



# Central Highlands Council

## MINUTES – ORDINARY COUNCIL MEETING – 19 MARCH 2024

Minutes of the Ordinary Meeting of the Central Highlands Council held in the Council Chamber, **Hamilton** on **Tuesday 19 March 2024**, commencing at **9.00am**.

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## 1. OPENING – 9.00am

*The meeting resolved to formally record its condolences for Mr Richard Bowden (previous Deputy Mayor and Councillor) and Mrs Barbara Chivers (Council Employee) and a minute silence followed.*

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## 2. AUDIO RECORDING DISCLAIMER

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

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

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

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## 3. ACKNOWLEDGEMENT OF COUNTRY

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## 4. PRESENT

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

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## 5. IN ATTENDANCE

Mrs Kim Hossack (General Manager); Mr Adam Wilson (Deputy General Manager) and Mrs Katrina Brazendale (Minute Secretary).

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## 6. APOLOGIES

Nil

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## 7. LEAVE OF ABSENCE

Nil

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## 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.

- Cr Y Miller – Item 27.2 Community Grant – Hamilton District Agricultural Show Society Inc.

## 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: 01/03.2024/C**

**Moved:** Cr J Hall

**Seconded:** Cr D Meacheam

**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:

<b>Item Number</b>	<b>Matter</b>	<b>Outcome</b>
<b>1</b>	<i>Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 February 2024.</i>	<i>Regulation 15 (2)(G) of the Local Government (Meeting Procedures) Regulations 2015 – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.</i>
<b>2</b>	<i>Deputations</i>	<i>Regulation 15 (2)(G) of the Local Government (Meeting Procedures) Regulations 2015 – Commercial information of a confidential nature.</i>
<b>3</b>	<i>General Manager's Performance Review</i>	<i>Regulation 15 (2)(A) of the Local Government (Meeting Procedures) Regulations 2015.</i>
<b>4</b>	<i>Supplementary Agenda Items</i>	<i>Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.</i>
<b>5</b>	<i>Consideration of Matters for Disclosure to the Public.</i>	<i>Regulation 15 (8) of the Local Government (Meeting Procedures) Regulations 2015 – 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.</i>

**For the Motion**

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

**MEETING CLOSED** to the public at **9.08am**.

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**11. MOTION OUT OF CLOSED SESSION****RESOLUTION 03/03.2024/CC**

**Moved:** Cr J Honner

**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:*

<b>Item Number</b>	<b>Matter</b>	<b>Outcome</b>
<b>1</b>	<i>Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 February 2024.</i>	<b>THAT</b> <i>the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 February 2024 be confirmed.</i>
<b>2</b>	<i>Deputations</i>	<i>Nil</i>
<b>3.1</b>	<i>General Manager's Performance Review</i>	
<b>4</b>	<i>Supplementary Agenda Item/s</i>	<b>THAT</b> <i>the Council resolve by absolute majority to deal with any supplementary items not appearing on this agenda, as reported by the General Manager in accordance with the Local Government (Meeting Procedures) Regulations 2015.</i>
<b>4.1</b>	<i>Tarraleah Redevelopment Project by Hydro Tasmania Request for Staged Application Fees</i>	<b>THAT</b> <i>Council approve Hydro Tasmania to pay their Development Application fees for the Tarraleah Redevelopment Project, in staged instalments over the 2023/24 and 2024/25 financial years.</i>

**CARRIED**

**For the Motion**

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

**CLOSED SESSION MEETING CLOSED** at **10.36am** and the meeting was adjourned.

*General Manager, Kim Hossack left the meeting at 10.36am.*

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## 12. RE-OPEN MEETING TO THE PUBLIC

The meeting re-opened to the public at **10.45am**. The Mayor again advises, to the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

Members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

*Adam Wilson, Deputy General Manager was present when the meeting resumed.*

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## 13. DEPUTATIONS

*Nil*

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## 14. PUBLIC QUESTION TIME

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

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

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

The 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.

Nil

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## 15. NOTICE OF MOTIONS

Under Regulation 16 of the *Local Government (Meeting Procedures) Regulations 2015* relating to Motions on Notice. It states the following:

- (5) *A Councillor may give to the general manager, at least 7 days before a meeting, give written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting. general manager of a question in respect of which the councillor seeks an answer at that meeting.*
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## 15.1 NOTICE OF MOTION – CR DAVID MEACHEAM

### 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.*

<b>Date of Meeting:</b>	March 19, 2024
<b>Councillor Name:</b>	David Meacheam
<b>Proposed Motion:</b>	<p>That Council improve the value of its grants program.</p> <p>In the instance of the community grants program, the maximum sum able to be provided should be raised from \$1000 to \$2000.</p> <p>In the instance of the Church Grants Program, the limit should be raised from the present \$500 to \$1000.</p> <p>For the Central Highlands Donations Program the maximum sums available should be raised from the present \$150 to \$300 for participating or competing in an interstate event, and from the present \$300 to \$600 for participating or competing in an international event.</p> <p>In the instance of medical treatment or rehabilitation, the maximum donation that Council may make should be raised from the present \$200 to \$400 towards medical treatment or rehabilitation as a result of a medical condition, for treatment within Tasmania. The present limit of \$500 towards medical or rehabilitation as a result of a medical condition, for treatment Interstate, should be raised to \$1000.</p>
<b>Background Details:</b>	<p>If accepted, this motion is unlikely to have any impact upon our budget.</p> <p>The entire pool of community funding has been under-expended by 50% for the past several years. The levels of funding available have not been altered for many years, taking no account of inflation.</p> <p>With the appointment of Kat Cullen as a community development officer, this is our chance to better support emergent community groups and programs with funds that might enable trial programs or to seed funding of major projects.</p>
<b>Signature:</b>	<i>David Meacheam</i>
<b>Date:</b>	9/3/24

