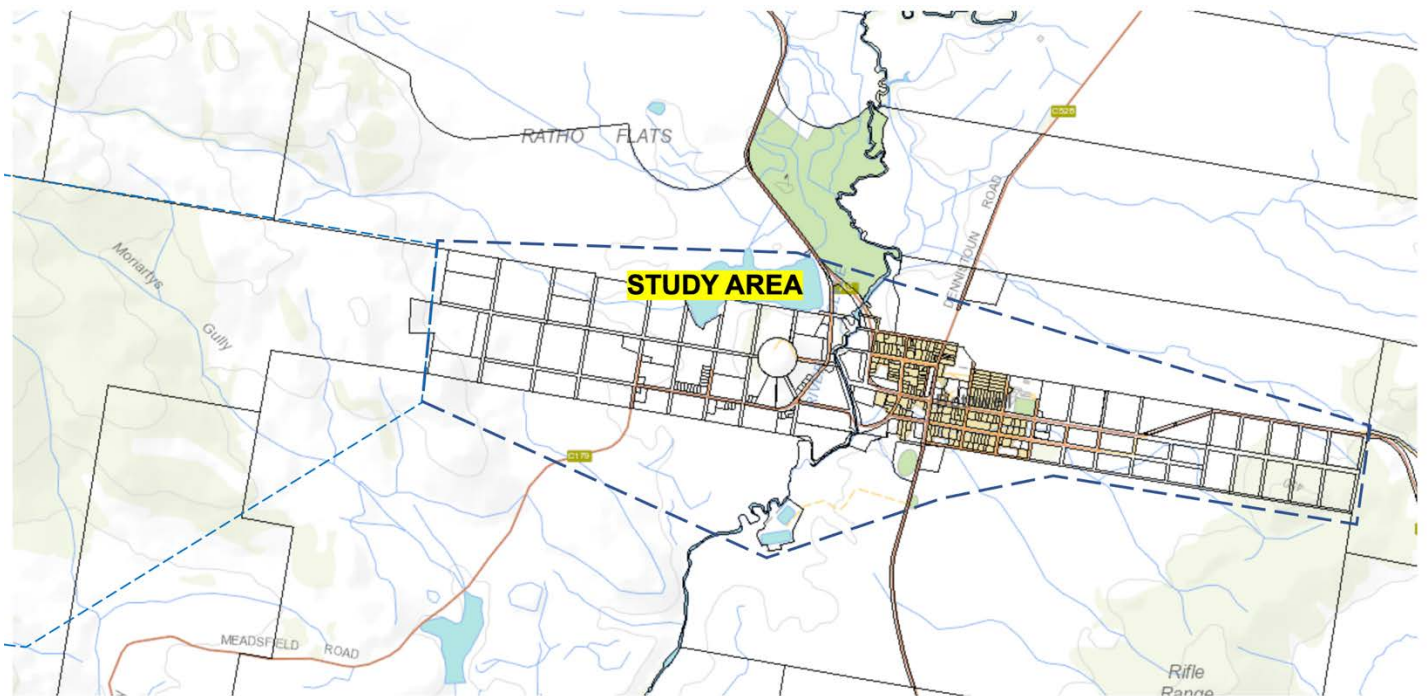
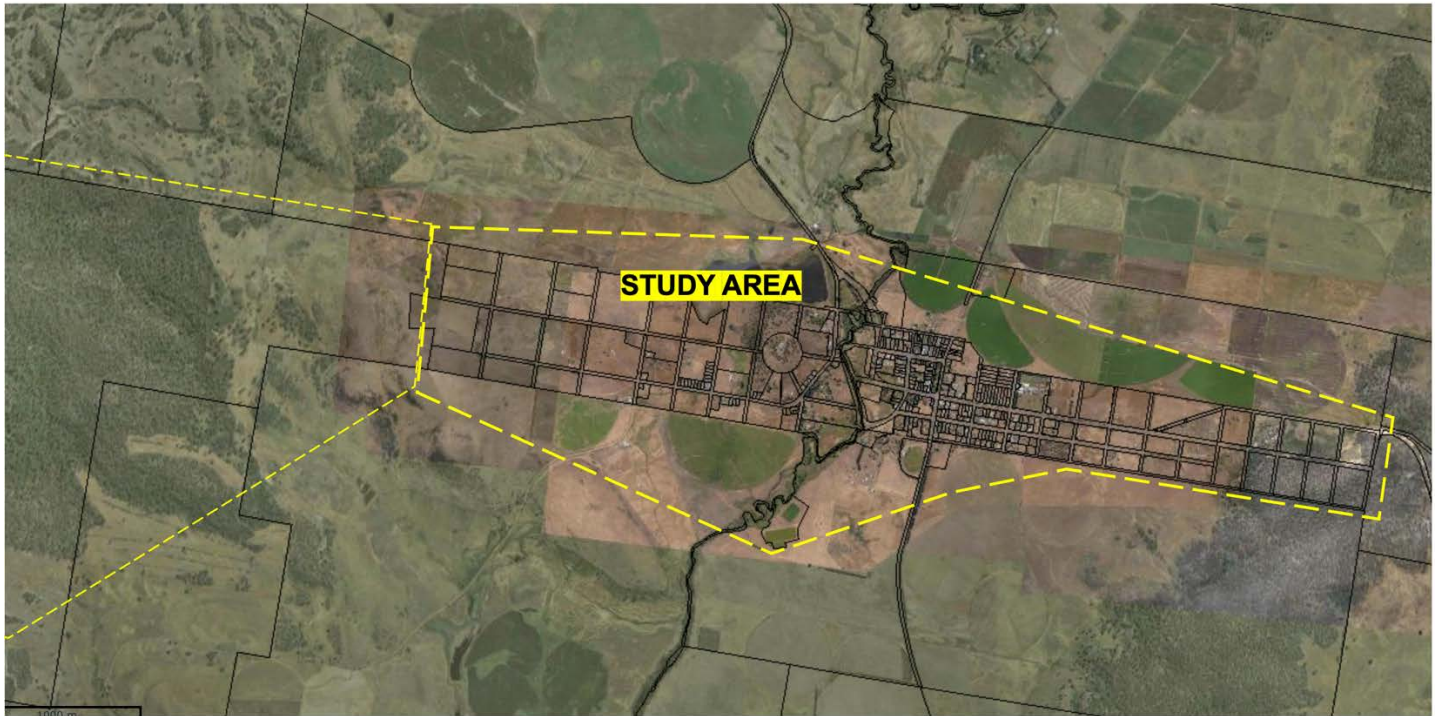
- Capacity of the town's water and sewer services.
- Potential reinstatement of Village Zone area along northern boundary of town (removed in the 2015 scheme) for which a live subdivision approval exists.
- Increasing town capacity through potential rezoning of existing serviced Low Density Residential land to Village, Rural Living land to Low Density Residential and nearby Rural land to Rural Living.
- Potential to provide a new rural living area on poor quality land west of the township.
- Potential to revitalise the town's historic centre.
- Strengthening the town's visitor potential as the gateway to the Highlands Lakes' fishing, bushwalking and hunting areas, and the birthplace of golf in Australia.
- Improving pedestrian/cycle linkages within the town between the town's facilities, attractions and open space areas.
- Improving linkages to key adjacent visitor attractions such as Ratho and Nant.
- Improving safety at the main junction in the town (Highlands Lakes Road / William Street, Market Place / Queen Street).
- Potential to increase visitor accommodation, including tourist, farm workers and windfarm construction workers.
- Telecommunications and television black spots.
- Proximity of new Agriculture Zone to the town, particularly the rural residential-sized titles.
- Flood prone land. (Note: GHD currently undertaken a flood analysis for Bothwell).
- The landscape setting of the town.

4.1.2 Bothwell Community Groups and Organisations

- Australasian Golf Museum Committee
- Bothwell Country Women's Association
- Bothwell Fire Brigade
- Bothwell Football Club
- Bothwell Cricket Club
- Bothwell Historical Society
- Bothwell Volunteer Ambulance:
- Bothwell Licensed Anglers Club
- Bothwell & District Lions Club
- Bothwell Golf Club
- Bothwell Wellness Exercise Group
- Bothwell Exercise Classes (Highlands Healthy Connect & Freedom Health & Wellness)
- Girl's Shed
- Bothwell School
- Bothwell Gun Club
- Bothwell Anglican Women's Association

4.1.3 Bothwell Maps

BOTHWELL



4.2 Ouse

4.2.1 Issues include:

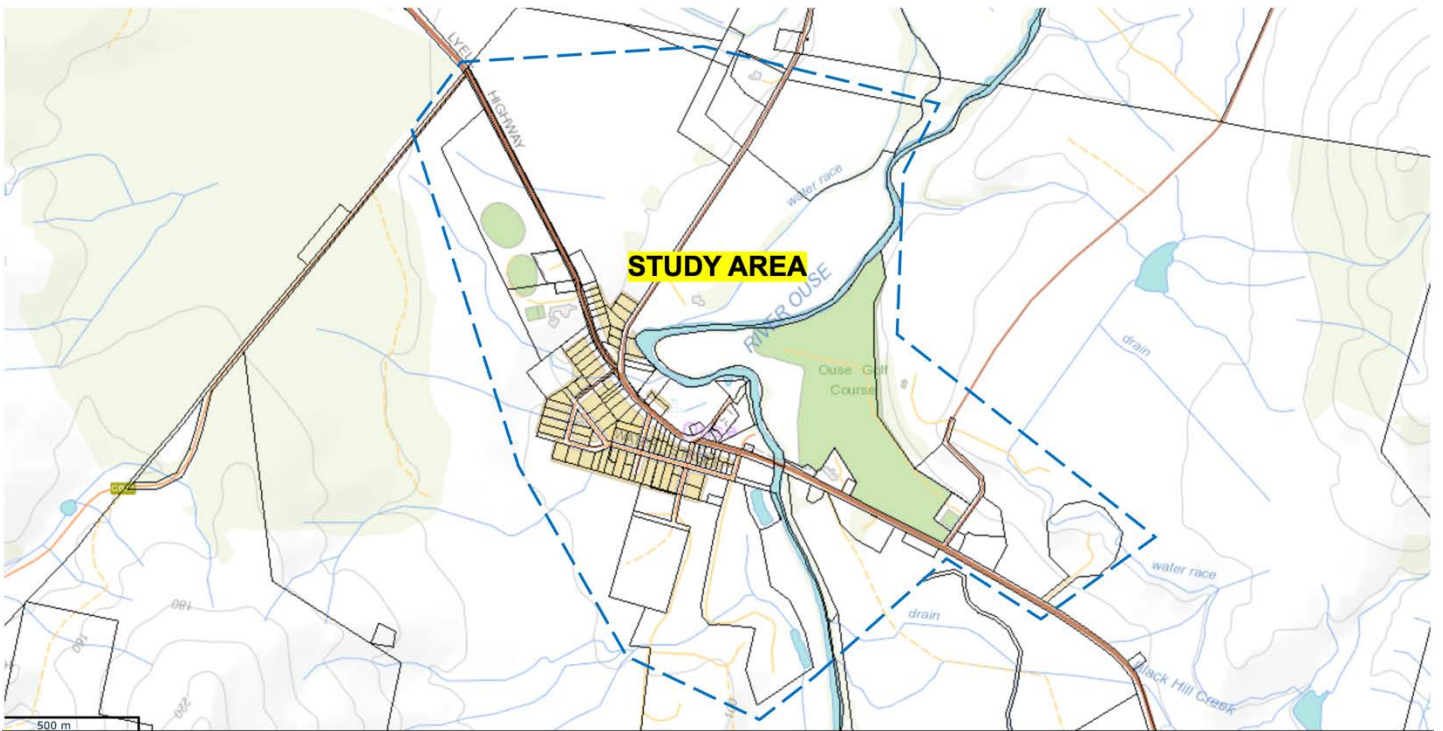
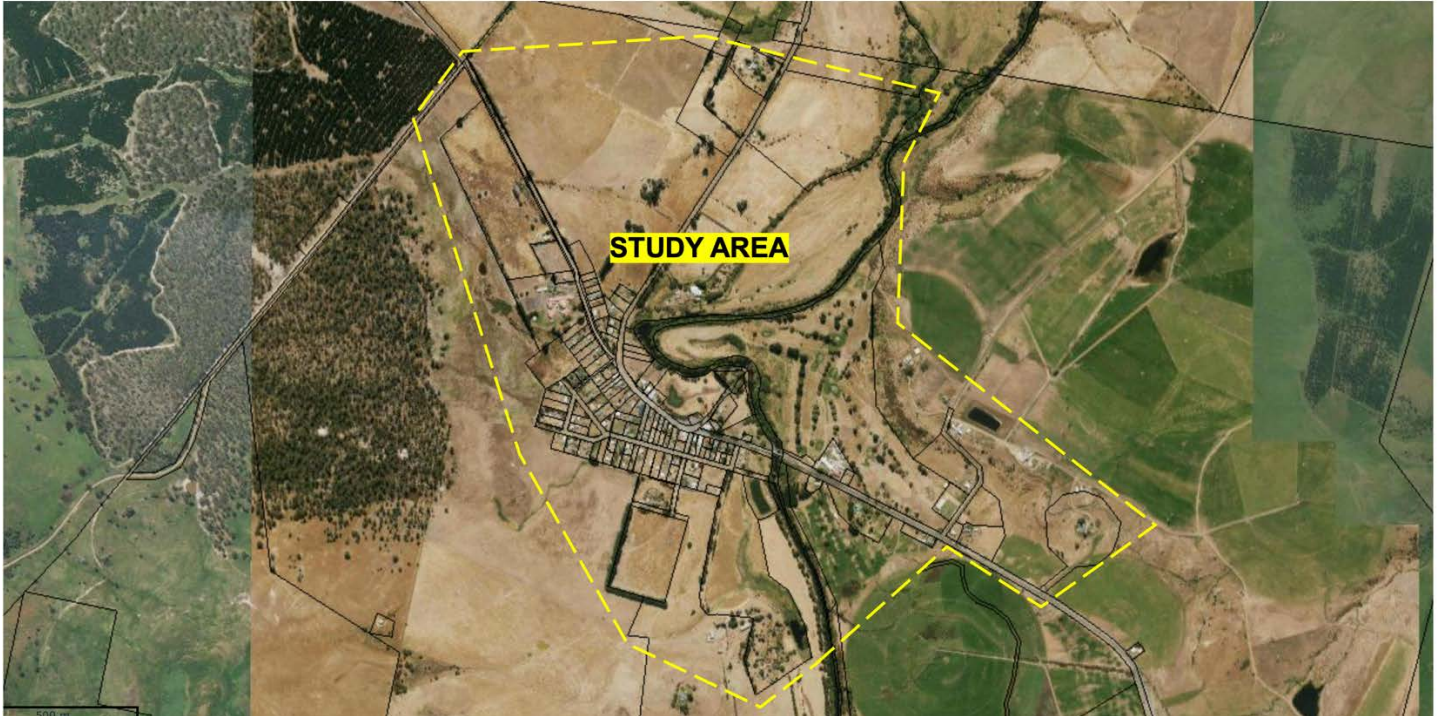
- Capacity of the town's water and sewer services.
- Potential rezoning of former Education Department land next to school from Rural/Agriculture to Village.
- The apparent lack of vacant lots in the town and potential town expansion areas (i.e. potential extension of the Village Zone).
- Health and aged care services.
- Strengthening the town's visitor potential as the gateway to the 'Western Wilds' fishing and bushwalking areas.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas, including Department of Health and Human Services facilities.
- Pedestrian safety across the Lyell Highway.
- Lake Meadowbank – tourism potential.
- Proximity of the Agriculture Zone to the town.
- Flood prone land.
- The landscape setting of the town.

4.2.2 Ouse Community Groups and Organisations

- HATCH
- Central Highlands Community Health Centre
- Ouse Online Access Centre
- Ouse Community Country Club (including golf & bowls facilities)
- Ouse School
- Ouse Community Arts & Crafts Group
- Anglican parish group

4.2.3 Ouse Maps

OUSE



4.3 Hamilton

4.3.1 Issues include:

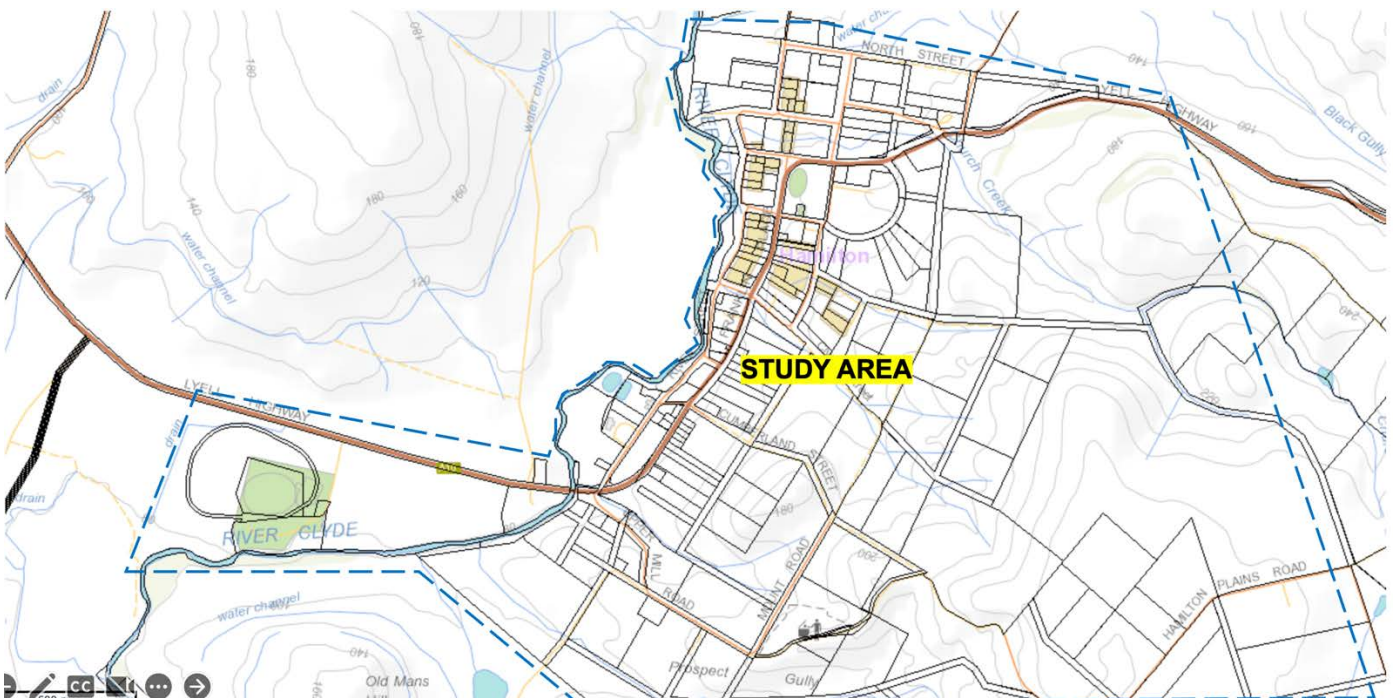
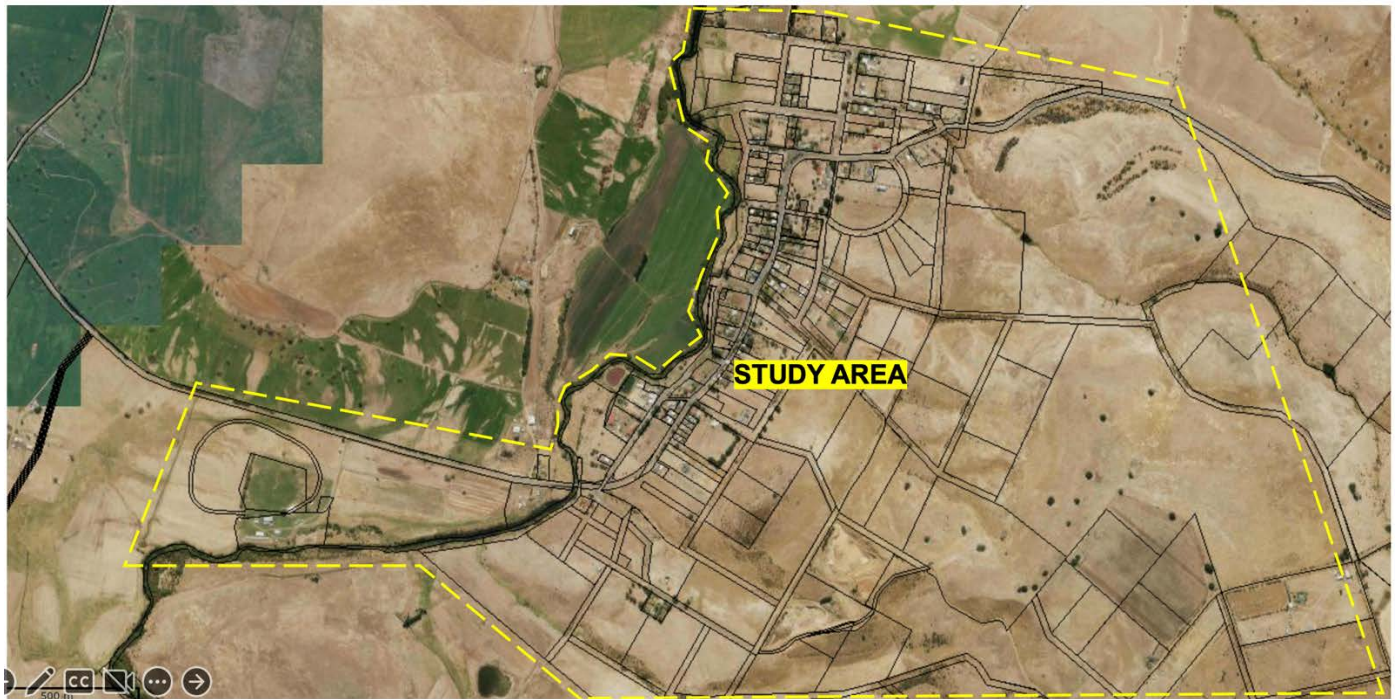
- Capacity of the town's water and sewer services.
- Potential relocation of the town's sewerage treatment facility, which is currently too close to the town.
- Appropriate zoning of the existing small lots south and east of the town currently zoned Rural.
- Strengthening the town's visitor potential as a beautifully preserved Georgian sandstone village.
- Potential to upgrade and/or expand the camping ground.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas, including the Hamilton Showgrounds 1 km west of the town.
- Pedestrian safety crossing the Lyell Highway.
- Need for a safe pedestrian bridge across the river near the traffic bridge.
- Proximity of the new Agriculture Zone to the town, particularly the rural residential-sized titles.
- Communications and television blackspots.
- Access to Lake Meadowbank.