### RESOLUTION: 02/03.2024/C

**Moved:** Cr D Meacheam

**Seconded:** Cr A Bailey

**THAT** Council improve the value of its Grants Program as per above.

**For the Motion**

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

**Against the Motion**

Cr R Cassidy

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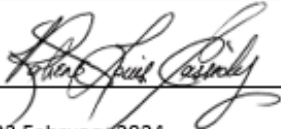
**15.2 NOTICE OF MOTION – CR ROBERT CASSIDY**

## 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.*

<b>Date of Meeting:</b>	19 March 2024
<b>Councillor Name:</b>	Robert L. Cassidy
<b>Proposed Motion:</b>	<p>Request Mayor Lou Triffitt and General Manager, Kim Hossack consider advertising in the Highland Digest, New Norfolk News and Rates Notices for donations and establishing a fire relief fund for those affected.</p> <p>Further, request the Mayor and General Manager contact the State and Federal governments for any financial assistance that may be available.</p> <p>Please consider Rates remissions, for those affected, as well.</p>
<b>Background Details:</b>	<p>Regarding several fires that started on Wednesday, 21 February, near Dee and Bradys Lake.</p> <p>We owe it to our ratepayers and residents to provide for their health and well being, as identified by the <b>Future of Local Government Review</b>. Below are excerpts from the Final Report-          “Tasmanians need a capable and effective local government sector to support their wellbeing.          We believe the future role of local government is to support and improve the wellbeing of Tasmanian communities by: providing infrastructure . . .          The local government sector needs to be able to effectively partner with the Australian and Tasmanian Governments on wellbeing.          We know effective and capable councils are a key enabler of community prosperity and wellbeing.”</p>
<b>Signature:</b>	
<b>Date:</b>	23 February 2024

**RESOLUTION: 03/03.2024/C****Moved:** Cr R Cassidy**Seconded:** Cr A Archer

**THAT** Council request Mayor Lou Triffitt and General Manager, Kim Hossack to consider advertising in the Highland Digest, New Norfolk News and Rates Notices for donations and establishment of a relief fund for those effected.

**And**

*Further request the Mayor and General Manager contact the State and Federal Governments for any financial assistance that may be available and consider any rates remissions for those effected as well.*

**LAPSED**

Cr A Archer left the meeting at 11.01am.

## **RESOLUTION: 04/03.2024/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr Y Miller

**THAT** Council consider additional funding of \$30,000 towards future natural disasters within the Emergency Management budget.

**CARRIED 7/1**

### **For the Motion**

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

### **Against the Motion**

Deputy Mayor J Allwright

## **16. COMMITMENTS**

### **16.1 MAYORAL COMMITMENTS**

#### **14 February 2024 to 14 March 2024**

19 February 2024	STCA Meeting (Hobart) and Minister
20 February 2024	Ordinary Council Meeting (Bothwell)
22 February 2024	Telemeeting, TFS, SES & Tasmania Police Meeting, Minister Calls
23 February 2024	TFS, SES & Tasmania Police Meeting (Ouse)
23 February 2024	Community Meeting (Ouse) and TV Interview
24 February 2024	TFS, SES & Tasmania Police Meeting (Ouse), Minister Calls
25 February 2024	Community Meeting (Ouse)
26 February 2024	Consultants discussions
27 February 2024	Telemeeting Premier & Ministers
2 March 2024	Offical Morning Tea – Hamilton Show
4 March 2024	International Womens Day – New Norfolk
5 March 2024	GP Meeting Hamilton
8 March 2024	Womens Day Guest Speaker - Gretna
10 March 2024	Shack Owner's Association AGM and meeting, Miena
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
13 March 2024	LGAT Mayors Workshop (Hobart)
14 March 2024	LGAT General Meeting (Hobart)

- Business of Council **x 12**
- Ratepayer and community members - communications **x 28**
- Elected Members - communications **x 30**
- Council Management communications **x 12**

### **FOR INFORMATION**

## 16.2 COUNCILLOR COMMITMENTS

### **Deputy Mayor J Allwright**

20 February 2024	Ordinary Council Meeting (Hamilton)
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
6 March 2024	LGAT Finance and Asset Management Training

### **Cr A Archer**

20 February 2024	Ordinary Council Meeting (Hamilton)
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
12 March 2024	Planning for the Future-Workshop (Bothwell Town Hall)

### **Cr A Bailey**

20 February 2024	Ordinary Council Meeting (Hamilton)
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### **Cr R Cassidy**

20 February 2024	Ordinary Council Meeting (Hamilton)
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
12 March 2024	Planning for the Future-Workshop (Bothwell Town Hall)

### **Cr J Hall**

20 February 2024	Ordinary Council Meeting (Hamilton)
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
12 March 2024	Planning for the Future-Workshop (Bothwell Town Hall)

### **Cr J Honner**

20 February 2024	Ordinary Council Meeting (Hamilton)
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
12 March 2024	Planning for the Future-Workshop (Bothwell Town Hall)

### **Cr D Meacheam**

20 February 2024	Ordinary Council Meeting (Hamilton)
3 March 2024	Great Lake Community Centre AGM
6 March 2024	LGAT Finance and Asset Management Training
10 March 2024	Shack Owner's Association AGM and meeting, Miena
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)
12 March 2024	Planning for the Future-Workshop (Bothwell Town Hall)