4.3.2 Hamilton Community Groups and Organisations

- Men's Shed & Lady's Shed
- Hamilton District Agricultural Show Society
- Hamilton Volunteer Fire Brigade
- Derwent Catchment Project
- Anglican parish group
- Hamilton Heritage Centre.
-

4.3.3 Hamilton Maps

HAMILTON



5. INDICATIVE PROJECT TIMELINE

May 2023	Project Plan & Project Brief endorsed by Council.
May 2023	State Government Grant Deed finalised.
20 May 2023	Request for Proposals advertised. Project Brief distributed to potential consultants.
3 July 2023	Deadline for Expressions of Interest from potential consultants.
July 2023	Assessment of proposals by Project Steering Group.
August 2023	Interview(s) with potential consultant(s) by the Project Steering Group.
August 2023	<u>Key decision point:</u> Appointment of consultant. Project Steering Group recommends, and Council confirms.
September 2023	Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.
October 2023	Stage 1: Background Analysis / Planning Context / Initial Community Consultation: residential demand & supply analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints.
November 2023	Community Consultation Round One: Project introduction and explanation. Call for initial input from the community. Government agencies and infrastructure providers – input.
January 2024	Stage 1 completed.
Feb-March 2024	Stage 2: Community Consultation Round Two. Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed 'town vision', growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.
April - May 2023	Stage 3: Draft Structure Plans prepared by consultants.
June 2024	Stage 3 completed. Consideration by Project Steering Group & full Council.

	<u>Key decision point:</u> Draft Structure Plans recommended by Project Steering Group and endorsed by Council as suitable for community consultation.
July 2024	Stage 4: Community Consultation Round Three: Each draft structure plan is subject to final community consultation within each township.
August 2024	Stage 4 completed.
September 2024	Stage 5 completed: Final Structure Plans prepared by consultants.
October 2024	<u>Key decision point:</u> Final Structure Plans recommended by Project Steering Group and endorsed by Council.

6. GOVERNANCE & COMMUNICATIONS:

The Steering Group will guide the project and provide a sounding board for the Consultant.

Key decision points will be referred to full Council with the Steering Group's recommendation.

The Project Manager will report to the Steering Group.

The Consultant's primary point of contact will be the Project Manager.

The Consultant will, at times, be required to discuss the development of the plans with the Steering Group and possibly full Council at key decision points.

Communications with the media will be undertaken by the Mayor.

Day-to-day communications from the community or stakeholders will be filtered by the Project Manager.

Where appropriate, communications from the community or stakeholders will be directed to the Steering Group and/or the Consultant, as determine at the Project Inception Meeting.

7. REGIONAL RESIDENTIAL LAND DEMAND AND SUPPLY STUDY

The State Planning Office has funded and initiated a regional residential land demand and supply study. This will cover all rural areas in Southern Tasmania outside Greater Hobart and nearby towns. The outcomes for Central Highlands' settlements will feed down into the township structure planning process and up into the pending review of the Regional Land Use Strategy.

8. EVALUATION CRITERIA

The successful Consultant will be selected on the basis of the following criterion:

- Ability to meet desired consultancy tasks and deliver project outcomes and outputs on time;
- Experience in public consultation, including face-to-face meetings, public meetings and group workshops;
- Public consultation and engagement experience.
- Project methodology;
- Relevant skills, qualifications & experience;
- Understanding and experience in strategic land use planning, economic development, planning public open spaces;
- Value for money.

9. PROJECT BUDGET

The proposed Project Budget (excluding GST) shall not exceed \$160,000

10. SUBMISSION OF PROPOSALS

Proposals to undertake the project must be submitted by close of business on Monday 3rd July 2023.

Proposals are to be submitted to

11. CONTACT DETAILS

Further information can be obtained from:

Damian Mackey
Special Projects Officer
Central Highlands Council
Phone: 0499 782 584
Email: dmackey@southernmidlands.tas.gov.au

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/40771
Officer: Linda Graham
Phone: 6165 6826
Email: tpc@planning.tas.gov.au

17 April 2023

Ms Kim Hossack
General Manager
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

Attention: Damian Mackey
By email: council@centralhighlands.tas.gov.au
dmackey@southernmidlands.tas.gov.au

Dear Ms Hossack

Central Highlands Local Provisions Schedule (LPS)

Notice under section 35K(4)(b)(i)

I refer to draft amendments to the Central Highlands LPS, submitted to the Tasmanian Planning Commission (the Commission) under section 35KB(4)(b)(ii) of the *Land Use Planning and Approvals Act 1993* (the Act) on 4 April 2023.

The Commission considers the draft amendments have been prepared in the terms specified in the notice under section 35KB(1) of the Act.

The Commission directs the planning authority, under section 35KB(4)(b)(i) of the Act, to publicly exhibit the following draft amendments to the Central Highlands LPS in accordance with section 40G of the Act:

- Draft amendment 2023/01 – Insertion of CH-S1.0 Meadowbank Lake Specific Area Plan, application of the Meadowbank Lake Specific Area Plan overlay with defined area, rezoning of land from the Agriculture Zone to the Rural Zone and application of the Priority Vegetation Area overlay to multiple parcels;
- Draft amendment 2023/02 – Rezoning of land from the Rural Zone to the Landscape Conservation Zone to land at Marked Tree Road, Hamilton (Bullock Hills);
- Draft amendment 2023/03 – Rezoning of land from the Agriculture Zone to the Rural Zone and application of the Priority Vegetation Area overlay to multiple parcels).

Under section 40FA(1) of the Act, the planning authority must notify the relevant agencies, and those State agencies and authorities that may have an interest in the draft amendments of the date the exhibition starts (section 40FA). The planning authority must also refer the draft amendments to TasWater (section 56S *Water and Sewerage Industry Act 2008*).

The planning authority must also notify, either by letter or email as appropriate, the following persons of their right to make a representation:

- all landowners affected by the draft amendments; and
- the owners of all properties that adjoin the land affected by the draft amendments.

Once exhibition of the draft amendment has commenced, the planning authority must to provide the following to the Commission:

- (a) copies of the newspaper notices (a copy of the advertisement in the newspaper is preferable to proofs), including the dates the notices appeared (the first advertisement must appear before the first day of the exhibition period);
- (b) a list of all notified landowners and copies of landowner notification; and
- (c) a copy of the referral to TasWater and notification of State agencies and authorities that may have an interest.

A copy of Practice Note 11 - Direction to submit draft amendment, and Practice Note 12 - Local Provisions Schedule Amendments are available on the [Commission's website](#)¹ and may assist with the exhibition and reporting process.

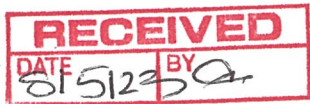
If you need clarification on the listed matters, please contact Linda Graham, Planning Adviser, on 6165 6826 or email tpc@planning.tas.gov.au.

Yours sincerely



Claire Hynes
Delegate (Chair)

¹ <https://www.planning.tas.gov.au/assessment-resources/practice-notes>



Brett and Mechelle Speed

1652 Dennistoun Rd, Bothwell, TAS, 7030

0448 077 858

jaydenspeed@bigpond.com

Dear Mayor and Councillors

We write this letter to inform you that our son Brodie Speed, after his hard work and determination has been selected to represent Tasmania in the Under 15 National School Sport Australia Football Team, playing against other states across Australia in Ballarat VIC, from July 22nd to the 29th.

To help Brodie fulfil his dream and represent Tasmania, we are seeking assistance in donations or raffle donations to help pay for the accommodation, airfares, travelling to and from the sports complex each day and also players levy (attached). A donation of any amount is greatly appreciated and will help Brodie pursue his goals.

We estimate that this will cost around \$3000

If you require any further information we can be contacted on 0448 077 858 or jaydenspeed@bigpond.com

Yours faithfully

Brett and Mechelle Speed.

My name is Brodie Speed, I'm currently 15 years old and live in Bothwell. I have been selected to represent Tasmania in the Under 15 National School Sport Australia Football Team.

I started playing football when I was eight years old, Central Hawks Football Club was the first team I joined, I then moved onto Lindisfarne when I was twelve, I now play for Clarence under 16.5.

During my football career I have been fortunate enough to win two premierships, a best and fairest, best forward and best in finals all at Lindisfarne. I also played a North v South Gala day where I was named the best South player.

Football has always been something that I have loved and had a passion for. I have made friendships and memories to last a lifetime and I can always be grateful that football did this for me.

Football has shaped me to be the person I am today, by teaching me how to work in a team and how to handle adversity, it has taught me how to get back up when I have been knocked down and has also taught me to never take anything for granted.

My goal is to represent Tasmania and I have been given the opportunity to do so.





To whom it may concern,

We wish to inform families/guardians that Tasmania will again be fielding under 15 State Teams in the Australian Football School Sport Australia Championships in 2023. We have not had any teams involved in these Championships since 2019 due to COVID. There will be both a girls and boys under 15 teams, and those players/students who are selected to represent the State will compete in the Championships to be held in Ballarat, Victoria.

The teams will be announced shortly after the trial game to be held in Campbell Town. Those players/students who are successful will be provided with a training schedule for the coming months, in preparation for the Championships that are scheduled to take place between **22nd July to 29th July 2023, in Ballarat, Victoria.**

A player levy of approximately \$1200 GST Inc is required from each participant to fund the central costs associated with attending these championships. The levy does not cover flights and accommodation costs for players/students, these are additional and they will need to be organised by the families/guardians. We are exploring options to subsidise these costs and will keep you informed as things progress.

More information will be provided to families/guardians after the two squads of 25 are chosen in a training run in early May at Campbell Town. Please bring any questions with you to this training session and we will endeavour to answer them.

We appreciate any support provided that assists with enabling Tasmania's young footballers to participate in such an exciting program.

Further enquiries can be made by email to Peter Brown peter.brown@decyp.tas.gov.au in the North/North West and Gray Coleman gray.coleman@decyp.tas.gov.au in the South.



TW CM ref: 23/23842

28 April 2023

Owner's Representative
Via email

Dear Owner's Representative

TasWater's draft Corporate Plan FY2024-28

We are pleased to present our draft Corporate Plan FY2024-28 (Plan) for your review and feedback by 26 May 2023. The draft Plan outlines our priorities and focus areas over the next five years to deliver our vision – to be trusted, respected and making a positive difference in Tasmania.

While our overall strategic direction is largely consistent with our previous Corporate Plan, we have updated our future direction and priorities to provide greater attention to 'what matters the most'. The Plan outlines a renewal of key areas and outcomes that TasWater seeks to achieve over the planning period.

The Plan outlines a strong financial outlook for TasWater, projecting underlying profit of \$33.1M for 2023-24, and \$183.9M over the corporate planning period. This is an improvement of over \$30M in comparison to the previous year's planning period. Importantly, the financial projections provide for an ordinary dividend of \$20 million to be paid to Council Owners in each year of the Plan period. Provision has also been made to continue to support the payment of a \$4.0 million special dividend per annum (to FY2025-26) to compensate for the dividends not paid due to the impact of COVID-19.

In relation to our key performance indicators, the Plan outlines updated measures and targets. We will continue to report against these metrics in the Owners' Representatives Group Report.

We look forward to receiving your feedback on our draft Plan **by Wednesday, 26 May 2023**. The TasWater Board will consider all feedback received from Owners' representatives and will provide its response to each matter in accordance with the process under section 8.4 of the Shareholders' Letter of Expectations.

Please submit your feedback to Shannon Imlach, Strategy and Regulatory Policy Manager via email at shannon.imlach@taswater.com.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Stephen Gumley".

Dr Stephen Gumley AO
Board Chairman

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart Tas 7001
Email: enquiries@taswater.com.au
Tel: 13 6992

ABN: 47 162 220 653



CORPORATE PLAN

Financial Years
2024–28


taswater

Contents

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Cover image: TasWater's Environmental Performance Team discussing recycled water at Westlands Nursery

Acknowledgement of country

TasWater proudly acknowledges the Tasmanian Aboriginal people as the Traditional Owners and Custodians of lutruwita/Tasmania – Aboriginal land, sea and waterways. We pay our deep respects to Elders past and present and acknowledge today's Tasmanian Aboriginal community.

Message from the Chair and CEO

We are proud to deliver TasWater's 2024–28 Corporate Plan (Plan), which sets out a bold and ambitious direction as the organisation enters its next phase of delivering services for Tasmanians.

This year, TasWater will celebrate its 10th birthday. We have successfully laid the foundations essential to deliver safe and reliable water and sewerage services to our customers. It is now time to turn the page on a new chapter, revitalising our strategy, purpose, and values for the decade ahead.

We are making the strategic choices to set TasWater's direction for the future, refreshing our strategic framework and simplifying our priorities to provide greater attention to 'what matters the most'.

Our customers are the centre of everything we do – and we will work with them to build on our reputation as a trusted and valued service provider. We will modernise our service offering and build new digital capabilities, giving customers options about the way they communicate and interact with us. We will also more deeply engage with our customers and community to inform the development of our fifth Price and Service Plan (PSP5).

As we enter a new Price and Service Plan period from FY2026–27, we will work with industry and our regulators to deliver fairer pricing outcome for all customers, and deliver economic prosperity for the state of Tasmania. This will relieve pressure on customer pricing and allow us to bring forward important water and sewerage works.

As TasWater continues to explore and better understand its vulnerabilities to climate change, we have committed to delivering a bold new set of targets and actions for protecting and enhancing the natural environment. These targets are set out in our Environment and Climate Change Adaption strategies, and include achieving zero waste, healthy waterways, increased renewable energy

generation, and Net Zero carbon emissions by 2050 (including a 30 per cent reduction by 2030).

We will also seek to build partnerships and alliances to deliver environmental outcomes for the benefit of our customers and community (such as protecting drinking water catchments and entering the circular economy).

TasWater is taking a holistic approach to digitisation, focussing not just on technology solutions but supporting culture, engagement, mindsets, and the processes that are necessary for successful digital transformation. For example, to enhance our capabilities in identifying and locating hidden leaks across a vast network, we will use machine learning to detect anomalies, analyse real-time data and apply network-based predictions. This will allow us to detect and manage network events and reduce water losses, repair times and energy costs.

Enabled by our new People Strategy, TasWater's people are at the heart of the services we deliver. Through purposeful leadership, we will further enhance our organisational culture and continue to build a thriving and inclusive workplace full of talented and engaged people – a united TasWater.

TasWater's financial outlook is one of strong earnings (our underlying profit will plan to grow from \$33.2 million in FY2022–23 to \$41.1 million in FY2027–28) and significant investment in our water and sewerage infrastructure. With an average annual capital expenditure of almost \$300 million over the Plan period, we will work with our supply chain to deliver innovative, prudent, and efficient capital solutions.

This will ensure that we improve water quality and environmental outcomes for the Tasmanian community, while supporting the local economy, with 93 per cent of current projects awarded locally and 83 per cent by value.

We are delighted that our Plan provides price certainty for

customers that reflects a uniform price increase of 3.50 per cent each year, lower than the maximum increase of 3.71 per cent each year approved by the Tasmanian Economic Regulator in our Price and Service Plan 4. This reinforces our commitment to keeping prices for our customers as low as possible while ensuring a financially sustainable business.

In summary, this Plan demonstrates TasWater's commitment to our customers, the environment, our stakeholders, and our people. Through the delivery of our services, we will contribute to the social and economic success of Tasmania while making a positive difference to our customers and the Tasmanian community.

The bold ambitions in this Plan could not be realised without the passion, commitment, and contribution of the Board, Executive and all our staff and business partners.

In closing, we would like to sincerely thank each council and the Tasmanian Government for their ongoing support of the TasWater team to deliver our essential services.



A handwritten signature in black ink, appearing to read 'Stephen Gumley'.

Dr Stephen Gumley AO
Chair



A handwritten signature in black ink, appearing to read 'G. Theo'.

George Theo
Chief Executive Officer

Our purpose

TasWater is an incorporated company providing water and sewerage services to homes and businesses across Tasmania. We source, treat and deliver reliable, quality water to our customers. We collect, transport and treat sewage and safely return it to the environment.

TasWater was established under the *Water and Sewerage Corporation Act 2012* and the *Corporations Act 2001* and commenced operations on 1 July 2013. The 29 Tasmanian councils and the Tasmanian Government are the shareholders of TasWater.

Henderson Dam, Flinders Island



About the Plan

What is the purpose of the Plan?

The Plan outlines the priorities and focus areas for the FY2024-28 period to deliver towards our vision – *“To be trusted, respected and making a positive difference in Tasmania”*.

How was it developed?

The Plan has been developed using insight from our internal and external operating environment, assessment of current performance and responses to customer, community, and stakeholder and owner feedback.

What has changed?

TasWater’s overall strategic direction is largely consistent with the previous Corporate Plan, but the priorities have been updated to reflect TasWater’s future direction as it enters its next phase. This includes more ambitious targets for protecting and enhancing the natural environment, and further uplift to TasWater’s community engagement and customer experience activities.

What is changing?

Looking to the future, TasWater continues to evaluate its long-term strategic priorities and anticipates a refresh of its strategic framework ahead of the 2025–29 Corporate Plan.

TasWater has identified a need to simplify and refresh its strategic priorities to provide greater focus across the organisation on ‘what matters the most’. This will support the prioritisation of activities and resources and simplify the strategic message that is communicated.

This journey began with TasWater’s Board and Executive Leadership Team in late 2022 and will continue in the coming years. It will include the development of a new strategic framework and refreshed Long Term Strategic Plan, which are both expected to be completed in the later part of 2023.





About us

We operate under a range of legislative and regulatory instruments, including:

- *Water and Sewerage Corporation Act 2012* (Tas)
- *Corporations Act 2001* (Cth)
- *Water and Sewerage Industry Act 2008* (Tas)
- *Environmental Management and Pollution Control Act 1994* (Tas)
- *Public Health Act 1997* (Tas)
- *Land Use Planning and Approvals Act 1993* (Tas)
- *Water Management Act 1999* (Tas)
- TasWater's Constitution
- TasWater's Shareholders' Letter of Expectations.
- The key regulators of TasWater are:
- The Tasmanian Economic Regulator
- The Environment Protection Authority
- The Department of Health
- The Department of Natural Resources and Environment Tasmania (formerly the Department of Primary Industries, Parks, Water and Environment).

We also have key stakeholder relationships with several other regulatory bodies, including the Shellfish Market Access Program (ShellMAP) and WorkSafe Tasmania.

Key facts

- Population supplied = 464,033*
- Urban water supplied = 63,255 megaliters (ML)
- Sewage treated = 53,434 ML
- Recycled water supplied = 4,441 ML

*464,033 customers as follows: 193,347 connections x 2.4 residents per connection (census 2021). Remaining connections are businesses and are excluded from the population calculation.

Other metrics (as at 31 March 2023 – the most relevant time period for this Plan):

- Number of water connections = 220,606
- Drinking water systems = 60
- Water mains = 6,545 km
- Water distribution facilities = 291
- Water and sewage pump stations = 954 (218 water + 736 sewer)
- Number of sewerage connections = 192,139
- Sewer mains = 4,906 km
- Sewage treatment plants (STPs) – Level 1 = 33
- STPs – Level 2 = 78
- Full time equivalents = 964

Strategic framework

Vision

Our strategic vision is *"To be trusted, respected and making a positive difference in Tasmania"*. This vision will guide our strategic decision-making both now and into the future.

Strategy and strategic priorities

The vision is underpinned by four key strategic themes: Customer and Community, Water and Environment, People and Culture, and Commercial and Economic. Each theme is supported by the commitments we have made, the outcomes that we expect to deliver, and the actions we will take to realise them.

Long Term Strategic Plan

Our Long Term Strategic Plan 2021–2030 (LTSP) is a 10-year plan that outlines our strategic priorities and the progress we expect to make by 2030 against the four key commitments we have made to our customers:

- Deliver a positive customer experience to you
- Provide safe drinking water and manage your sewage in an environmentally responsible way
- Build culture and skills for the long-term benefit of Tasmania
- Give you value for money.

Price and Service Plan

Our price and service levels are set in a Price and Service Plan (PSP) that is approved by the Tasmanian Economic Regulator (TER).

In May 2022, the TER delivered its final determination for PSP4, which covers 1 July 2022 to 30 June 2026. Further information on PSP4 can be found on our website.

We have commenced work on our proposal for PSP5 for the period 1 July 2026 to 30 June 2030.