### **Cr Y Miller**

20 February 2024	Ordinary Council Meeting (Hamilton)
12 March 2024	Planning Meeting (Bothwell)
12 March 2024	Workshop (Bothwell)

*Cr A Archer returned to the meeting at 11.07am.*

## 16.2.1 COUNCILLOR REPORTS

### **ATTENDANCE AT THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) FINANCE AND ASSET MANAGEMENT TRAINING HELD ON 6 MARCH 2024**

#### **Report by**

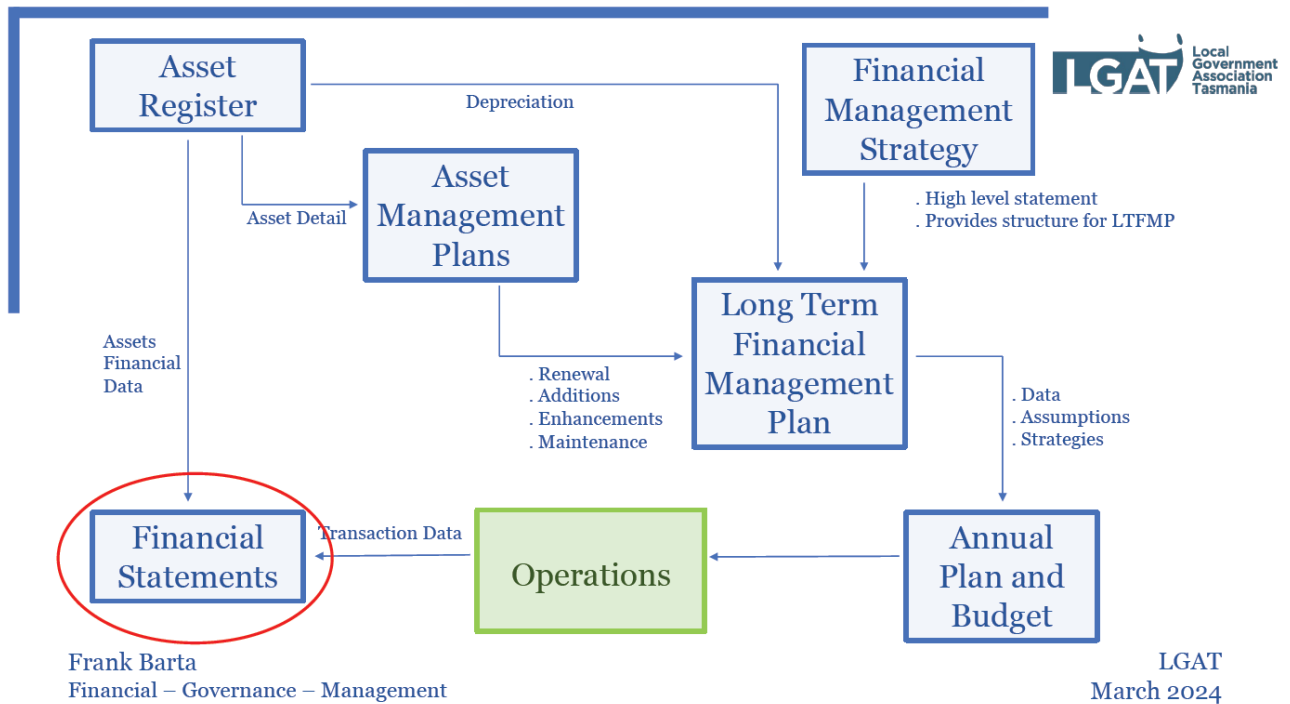
Cr David Meacheam

**Purpose**

To provide Council with a report on the LGAT Finance and Asset Management Training which was attended by myself and Deputy Mayor J Allwright.

Those presenting were Frank Barta, Ric de Santi and Sven Rand.

Typically for Tasmanian councils 23% of expenses relate to the depreciation of assets. In the instance of Central Highlands Council this sum is 30%. As Frank pointed out, climate change in particular has a major impact on the asset life of drainage, road bases et cetera. Flood and fire events exacerbate the deterioration of some of our assets. The revaluation of these assets should be near continuous in an era of high inflation. Frank repeatedly referred to the essential elements, as follows. As you are all aware, we are due this year to create a fresh, 10 year plan. That plan will directly feed into our asset management practices.



In relation to our practice of pairing our rate increases in line with CPI, it would be a lot more realistic for us to make rate adjustments in line with the LGAT cost index. In some years this might be less than CPI, in other years more. Regardless, the higher prices underlying CPI increases bear little relationship to the costs that CHC must address. The high cost of a jar of coffee bears little relationship to the material costs in fixing a dirt road.

Ric de Santi made a strong case that in asset management we shouldn't create problems or headaches for those that follow us in governing. It is critically important to consider the long-term viability of any asset that we create or take on. Ric gave the example of a sports centre that might cost \$10 million, paid for by a State or Federal grant. That sounds ideal as a new asset, for any LGA. The sting in the tail is the \$80+ million of required maintenance, funded by rate payers, during its lifetime.

The pending acquisition of Osterley Church is a good example. We are likely to carry its costs in perpetuity. Preventive maintenance, such as replacing the roof and gutters now, might lessen its impact on our budgets. With such asset acquisitions we need to be creating business cases or other financial or usage analysis, to be sure of the long-term viability of the asset. If we build something such as an amenities block and it proves to be a white elephant, we can always junk it and avoid upkeep costs. That is not an option with old churches. At issue here is what Ric referred to as 'intergenerational equity'. It is easy to take decisions now for which our children and grandchildren will continue to pay. As Ric puts it, we need to "support community conversations now with real data and analysis, not just anecdotal stories".