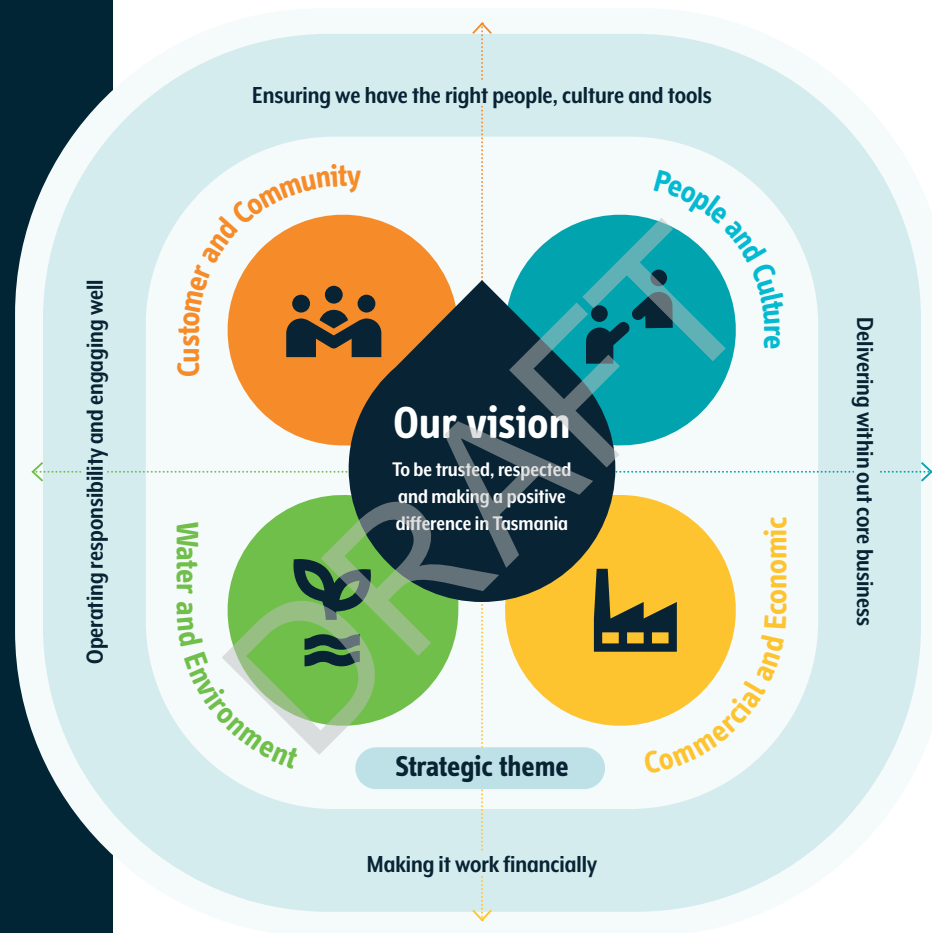
Our strategy

Our values

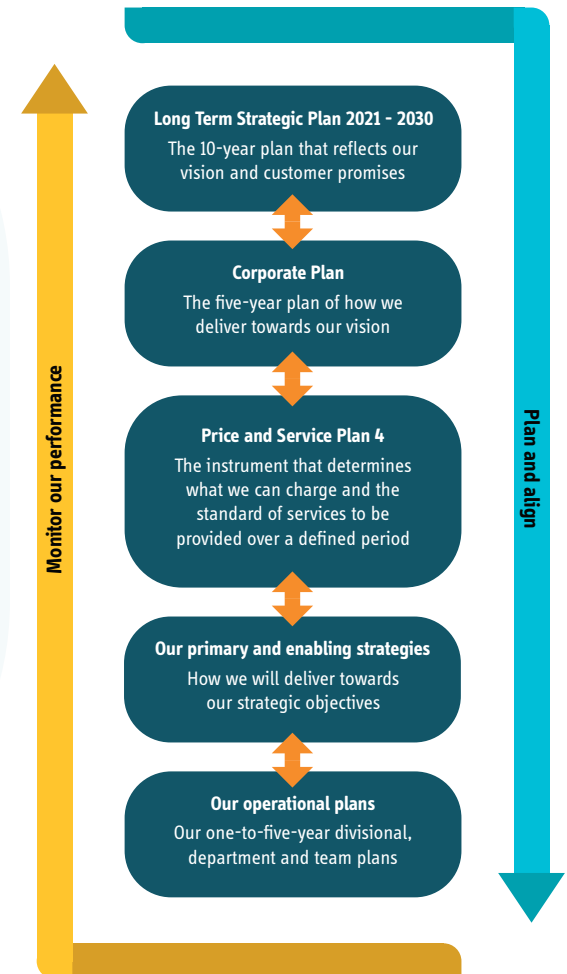
- Taking ownership
- Honest and straight forward
- Working together
- Getting it right
- Long-term thinking

Our commitments

- Deliver a positive Customer experience
- Provide you with safe drinking water and manage your sewage in an environmentally responsible way
- Build culture and skills for the long-term benefit of Tasmania
- Give you value for money



Our framework



Organisational risks and how they link to our strategy

The TasWater Board and Senior Leadership Team regularly review risks, controls and assurance levels to ensure that potential risks to the delivery of customer outcomes and regulatory obligations are recognised as early as possible. We look for and assess uncertainties that may have a material impact on our risk profile or require changes to our key controls.

RISK TITLE (IN ALPHABETICAL ORDER)	DESCRIPTION	KEY CONTROLS	STRATEGIC THEME	LINK TO STRATEGIC PRIORITY AND KEY FOCUS AREA(S)
CAPITAL PROGRAM DELIVERY RISK	Inability to deliver the proposed capital program on time and on budget with the intended business benefits and customer outcomes (i.e. deliver value for money)	<ul style="list-style-type: none"> • Asset Management Strategy and Strategic Asset Management Plan • Asset Management Information System • Capital Delivery Office and internal delivery function • Community and Stakeholder Strategy 	Commercial and Economic	Capital expenditure (p.17)
CLIMATE CHANGE RISK	Failure to consider and manage impacts from climate change on all aspects of the business	<ul style="list-style-type: none"> • Climate Change Adaptation Strategy • Water Surety Communication and Stakeholder Engagement Strategy • Brand Communication Strategy 	Water and Environment	Climate change and environment (p.11)
CYBERSECURITY RISK	Unauthorised access to TasWater systems leading to loss of confidentiality, integrity, control or availability	<ul style="list-style-type: none"> • Cybersecurity Strategy and Action Plan • Information Management Policy • SCADA Improvement Program 	Commercial and Economic Water and Environment Customer and Community	Network performance (p.11); Digitising our customer experience (p.10)
ENVIRONMENTAL / THIRD-PARTY RISK	Sewerage system process or infrastructure, or business activity causing environmental harm	<ul style="list-style-type: none"> • Environment Strategy • Sewerage Strategy • Inflow and infiltration reduction programs relining and renewal • Incident and Emergency Management Plan • Master planning including consideration of climate change, treatment, growth in capacity and investment constraints 	Water and Environment	Climate change and environment (p.11)

RISK TITLE (IN ALPHABETICAL ORDER)	DESCRIPTION	KEY CONTROLS	STRATEGIC THEME	LINK TO STRATEGIC PRIORITY AND KEY FOCUS AREA(S)
OPERATIONAL SYSTEMS CAPABILITY RISK	Operational technologies and employee capability impacting on TasWater's ability to provide efficient, reliable and responsive practices to deliver on customer promises	<ul style="list-style-type: none"> • Digital and Technology Strategy and Cybersecurity Strategy • Supervisory control and data acquisition (SCADA) Strategy • Information management policies • Asset class planning 	People and Culture Customer and Community Commercial and Economic	Workforce for today and the future (p.12); Digitising our customer experience (p.10);
SUPPLY AND DEMAND RISK	Inability to provide for water supply security or demand for sewerage services (short and long term)	<ul style="list-style-type: none"> • Drinking Water Strategy • Business continuity plans and critical asset contingency plans • Non-revenue Water Reduction Strategy (to reduce water leakage) • Water Surety Strategy and implementation plans • Water Supply Demand Management Steering Group • Growth and capacity/system master plans 	Water and Environment Customer and Community	Water security and quality (p.11); Supporting communities through engagement and consultation (p.10)
WATER QUALITY / PUBLIC HEALTH RISK	Provision of unsafe drinking water resulting in serious public health incident	<ul style="list-style-type: none"> • Drinking Water Strategy • Drinking Water Quality Risk Management Plan • Automated monitoring and control systems (including the Operations Centre) • Incident and Emergency Management Plan • Water safety plans 	Water and Environment	Water security and quality (p.11)
WORKER AND PUBLIC SAFETY RISK	Serious injury or fatality involving an employee or contractor arising out of or in the course of employment with TasWater Serious injury or fatality involving a member of the public arising from TasWater operations Serious injury or fatality involving a member of the public from use of TasWater facilities	<ul style="list-style-type: none"> • Health and Safety Strategy Health and Safety Risk Framework • Health and Safety Management System • Contractor Management Framework • Health and Safety Information System 	People and Culture Customer and Community	Healthy, well and thriving (p.12); Supporting communities through engagement and consultation (p.10)

Customer and community

What you expect

- You feel valued
- It is easy to do business with us
- We have listened to you

Our commitments

- To consider customers' experience in everything we do
- To share relevant and meaningful information
- To engage with communities on the issues that matter to them

Our key strategies

- Customer Experience Strategy
- Community and Stakeholder Strategy

Actions we will take

Digitising our customer experience

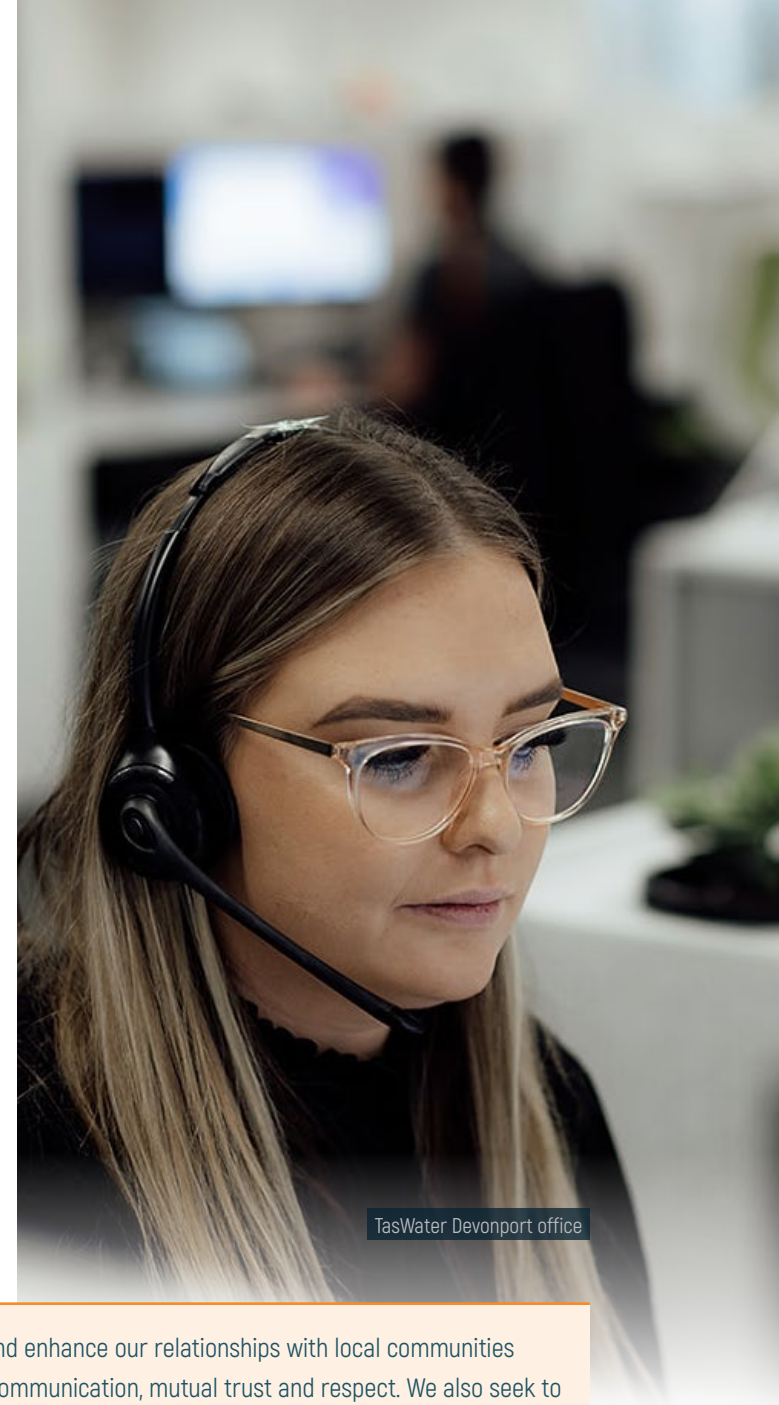
- Incorporate new self-service options and promote electronic billing
- Deliver real-time digital updates to allow our customers to plan around work we are undertaking

Supporting communities through engagement and consultation

- Raise awareness of the role households and businesses can play in the safe, efficient, and environmentally sensitive management of sewage
- Engage directly with communities when we are investigating, developing, and delivering infrastructure upgrades and capital works
- Engage with our customers and community in the development of our proposal for our fifth Price and Service Plan (PSP5), Infrastructure Master Plans and Water Security Strategies
- Maintain community visibility through our mural painting program, portable drinking water fountains, and strategic sponsorships and partnerships

Sharing stories about the issues that matter

- Communicate our actions to improve community, customer and environmental outcomes through a range of channels
- Build a trusted and well-known brand in Tasmania



TasWater Devonport office

TasWater contributes to the Tasmanian community in various ways, with a focus on grass-roots initiatives designed to engage and enhance our relationships with local communities around Tasmania. We participate in community events across the state to grow understanding of our activities and encourage communication, mutual trust and respect. We also seek to help the Tasmanian community better understand how we design, develop and prioritise projects and how their feedback can be incorporated as part of this process.

Water and environment

What you expect

- Your drinking water is reliable, clean and safe to drink
- Your sewage is collected, transported, treated and disposed of efficiently
- We are responsible stewards of the environment

Our commitments

- Provide you with safe drinking water and manage your sewage in an environmentally responsible way

Our key strategies

- Environment Strategy
- Drinking Water Strategy

Actions we will take

Climate change and environment

- Improve our understanding of the impacts of climate change on our business and our communities
- Improve the resilience of our systems to climate events and continue to meet the agreed customer service levels
- Continue to work with our customers to better understand what is important to them and plan the future of our services
- Act as responsible environmental stewards and ensure we are doing what we can to improve the environment through our operations
- Implement our new Environment Strategy, including reducing greenhouse gas emissions, conducting sustainable water extractions, reducing nutrient discharge to waterways, reducing sewage spills, and implementing the circular economy to deliver better outcomes

Water security and quality

- Improve the resilience of our water supplies to meet both planned and unexpected increases in demand while maintaining water quality
- Protect our existing water sources and explore options for new sources to support demand management through our new Water Security Strategy
- Build partnerships and alliances focused on the management and protection of Tasmania's drinking water catchments for the benefit of our customers and the community, and continue to advocate for and represent the community's interest in our precious water resources

Network performance

- Accelerate our network renewals programs throughout the Plan period to upgrade and improve service reliability for our customers
- Explore opportunities to invest in new technologies and innovations to improve the management, operation and performance of our network
- Reduce water losses by implementing our leak detection and re-mediation program and active leakage control measures, including pressure management, water metering and water accounting



People, culture and safety

What you expect

Our work is conducted safely to protect our people, contractors and the communities we serve | Our culture and capabilities enable us to make a positive difference to Tasmania

Our commitments

Create the workforce of the future – inspired, engaged, healthy and thriving

Our key strategies

- People Strategy
- Health, Safety and Wellbeing Strategy

Actions we will take

Creating great places to work

- Through our new People Strategy, we will develop a talented, inclusive and engaged workforce that works together for a common purpose
- Implement a purposeful leadership development framework to cultivate an inclusive, safe, healthy and constructive work culture
- Build a thriving workplace through the redesign of our organisational culture and workspaces

Safe, well and thriving

- Deliver dynamic and effective risk management, simple and integrated health and safety systems, and purposeful leadership through our new Health, Safety and Wellbeing Strategy
- Empowerment of our people and leaders to own and drive improved performance and health, safety and wellbeing outcomes
- Deliver on our commitment to build a safe workplace for all employees

Workforce for today and the future

- Deliver our new Diversity and Inclusion Strategy and First Nations Engagement and Commitment Plan
- Develop an improved workforce operating model and plan to address risks and assist in succession planning
- Build capabilities required now and for the future by developing and implementing an organisation-wide capability framework



Rosny Sewerage Treatment Plant

Commercial and economic

What you expect

- Our pricing is sustainable
- We contribute to Tasmania's prosperity by supporting new, emerging, and existing industries

Our commitments

- Give you value for money

Our key strategies

- Asset Management Strategy
- Financial Sustainability Strategy

Actions we will take

Ensuring a financially sustainable business

- Continue to balance our three key financial tensions: keeping prices affordable for our customers, delivering targeted outcomes to meet the current and future needs of Tasmanian communities, and providing sustainable returns to owners
- Ensure equitable and fair charging to customers by, removing cross-subsidies across customer segments and pricing structures
- Explore new and innovative profit streams
- Continue to deliver sustainable operating cost savings of \$2.2 million each year to FY2025–26 through our five-year Productivity Roadmap (building on productivity improvements of \$32.5m to date)

Future capital investment

- Continue to deliver on our commitments relating to critical infrastructure through our 10-year, \$1.8 billion accelerated capital program (commenced 2018)
- Build and operate a water and sewerage system that continues to reliably deliver our water and wastewater services, at an optimal cost, that is resilient in increasingly extreme weather conditions, and is affordable for our customers



TasWater customer account

Measuring our success

The selected key performance indicators (KPIs) for the period reflect TasWater's focus on what really matters over the next five years to June 2028. As foreshadowed in its 2023–27 Corporate Plan, TasWater has refreshed several existing indicators and added several new indicators. Notwithstanding this, the selected indicators are aligned to TasWater's LTSP 2021–2030 and PSP4, with targets that meet or exceed those within these documents.

KEY PERFORMANCE INDICATOR	TARGETS				
	FY2023–24	FY2024–25	FY2025–26	FY2026–27	FY2027–28
Total complaints per 1,000 customers (no.)	≤9.9	≤9.5	≤9.5	≤9.0	≤8.5
Customer satisfaction (%)	≥73	≥75	≥75	≥77	≥79
Reducing non-revenue water (%) ¹	≤23	≤13	≤12	≤11.5	≤11
Number of water main breaks per 100km of water main (no.)	≤32	≤31	≤30	≤25	≤20
Number of sewer main breaks and chokes per 100km of sewer main (no.)	≤40	≤40	≤38	≤34	≤30
Customers where microbiological compliance was achieved (%)	100	100	100	100	100
Greenhouse gas reduction (from FY2021–22 baseline) (%) ²	1.5	5	10	15	20
Total Recordable Injury Frequency Rate ³	≤8.0	≤4.0	≤2.0	≤2.0	≤1.0
Employee engagement (%)	Baseline	+5	+10	+15	+20
EBITDA (\$ million)	174.0	195.3	210.7	224.0	237.1
Value of capital projects awarded to Tasmanian businesses	≥ 80%	≥80%	≥80%	≥80%	≥80%
Cost of cross-subsidies (\$ million) ⁴	≤7.5	≤5	≤2.5	0	0

¹ Reported every six months, one quarter in arrears, i.e.; report produced in July for 12 month period ending 31 March; report produced in January for 12 months to September.

² FY2021–22 baseline: 148,021 tonnes CO₂-e (Scope 1 and 2)

³ TRIFR = Combined TW + CDO

⁴ Non-revenue water includes TasWater's own use of water to operate plant.

Financial forecasts

Overview

The draft financial projections for the 2023–24 to 2027–28 Corporate Plan presents an outlook of strong earnings, and significant investment in TasWater's Capital Program.

The table below highlights the key information contained in our financial and capital forecasts for the Plan:

FINANCIAL SUMMARY	FY2021-22 ACTUAL	FY2022-23 CURRENT YEAR	FY2023-24 BUDGET (PLAN)	FY2024-25 FORECAST (PLAN)	FY2025-26 FORECAST (PLAN)	FY2026-27 FORECAST (PLAN)	FY2027-28 FORECAST (PLAN)
NPAT \$M	62.4	66.7	64.5	75.0	78.5	80.2	83.5
UNDERLYING NET PROFIT ⁵ \$M	31.9	33.2	33.1	34.1	37.2	38.4	41.1
CAPITAL EXPENDITURE \$M	253.7	215.6	286.4	346.8	318.4	270.2	244.9
DISTRIBUTIONS							
DIVIDENDS \$M	20.0	20.0	20.0	20.0	20.0	25.0	25.0
SPECIAL DIVIDEND TARGET ⁶ \$M	4.0	4.0	4.0	4.0	4.0	-	-
TOTAL DISTRIBUTIONS \$M	24.0	24.0	24.0	24.0	24.0	25.0	25.0
DEBT \$M	734.9	783.1	846.6	1,014.7	1,196.0	1,333.2	1,441.1
GEARING ⁷	44.2%	44.7%	45.9%	53.6%	61.4%	66.6%	69.9%
INTEREST COVER (TIMES)	3.80	3.24	3.04	2.96	2.75	2.54	2.45

⁵ Underlying net profit is the profit adjusted for contributed revenue and developer charges.