For commercial firms the equation is simple. Will the asset either improve income or lower costs, relative to the cost of that asset? It's not so simple for us. We need to be inventive with real data and analysis and not get distracted with anecdotal stories. Roads should be a relatively easy example. Traffic counts → traffic types (trucks vs cars) → the number of properties directly served → service costs. The flood affected part of Nant

Lane might be an instance where addressing high service costs with sealing might make sense, rather than the traffic count or the number of properties served.

In relation to assets such as the Bothwell Recreation and Community Centre the calculation might include the number of sporting clubs calling it 'home' → x the number of teams → x the number of team members → + the number of community bookings. \$ receipts from users would be a minor factor.

We currently face the possibility of a substantial increase, \$470,000, in our State grants. We can't take that increase for granted, nor can we take for granted the possible increase in our receipts from other revenue sources. If both sources of income growth do occur, then we have the chance to create assets, such as the sealing of problematic roads, that will serve us well into future decades.

We would like to recommend to invite Ric De Santi to attend a future Council Workshop.

## **RESOLUTION: 05/03.2024/C**

**Moved:** Cr D Meacheam

**Seconded:** Deputy Mayor J Allwright

**THAT** Council invite Ric De Santi to attend a future Council Workshop.

**CARRIED**

### **For the Motion**

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

## **16.3 GENERAL MANAGER'S COMMITMENTS**

<b>Date</b>	<b>With Whom</b>	<b>Subject / Comment</b>
19 Feb – 11 Mar 2024	Annual Leave	
12 Mar 2024	Council and Management Members	Council Workshop
12 Mar 2024	Council and Management Members	Planning for the Future-Workshop at Bothwell Town Hall
14 Mar 2024	Deputy General Manager and Tas Audit Office staff	Client Audit Entry Meeting

### **NOTED**

## **16.4 DEPUTY GENERAL MANAGER COMMITMENTS**

<b>Date</b>	<b>With Whom</b>	<b>Subject / Comment</b>
23 Feb 2024	TFS, Tas Police, SES, Council and General Public	Bushfire Meeting Ouse Hall
25 Feb 2024	TFS, Tas Police, SES, Council and General Public	Bushfire Meeting Ouse Hall
26 Feb 2024	TFS, SES and Council	Bushfire Meeting Cambridge
6 Mar 2024	Emergency Recovery Officers	Recovery Meeting
12 Mar 2024	Council and Management Members	Council Workshop
13 Mar 2024	Emergency Recovery Officers	Recovery Meeting
14 Mar 2024	General Manager, Deputy General Manager and Audit Department Officers	Client Audit Entry Meeting
19 Mar 2024	Council and Management Members	Council Meeting

### **NOTED**

## 17. NOTIFICATION OF COUNCIL WORKSHOPS HELD

A Council Workshop was held on **12 March 2024**. The following items were discussed –

- Town Structure Plans Project – briefing update
  - Election Projects
  - LGAT – General Meeting Motions
  - Hamilton Showgrounds
  - Popular Trees Lyell Highway Ouse
- 

## 18. FUTURE WORKSHOPS

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

- 9 April 2024
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## 19. MAYORAL ANNOUNCEMENTS

Nil

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## 20. MINUTES

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### 20.1 CONFIRMATION OF DRAFT ORDINARY COUNCIL MEETING MINUTES – 20 FEBRUARY 2024

#### RESOLUTION: 06/03.2024/C

**Moved:** Cr J Honner

**Seconded:** Cr Y Miller

*THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 20 February 2024 be confirmed.*

**CARRIED**

#### For the Motion

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

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### 20.2 RECEIVAL OF DRAFT PLANNING COMMITTEE MEETING MINUTES – 12 MARCH 2024

#### RESOLUTION: 07/03.2024/C

**Moved:** Cr J Honner

**Seconded:** Cr J Hall

*THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 12 March 2024 be received.*

**CARRIED**

#### For the Motion

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

## 21. BUSINESS ARISING – FEBRUARY 2024 COUNCIL MEETING

### Business Arising - actions undertaken.

15.1	NOTICE OF MOTION - Bronte Park dog control area	Actioned
15.2	NOTICE OF MOTION – Telecommunications blackspots	Waiting to send letter to new State Government minister
25.2	TOWNSHIPS STRUCTURE PLANNING PROJECT	Actioned
26.1	HAULAGE ROAD, BREONA	Actioned
26.2	SPEED LIMIT REDUCTION REQUESTS – PATRICK STREET, BOTHWELL	Actioned
26.3	2075 VICTORIA VALLEY ROAD, OSTERLEY – IMPACTS OF ROAD DUST	Actioned
27.2	GRETNA CRICKET CLUB FUNDING SUPPORT	Actioned
27.3	HYDRO TARRALEAH POWER STATION UPGRADE FIELD VISIT	Waiting for General Manager to actioned
27.4	HYDRO LAKE MEADOWBANK INTERPRETATION SIGNAGE	Actioned
28.1	FUTURE OF LOCAL GOVERNMENT REVIEW FINAL REPORT SUBMISSION	Actioned
28.2	SHEEP STATION CUP BOTHWELL	Actioned
28.6	COMMUNITY GRANT APPLICATION – BOTHWELL SCHOOL ASSOCIATION	Actioned

### NOTED

## 22. DERWENT CATCHMENT PROJECT



### Derwent Catchment Project Monthly Report for Central Highlands Council

February 13<sup>th</sup> - March 12<sup>th</sup> 2024

## General Business

The DCP crew had an excellent day at the Hamilton Show talking to community about all things land management. Public engagement was high, with many visitors wishing to learn more about native plants, how to spot weeds of particular concern and the best way to treat and prevent their reoccurrence in the future.

Josie, Stuart, and Morgan presented to TasNetworks as part of the new partnership to deliver weed management and restoration programs within the Derwent Catchment. It was an excellent opportunity to showcase all the great



DCP stall at the Hamilton Show

work happening in the catchment to a wide range of personnel and management within TasNetworks. The DCP looks forward to working with TasNetworks and other stakeholders to deliver catchment-wide programs. Morgan is developing a collaboration with TAFE and the students within the Conservation and Land Management Cert III program. The partnership began with Morgan delivering a lecture to students introducing the Derwent Catchment Program and the program it delivers. As the year progresses the students will come into the field for hands-on training and teaching. The students will have a large involvement in river restoration and plant establishment working in different areas of the catchment.

*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 crew have been spraying along council roads as part of the Central Highlands Weed Management Program. The last month had its complications due to the fires, and efforts were redirected to safer areas; however, spray work was carried out on Lanes Tier Road and Victoria Valley Road. The crew will be back up to investigate the Dee Lagoon treatment zone to assess the best course of action after the fire event. The ground crew finished their final day of township spraying at Hamilton last month as part of our contract to reduce slashing work around the townships.

## Orange Hawkweed: Weed Action Fund

The final treatment was carried out on Orange hawkweed, marking the end of the spraying season and the three-year Weed Action Fund grant program. This year had a very long flowering period, creating an excellent opportunity to train the ground crew to identify plants and teach the community about them. As a result of community engagement and an opportunistic sighting by a tourist, Orange hawkweed was discovered at Bronte Park within the township. The community was quick to treat it, and the DCP will work closely with them over the coming years to ensure all the plants are found and treated. The Orange Hawkweed program will have an ongoing commitment from Hydro, TasNetworks, and Sustainable Timbers Tas after the grant program concludes.

## Stakeholder Weed Programs

### IFS

Access routes, spawning grounds, and infrastructure were treated for weeds in a program with the Inland Fisheries Service at Liawenee. A weed of significant concern for Inland Fisheries is the Californian thistle, which is growing rampant around the yingina/Great Lake shoreline. Works on the eastern shoreline have had great success, and the DCP is in conversation with Hydro about expanding the treatment zone to the western shore.

### Hydro

Ragwort and Californian thistle have been heavily targeted over the last few weeks. Extensive treatment and removal have occurred on the Great Lake's eastern shoreline for Hydro. A large trailer load of ragwort was cut and bagged, and all Californian thistle has been treated with herbicide from Tod's Corner to Cramps Bay.



Ragwort at yingina/Great Lake

### TasNetworks

The ragwort at Poatina, located underneath TasNetworks powerlines, has been significantly reduced to a handful of plants after two years of treatment. Ragwort has had a good growing season this year, and only finding a handful of plants at Poatina is encouraging. The remaining plants were targeted two weeks ago. DCP will continue to monitor the ragwort at Poatina for TasNetworks.

## Agriculture

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

### **Farming Forecaster extension – funded by NRM South**

Pasture monitoring at Farming Forecaster weather station and soil moisture probe sites has continued at Cawood, Dungrove, Glenelg and Wetheron. Pasture condition has been severely tested at each of these sites. Late December and January rain produced some green response, primarily from cocksfoot, but most plants and sites are now frying. Consistent with our species trial sites, the growth response of Phalaris at these sites has lagged behind that of cocksfoot but is demonstrating an additional level of resilience.

The Wetheron site allowed us to measure the growth response in the monitor paddock and some mown fertiliser strips to contrast this against the sites modelled pasture growth. Our pasture meter and pasture cut measures indicated a 51-day rest accumulated 700kg Green DM/ha in both the paddock and strips, and we are attempting to compare this with the model's growth response over this period. To do this fairly, however, we need to understand better the grazing rules embedded in the modelled farm system. At present, it seems that the modelled growth is at least in the right ballpark.

### **Derwent Pasture Network - funded by the Derwent Catchment Project**

Assessments at species persistence trials at Bothwell, Ouse and Westerway are progressing, with measures of plant frequency being taken now at the harshest point of the year and progressively across autumn/winter as plant activity increases. After three years of trials, we are starting to collect evidence of some species selections that are starting to decline in presence. Significantly, others are improving, allowing us to gain confidence in their merit.

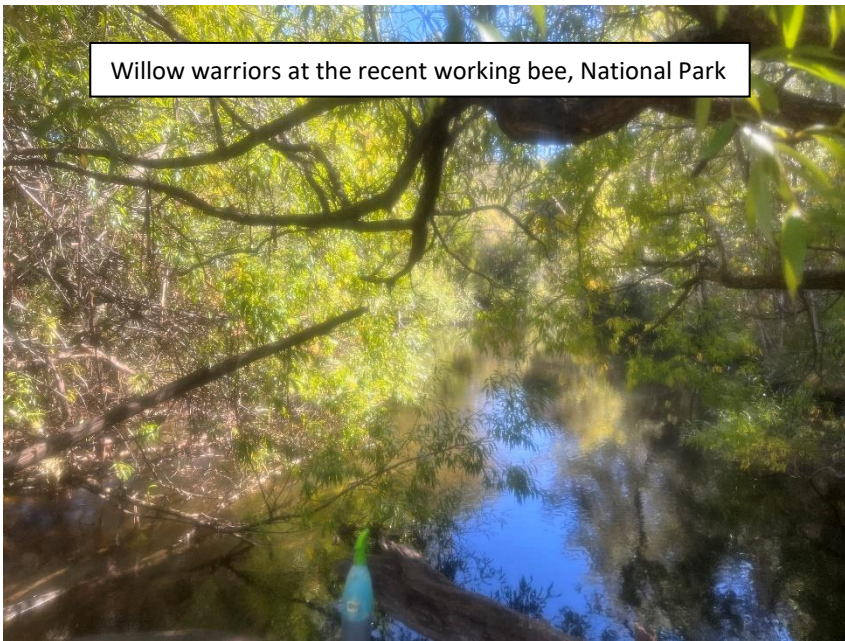
Tours of a variety of commercial sowings in north-facing slope paddocks and a series of multi-species paddock sowings have been conducted, with potential field-day sites identified for activity when growth recommences, and results are more visible. These and our species trial sites are yielding several strong learning themes for us to share.