⁶ Special dividends are provided for within the Plan so as to return foregone dividends during COVID-19 to owner councils. As with all dividend payments, they are subject to the underlying financial performance and position supporting these payments.

⁷ Gearing levels have been calculated in accordance with TasWater's Financial Sustainability Strategy as borrowings/shareholders equity.

Earnings

- Over the Plan period, underlying Profit is forecast to be \$183.9M, and Net Profit \$381.7M.
- While earnings during this period will be impacted by higher interest costs as debt levels rise, and inflationary pressures, growth in underlying profit remains steady from \$33.2M in FY2022–23 to \$41.1 million in FY2027–28.
- Inflationary increases provided in the Plan will directly impact underlying profit, as revenue is mainly fixed through regulatory pricing.
- Overall, forecast earnings represent an increase of over \$30M compared to the five-year period from the previous Corporate Plan.
- There is no assumed impairment of assets during the Plan period.

Gearing

- Total Debt is expected to reach \$1.4B by FY2027–28, increasing with TasWater's accelerated capital program. The level of debt is considered to be within sustainable levels, given continued growth in underlying profit and high interest cover.
- TasWater's Financial Sustainability Strategy sets a gearing threshold of 55 per cent. This is a conservative gearing position when compared to our peers and when compared to the Financial Leverage loan covenant with our financiers, the Tasmanian Public Finance Corporation. The financial projections show that our gearing level will exceed the 55 per cent threshold in FY2025–26. It is expected the gearing level to peak at 69.9 per cent in FY2027–28 before returning to within the Financial Sustainability Policy threshold by FY2031–32.

- While TasWater will seek to comply with the parameters set within our Financial Sustainability Strategy over time, a relatively small short-term exceedance is not considered to be a major risk to financial sustainability. With strong operating cash-flows and a flattening of capital expenditure following the accelerated program, it is expected total debt will decline following the Corporate Plan period.

Dividends

- The strong earning profile supports dividend distributions to Shareholders over the Plan period, with TasWater committed to paying responsible dividends to its owners.
- In addition to ordinary dividends, special dividends of \$4M per annum are provided for from FY2021–22 to FY2025–26. These special dividends are to return the foregone dividends during COVID-19 to owner councils. As with all forecast dividend payments, special dividends are subject to the underlying financial performance and position supporting these payments. Payment of the special dividend will be considered in June of each year when the underlying profit for the year is more certain.
- It is worth noting, growing underlying profits and operating cash-flows is needed to reduce and manage TasWater's debt levels.
- The Plan projections also support the forecasted increase in dividend payments to owner councils assumed to occur from FY2026–27.



Capital expenditure

- TasWater remains on target to achieve its commitment of investing \$1.7B over 10 years in new and upgraded infrastructure, forecasting to deliver \$1.84B by FY2025–26
- Over the Plan period, we are forecasting to deliver capital investment of almost \$1.46B with substantial external funding supporting the delivery of key initiatives
- Major projects over the period include key transformation projects such as the relocation of the Macquarie Point Sewage Treatment Plant, the Tamar Estuary River Health Action Plan and the Launceston Sewer Improvement Program in the north, plus numerous satellite developments to service both the domestic and industrial sectors
- Moving forwards, TasWater will work to extend its capital program beyond the current accelerated period to determine sustainable levels of expenditure that deliver affordable prices and acceptable water and sewerage services to customers.

Fig. 1 FY2024–28 capital program (by value \$ million)

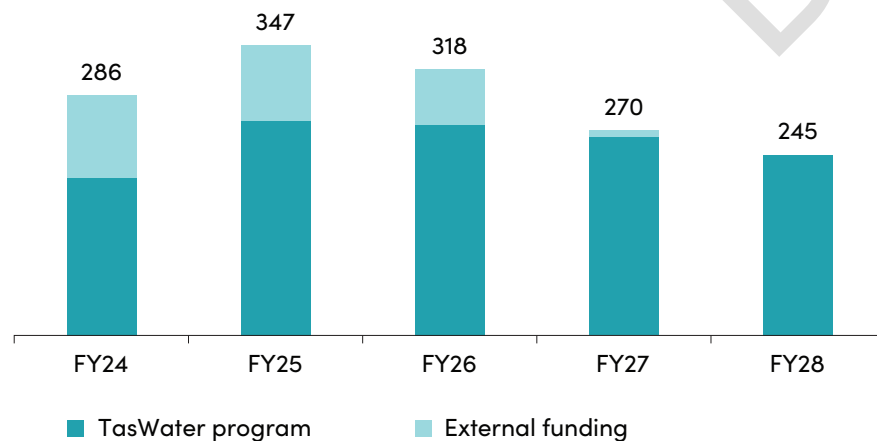
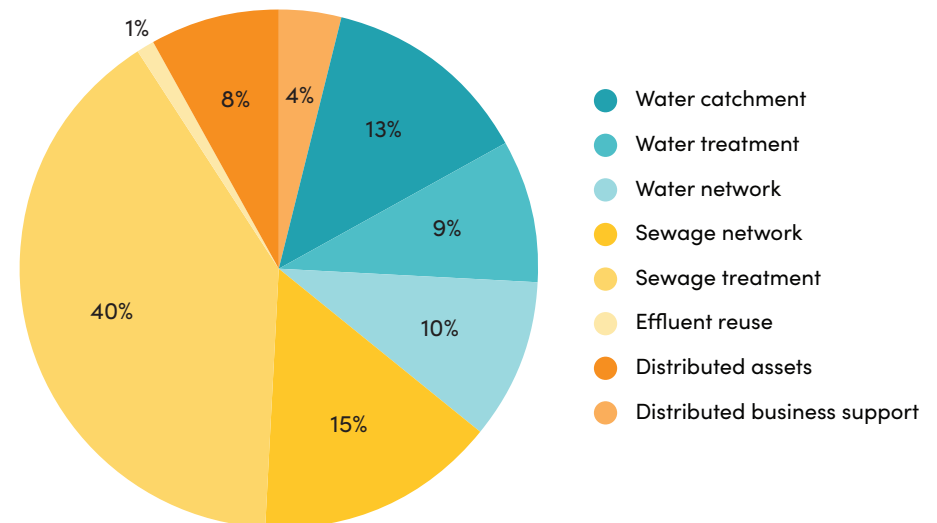


Fig. 2 FY2024–28 capital program by infrastructure class



About our program

- The aim of TasWater's capital program is to balance meeting our compliance commitments, customer affordability and improvement aspirations
- TasWater is also constantly seeking pathways to lower costs via more innovative, safer and more efficient capital solutions
- Our capital works program is guided by various regulators including:
 1. The Drinking Water Quality Risk Management Plan regulated by the Department of Health
 2. The Wastewater Risk Management Plan regulated by the Environmental Protection Authority
 3. The dam safety management plan regulated by the Department of Natural Resources and Environment Tasmania
 4. The Price and Services Plan regulated by the Tasmanian Economic Regulator
- While our approach is highly structured, we also have the flexibility to address unexpected issues that could impact services, and we adapt our capital program to suit our operating environment

Delivering our program

- In recent years, we have continued to embed the Capital Delivery Office (CDO) alliance into our business-as-usual operations
- As a result of these efforts, we have delivered a significant acceleration in capital expenditure in the last three financial years

External funding contributions

- From time to time, we need to consider projects where we are unable to recover the associated costs from our customers
- Where these projects still provide benefits to Tasmania, we seek external funding contributions
- We include external funding in our forecasts for projects where there is a grant deed in place, or enough certainty of the funding being provided

Prince of Wales Bay Sewage Treatment Plant, Derwent Park



In 2018, TasWater and owner councils committed to investing \$1.7 billion over 10 years in new and upgraded infrastructure, with a best endeavour aim to uplift our capital expenditure to \$1.8 billion over this period. Including the capital expenditure in this Plan, we now expect to exceed the best endeavour aim and deliver a total of **\$1.84 billion** of capital expenditure over the 10-year period of the commitment (FY2016-17 to FY2025-26).

Appendices

Financial assumptions

Revenue assumptions

Revenue projections included in the Plan reflect a uniform price increase of 3.50 per cent.

The Plan includes increased revenue from new customer connections, water consumption and unregulated sources such as trade waste and irrigation, which will be cost reflective at the commencement of PSP5.

Expense assumptions

Cost increase assumptions across the Plan are aligned with the most recent consumer price index (CPI) forecasts made by the Reserve Bank of Australia.

- CPI is assumed to be 5.5 per cent for FY2023–24 and then decreasing to 3.0 per cent over the remaining four years of the Plan.
- Fixed salary increases are consistent with the terms of our Enterprise Agreements, which provide certainty for our employees through to FY2023–24. Costs from FY2024–25 onwards will be based on projected CPI, performance allowances and increases in the Australian Government superannuation guarantee percentage till FY2025–26.
- Power expenses are modelled based on current contracts, forward cost estimates and projected usage. These have been modelled by an external consultant.

Interest Expense assumptions

The average interest rate for the loan portfolio is 4.0 per cent across the period of the Plan.

Dividend forecasts

In developing these forecasts, it has been assumed that there will be no material adverse financial impacts from any state or federal government policy or legislative changes. To the extent such changes occur, resulting in underlying profits being reduced below the threshold required to support the dividend forecasts, dividends would be reduced to ensure they do not exceed underlying profits.

To the extent that underlying profitability is greater than forecast, consideration would be given to how to best use these funds, giving regard to the objectives of TasWater's Financial Sustainability Strategy.



Laneway cafe, Devonport

Income statement (\$ million)

	FY2021-22 ACTUAL	FY2022-23 FORECAST	FY2023-24 FORECAST	FY2024-25 FORECAST	FY2025-26 FORECAST	FY2026-27 FORECAST	FY2027-28 FORECAST
REVENUE							
Fixed Charges	265.4	280.4	292.4	305.2	318.5	332.3	346.8
Volumetric Charges	74.3	77.5	81.6	85.1	88.8	92.6	96.6
Services & Consulting Revenue	9.6	10.3	11.6	12.1	12.6	13.1	13.7
Developer Contributions	31.0	33.5	31.4	40.9	41.3	41.8	42.5
Sundry Revenue	5.7	3.3	3.0	25.2 ⁸	9.2	9.5	9.5
TOTAL REVENUE	386.0	405.0	420.0	468.5	470.4	489.3	509.1
EXPENSES							
Chemicals, Power & Royalties	24.4	26.1	30.7	31.6	32.6	33.6	34.6
Materials & Services	41.7	42.2	43.5	44.9	46.2	47.6	49.0
Salaries & Related Personnel Expenditure	101.7	108.3	111.8	117.1	122.6	127.0	131.6
Administration Costs	47.7	55.4	60.0	79.6 ⁹	58.3	57.1	56.8
TOTAL EXPENSES	215.5	232.0	246.0	273.2	259.7	265.3	272.0
Earnings before interest, tax & depreciation	170.5	173.0	174.0	195.3	210.7	224.0	237.1
Interest	15.9	16.5	23.6	30.0	36.3	43.0	48.2
Depreciation	92.2	89.8	85.9	90.3	95.9	100.8	105.4
NET OPERATING PROFIT	62.4	66.7	64.5	75.0	78.5	80.2	83.5

⁸ Includes \$20.0 million grant for operational costs relating to Macquarie Point STP relocation project.