### **Containment Project – funded by NRM South (Farming Forecaster) and the Tas Farm Innovation Hub**

We have undertaken two site visits to support development of sheep containment plans. These are now being prepared for implementation on farm in the next few months. We have also delivered two containment workshops on farms at Bridport and Cluan for a total of 19 producers. The events received great feedback and there was strong interest in one-on-one containment plans from the workshops, especially with the current dry conditions. We are collaborating with the Tas Farm Innovation Hub and now planning two cattle drought feeding workshops at Carrick and Flinders Island for March 25 and 26.

## **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**

The second working bee for Willow Warriors was held last weekend and supported the extra work being carried out by the Paddling Willow Warriors. The Warriors worked up from Weir Road, treating all the willows opposite National Parks' land. Two small infestations are left, which will be treated at the next working bee.

### **Nursery Update**

The expansion of the nursery is well underway, with concrete work and shed construction starting in April. A new potting bay and hothouse are being procured and will commence construction in April/May.

## **Grant applications**

*Cattle Hill Community Fund – 4WD truck application – **unsuccessful***

We have submitted an application that requests funding for a 4WD truck to support improved weed management and restoration work, particularly managing green willow debris.

*FRRR – Strengthening Rural Communities - \$10 k – pending*

This application is seeking funds to install conference IT capabilities and an internet upgrade at the Hamilton Resource Centre.

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

Yours Sincerely,

The Derwent Catchment Team

**Key Contacts:**

Josie Kelman (Co Executive Officer) 0427 044 700

Eve Lazarus (Co Executive Officer) 0429 170 048

Morgan McPherson (Works Manager) 0418 667 426

Stuart Rose (Restoration Manager) 0401 098 080

Karen Phillips (Nursery Manager) 0400 039 303

**RESOLUTION: 08/03.2024/C**

**Moved:** Cr J Honner

**Seconded:** Cr D Meacheam

*THAT the Derwent Catchment Project Report for February 2024 be received.*

**CARRIED**

**For the Motion**

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

**23. COUNCIL ACTING AS A PLANNING AUTHORITY**

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

In accordance with Regulation 25, the Council will act as a Planning Authority in respect to those matters appearing under Item 23 on this agenda, inclusive of any supplementary items.

**RESOLUTION: 09/03.2024/C**

**Moved:** Cr J Honner

**Seconded:** Cr Y Miller

*THAT Council now act as a Planning Authority.*

**CARRIED**

**For the Motion**

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

## 23.1 DEVELOPMENT APPLICATION (DA2024/06) FOR MULTI-PURPOSE BUILDING (EDUCATION & TRAINING FACILITY) SUBMITTED BY THE VIETNAM VETERANS ASSOCIATION OF AUSTRALIA – TASMANIA INC AND OWNED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TASMANIA

### PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 13<sup>th</sup> March 2024 with the Planning Committee making the following recommendation to Council acting as the Planning Authority.

#### Report By

Senior Planning Officer (Louisa Brown)

#### Authorised By

Manager Development & Environmental Services (Graham Rogers)

#### Discretions

- 23.4.2 Building Height, Setback and Siting P2
- 23.4.3 Exterior Finish P1
- C2.6.2 Design & layout of Parking Areas P1
- C7.6.1 Building & works within a Waterway & Coastal Protection Area P1.1

### PROPOSAL

Council is in receipt of an application for a Planning Permit for a new building, Multi-Purpose Education & Training Facility for current Australian Defence Personnel and ex serving veterans to conduct workshops, meetings, short courses and training at the property 2 Galaxia Avenue, Interlaken.

The proposal is for a new building of 95m<sup>2</sup> which includes 2 bedrooms, toilet, store room, bathroom, kitchen area, open living area and patio. The building will provide space for ex serving veterans to hold meetings, undertake workshops and training. The bedrooms are provided for any visiting conference facilitators or trainers of the workshop or training events to stay on site whilst conducting the training course, as it is highly likely these facilitators will come from interstate or other parts of Tasmania.

There is an existing retreat building for veterans and their families to use on the property and an additional retreat on the adjacent property for veterans. The Multi-Purpose building would create an opportunity for additional support services for veterans, it is not an additional retreat facility, and this is a stipulation of the grant agreement between the Department of Veterans Affairs and the Vietnam Veterans Association of Australia – Tasmania Branch Inc.

The application has been lodged under the *Tasmanian Planning Scheme – Central Highlands* (“the Planning Scheme”). The “use” of the building is defined in the Planning Scheme as *Educational and Occasional Care*; use of land for educational or short-term care purposes. Examples include a childcare centre, day respite centre and employment training centre.

The property is within the Environmental Management Zone of the Planning Scheme, education and Occasional care is a permitted use/development in this zone with the qualification that the use/development has an authority under the National Parks and Reserve Management Regulations 2019 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.

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

This is a discretionary application under the Planning Scheme. The Council gave notice of the application for public comment as required by the Act. During the notification period one representation was received. The representation is summarised below and response from Council’s planning Officer included.

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



Figure 1. Site plan – proposed building is located to the north of the property.

## THE SITE

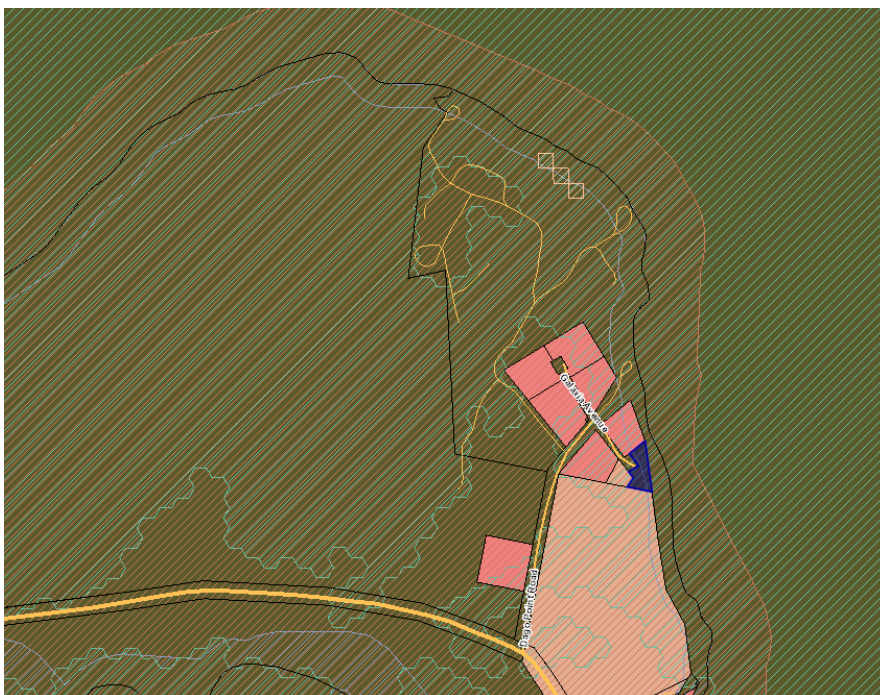
The property is located 400m north east of the junction of Dago Point Road and Interlaken Road, on the southern banks of Lake Sorell at Interlaken.

This area of Dago Point where the property is located, contains seven (7) properties and large areas of land owned by the Department of Natural Resources and Environment Tasmania. A jetty is situated 130m to the north of the property and Dago Point Camp Ground a further 70m north.

The area is characterised by low density residential dwellings and camping areas.

On the property exists a building used as a retreat for veterans and their families to stay. The Vietnam Veterans also have another property adjacent to the site to the west.

Map 1 below shows the land zoning, code overlays and location of the property. Map 2 is an aerial image of the property and surrounds.



Map 1\_The subject land and large areas of surroundings are in the Environmental Management Zone (green). Adjoining land to the south is in the Rural Zone (light brown). The pink colour represents the Low Density Residential Zone. The subject title is identified by the blue line. Source: LISTmap (06/03/24)



Map 2\_Aerial image of the subject land and surrounding area. Subject titles marked with blue line. . Source: LISTmap (62/03/24)

## THE APPLICATION

The Applicant has submitted the attached Plans and reports to accompany the Development Application form.

Specific matters relevant to the application are discussed below.

### Crown Consent

A qualification for Education & Occasional care in the Environmental Management Zone is that an authority under the National Parks and Reserve Management Regulations 2019 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Council and the applicant have been in touch directly with Parks & Wildlife and can confirm this has been sought.

In addition, as the property is owned by the Crown, The Department of Natural Resources and Environment Tasmania consent must be given for the making of the planning application and the Application for Planning Approval development & Use signed by an authorised person on behalf of the Crown. Documents confirming this have also been provided with the application.

### Bushfire

As stated in the Bushfire Prone Area Code of the Planning Scheme, the Bushfire Code applies to the application of a use, on land that is located within, a bushfire-prone area, which is a vulnerable use. Educational & Occasional Care use is defined as a vulnerable use in the Code, therefore a Bushfire Hazard Report is required as a part of the planning application.

A Bushfire Hazard Report prepared by GES and dated January 2024 J6910v1 has included in the Planning Application documents. The report concludes that the construction of the proposed building demonstrates compliance with the Directors Determination – Bushfire Hazard Areas, version 1.1, 12<sup>th</sup> April 2021.

## USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as Education & Occasional Care, which is a permitted use in the Environmental Management Zone in accordance with the *Tasmanian Planning Scheme – Central Highlands*.

However, the application is discretionary owing to assessment against several Performance Criteria of the standards of the zone and Code overlays.

**Use/Development Status under the Planning Scheme**

As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Council has the discretion to grant a permit for this proposal with or without conditions, or refuse to grant a permit.

**PUBLIC NOTIFICATION AND REPRESENTATIONS**

The application was advertised for 14 days from 15 February until the 29 February 2024. During this time, one representation was received.

A summary of the representation received and the response from Council’s planning Officer is provided below.