⁹ Includes \$20.0 million in decommissioning and asset write off costs for the Macquarie Point STP relocation project.

Cash flow statement (\$ million)

	FY2021-22 ACTUAL	FY2022-23 FORECAST	FY2023-24 FORECAST	FY2024-25 FORECAST	FY2025-26 FORECAST	FY2026-27 FORECAST	FY2027-28 FORECAST
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from Customers	348.3	360.3	373.3	394.5	411.5	431.8	453.1
Payments to Suppliers and Employees	(246.5)	(245.4)	(267.1)	(268.0)	(287.8)	(289.5)	(293.2)
Government Grants	0.5	-	-	20	-	-	-
Interest Paid	(14.5)	(16.1)	(18.8)	(28.8)	(34.7)	(41.6)	(48.3)
GST Refund from the ATO	33.3	32.2	43.1	43.8	46.6	38.3	34.9
Net Cash Flows from Operating Activities	121.1	131.0	130.5	161.5	135.6	139.0	146.5
CASH FLOWS FROM INVESTING ACTIVITIES							
Payments for Property, Plant and Equipment	(253.7)	(215.6)	(286.4)	(346.8)	(318.4)	(270.2)	(244.9)
Government Grants	0.7	11.0	67.4	42.2	26.5	20.0	16.5
Equity Contributions	40.0	50.0	50.0	-	-	-	-
Proceeds from Property, Plant and Equipment	1.8	-	-	-	-	-	-
Net Cash Flows from Investing Activities	(211.2)	(154.6)	(169.0)	(304.6)	(291.9)	(250.2)	(228.4)
CASH FLOWS FROM FINANCING ACTIVITIES							
Proceeds from Borrowings	115.1	48.2	63.5	168.1	181.3	137.2	107.9
Dividends Paid	(20.0)	(20.0)	(20.0)	(20.0)	(20.0)	(25.0)	(25.0)
Special Dividends ¹⁰	(4.0)	(4.0)	(4.0)	(4.0)	(4.0)	-	-
Repayment of Lease Liabilities	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)
Net Cash Flows from Financing Activities	90.1	23.2	38.5	143.1	156.3	111.2	81.9
Net Movement in Cash for the Year	-	(0.4)	-	-	-	-	-
Opening Cash Balance	2.9	2.9	2.5	2.5	2.5	2.5	2.5
Closing Cash Balance	2.9	2.5	2.5	2.5	2.5	2.5	2.5

Balance sheet (\$ million)

	FY2021-22 ACTUALS	FY2022-23 FORECAST	FY2023-24 FORECAST	FY2024-25 FORECAST	FY2025-26 FORECAST	FY2026-27 FORECAST	FY2027-28 FORECAST
ASSETS							
Cash and Cash Equivalents	2.9	2.5	2.5	2.5	2.5	2.5	2.5
Receivables	36.9	41.5	42.9	46.1	52.1	58.0	67.8
Inventories	8.6	8.6	8.6	8.6	8.6	8.6	8.6
Property, Plant & Equipment	2,483.2	2,642.5	2,874.0	3,142.1	3,396.2	3,597.6	3,769.5
Other	4.4	3.2	3.9	4.6	3.8	4.9	5.3
TOTAL ASSETS	2,536.0	2,698.3	2,931.9	3,203.9	3,463.2	3,671.6	3,853.7
LIABILITIES							
Borrowings	734.9	783.1	846.6	1,014.7	1,196.0	1,333.2	1,441.1
Employee Benefits	31.8	35.7	40.0	45.8	48.1	49.4	51.5
Payables	45.3	53.3	60.1	68.9	72.3	77.3	82.4
Unearned Income	36.7	46.5	112.7	151.6	170.9	183.7	193.1
Other	32.1	31.9	34.2	33.6	32.1	29.0	28.0
Total Liabilities	880.8	950.5	1,093.6	1,314.6	1,519.4	1,672.6	1,796.1
Net Assets	1,655.2	1,747.8	1,838.3	1,889.3	1,943.8	1,999.0	2,057.6
EQUITY							
Retained Earnings	(343.1)	(300.5)	(260.0)	(209.0)	(154.5)	(99.3)	(40.7)
Reserves	370.5	370.5	370.5	370.5	370.5	370.5	370.5
Contributed Capital	1,627.8	1,677.8	1,727.8	1,727.8	1,727.8	1,727.8	1,727.8
TOTAL EQUITY	1,655.2	1,747.8	1,838.3	1,889.3	1,943.8	1,999.0	2,057.6

3 May 2023

Kim Hossack
General Manager
Central Highlands Council

Adam Wilson
Deputy General Manager
Central Highlands Council

Central Highlands Electric Vehicle (EV) Charge Stations – Bothwell and Hamilton

Dear Kim,

Earlier in April, I had the pleasure of visiting Hamilton and Bothwell with the Deputy General Manager to examine candidate sites for Electric Vehicle Charging Stations.

I took detailed site notes, photographs and since then we have determined sites that make sense with caveats and correct sequencing. There are 3 sites that are candidates for differing levels of infrastructure.


1. Bothwell (Alexander St. At the northern end of Memorial Park.) This site has current demand, particularly for EV drivers travelling on the Lakes Highway through to Deloraine. A charger would provide incentive to stop in Bothwell.
2. Hamilton (In the existing council public car park, in the corner facing the public toilet amenities block.)
3. Bothwell (Front of Council Depot. 4 Alexander Street Bothwell)
4. Bothwell (Council Caravan Park, Market Pl. Bothwell)


The site of highest interest and highest expected usage would be Site 1 with the others to follow later in our deployment pipeline. All sites are subject to other factors such as power infrastructure logistics however the first hurdle is permission to proceed. We are seeking a letter of support from Central Highlands providing acceptance of Electrona Pty Ltd to plan, design, install, commission, operate and maintain infrastructure at these sites. As with our pilot project in Bicheno, Tasmania, we will carefully understand site characteristics and put appropriate infrastructure at each site. Prior to operation we will seek a license agreement (or lease) to allow operations in those locations.



The following pages provide our current thinking on those sites. Please let us know the process you will follow from here.




Alexander St. Bothwell. At the northern end of the memorial park.

Location Description	<p>The area is already used as a car park with vehicles parking perpendicular to the fence. The EV Charge Unit would best be placed on the road-side of the existing fence protected from accidental collision with safety bollards. The North-Western end of the location would be best due to proximity to existing power pole and streetlighting. This location would also be visible from the Council offices which is helpful in creating awareness of this important technology development.</p> <p>Because the existing parking is informal, consideration will need to be made in how best to denote the EV charging bays. Perhaps they could remain informal. The existing Barrel may need to be relocated. Below is an artists impression of what it might look like. The usual Electrona blue green charger unit colour would be amended to black to be respectful of Bothwell as a heritage location.</p>
Design Mockup	
Power	<p>Powerlines exist to the right of the above photo (western side). Underground trenching would be required to deliver power.</p>
Notes	<p>The site would be very desirable for this purpose for users. It is centrally located, and being adjacent to the park provides facilities for children and others to use whilst charging. Most importantly, it is a short stroll to the nearby toilet block which is visible in the adjacent street from this site. It is likely that users will take a stroll around the town whilst charging as it is so central to historical town features as well as services and businesses. As an existing car park (although informal) it should be free from planning. Two charging cars could be accommodated comfortably with ample standard parking spots remaining.</p>

Address	4 Alexander Street Bothwell
Location	Out the front of the council depot
Description	We believe this is an excellent Bothwell Stage 2 site for Large Vehicle charging and to allow charging of vehicles that are towing boat trailers. Demand for this is low at present but will become almost instantly large as soon as Electric Utes become commonly available. This site will require more capital to prepare but will be very popular amongst boaties. It is not suitable for most current EV drivers that require proximity to amenities, safety and a location with a better aesthetic appeal. We could design this to also suit council vehicle usage. No design mockup has been produced but will be worked on if letter of support is received.
Photo 1	
Availability of Power	Powerlines are on the opposite side of the street. A crossover pole would most likely be required to provide a new connection. There may be complications around providing a new metered connection, but this may be helped with a formal site lease.
Informal Assessment	The site is industrial looking and does not currently create a feeling of safety. Greater separation of the driveway used by trucks and other council vehicles and enhanced lighting and furniture may enhance pedestrian safety but this will not be a very appealing site to most town visitors. Toilets and other facilities are not in the immediate vicinity although they are present within a short to moderate walk away. Design for vehicles that tow, disabled access and other considerations will make this much more appealing with appropriate levels of investment in Site treatment. We are prepared to do this later on in our project pipeline once Bothwell primary site is proven.

Address	In the existing council public car park, in the corner facing the public toilet amenities block.
Location Description	Charger unit could be sited just behind treated pine safety barrier.
Design Mockup	
Photo 2	
Photo notes	The top photo is the site of charger. The bottom photo is the closest power pole on the Lyell Hwy across the lawn to the left (south-east) of the parking bays in top photo.
Availability of Power	Underground conduit from the power pole pictured in photo 2 across the lawn to the charger site could supply power subject to TasNetworks assessment and upgrade. Because of the public location TasNetworks will probably supply a metered connection if we have a licence agreement with council (a lease is probably not required).
Informal Assessment	This site next to the toilets and in a public park and playground would probably be the most acceptable to the general public within available Hamilton sites. The site is visible from the Lyell Highway and provides greater safety for a greater number of users. New infrastructure will strengthen current usage and current users will benefit from the new infrastructure. Because it is an existing carpark it will not require planning. Consideration will need to be made as to not conflict with existing van parking and EV charging only bays will need to be signposted for EV charging only.

Address	Council Caravan Park, Market Pl. Bothwell
Location	Behind the toilet building (furthest building in photo) in the space between the two white poles in the photo. Centre-left.
Photo 1	
Power	Because it is an existing use site with existing infrastructure and due to the internal siting, there may be complications with TasNetworks to establish separate metering. A formal lease of the land may overcome this hurdle but is not guaranteed.
Notes	<p>The site is very convenient, being located directly behind toilets and adjacent to visitor centre. The site is across the road from the memorial park and close walking distance to all services and many businesses. It is not visible from the street which is not ideal but the presence of other users (caravan park) may help safety where otherwise it would be compromised by distance from road. Additional safety bollards and lighting may be required.</p> <p>Because of the internal siting and current caravan park use, it would best suit an overnight slower charging scenario to benefit users staying in the caravan park only. This scenario would suit multiple single phase AC chargers that could be deployed in stages to supplement existing standard powerpoints which will not charge an EV vehicle overnight.</p>