Representation Received	Planning Officer Comments
<p>I have a number of concerns that relate to this application and shall detail them below (in no particular order).</p> <p>1. The application is for a Multi-Purpose Education &amp; Training Facility and yet the plans for the building would appear to be for a two bedroom dwelling. I feel that greater detail needs to be provided re how the building is to operate and also details about the proposed training that will be taking place. Is it just another dwelling providing accommodation?</p> <p>2. The Location Plan (Page 10 of 54) lacks detail and causes me some concern. The aerial photograph is very fuzzy and impossible to discern any features. Also the outline of existing buildings do not match the buildings in the photographs; does this mean that the property boundaries are also drawn in the wrong place? I think this should all be carefully pegged out on the ground and discussed with neighbours before any approval is given.</p> <p>3. I notice that in the Site Plan (Page 11 of 54) that an easement of 1.5 metres is allowed between the building and the property boundary. Given that RW tank collection and Tank Overflow are to be accommodated within this 1.5m I think that it does not fall within the Councils Guidelines. Quote “Easements must be created over all drains, pipelines, wayleaves and services located in private property, in accordance with the requirements of the Council’s Works and Services Manager or Municipal Engineer and the relevant authorities. The cost of locating and creating the easements shall be at the subdivider’s full cost.”</p> <p>4. The Site Investigation Plan (Page 45 of 54) bears no relation to the proposed building location what-so-ever. Is the Site Assessment based on BH1 and BH2 ? as shown on page 45? Which is my understanding of where the building was to be originally located. Have the “Approximate Test Hole Locations” shown on</p>	<p><i>The application is for education &amp; occasional care, this will be conditioned in the Planning Permit. The bedrooms are for facilitators who are travelling from the mainland or other parts of Tasmania to stay in whilst conducting the training for ex veterans and their families. It is not a dwelling.</i></p> <p><i>The plan quality may be reduced somewhat for the purposes of reducing the file size for the internet. Additionally, this is also a base plan for the proposal. When using aerial photos, it is accepted that boundaries or the outline of structures maybe slightly out of sync. This is because it is almost impossible to overlay scaled drawings to aerial images. However, at the time of construction, the Building Surveyor will need to be confident and will be responsible for ensuring that the building is in the exact location as shown on the plans.</i></p> <p><i>There is no requirement for developers to “peg out and discuss locations with neighbors” and if there was, this would not fall within the role of Council.</i></p> <p><i>The planning officer assessing the application for a planning permit is satisfied with the quality of the plans, in so much that they are able to make an assessment.</i></p> <p><i>There is no easement proposed and the Council’s Guidelines quoted relate to Subdivision which this application is not.</i></p> <p><i>The site investigation Plan and report are not required for the purposes of the Planning Application and the Planning Permit. These relate to investigations for the possible location and design of Wastewater on the property. Wastewater and stormwater will be condition in the Planning Permit and will be required to meet the appropriate standard in line with the requirements of the Plumbing Permit Authority.</i></p>

<p>page 46 been dug yet? and should not the report be based on those results when they become available?</p> <p>5. The letter (Page 6 of 54) states in part “ it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land” and further “</p> <p>This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the Crown Lands Act 1976 have been granted. “These requirements do not seem to have been met at 2 Galaxia Avenue with trees being felled on the foreshore reserve and site clearing already started.</p> <p>When last we spoke with the VVAA Tas about this expansion it was to be built between their two existing buildings and not encroach upon our property at all. To us that seemed like an eminently suitable location for such a facility (see Site Investigation Plan page 45 of 54) and we had no concerns with it proceeding.</p> <p>However, this new location is both visually intrusive and unnecessarily close to our existing dwelling. Why does a training facility need to be located so close to the property boundary and in a position that obstructs the view of the lake for neighbours?</p> <p>We are not opposed to the development per se but feel that it should be located at the original proposed site rather than the new site. We see no good and valid reason for changing its location to the new proposed site. The old location was close to the existing VVAA structures, would have had low visual impact in the area and would have been much easier for access during and after construction.</p>	<p><i>The letter provided by the Crown is a letter confirming that consent is given for the making of the planning application, which is a requirement of the Land Use Planning and Approval Act 1993. At this stage, this is all that is required. Further consent will be gained and arranged between the Crown and the applicant.</i></p> <p><i>The Bushfire Hazard management area is contained wholly on the property. If some clearing on the foreshore has already taken place, this would be considered outside of this planning application process. Council suggests that you raise your concerns with Parks &amp; Wildlife. It is possible that Parks &amp; Wildlife have been taking steps to manage the land for Bushfire.</i></p> <p><i>Council clarifies that the proposed building does not encroach on any other land, other than the land at 2 Galaxia Avenue.</i></p> <p><i>The planning Scheme does not, nor is able to take into consideration of preserving views from properties.</i></p> <p><i>Applicants are entitled to change the proposed location of structures and in this case the applicant has worked hard to meet the standards of the Planning Scheme.</i></p>
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**ASSESSMENT - THE TASMANIAN PLANNING SCHEME – CENTRAL HIGHLAND - Environmental Management Zone**

The purpose of the Environmental Management Zone is to provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

To allow for compatible use or development where it is consistent with:

- (a) the protection, conservation and management of the values of the land; and
- (b) applicable reserved land management objectives and objectives of reserve management plans

The proposal must satisfy the requirements of the following relevant provisions of this zone:

**23.4 Development Standards for Buildings and Works**  
**23.4.1 Development area**

That the development area is: (a) compatible with the values of the site and surrounding area; and (b) minimises disturbance of the site.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> The development area must: (a) be not more than 500m <sup>2</sup> ; (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.	<b>P1</b> The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to: (a) the design, siting, scale and type of development; (b) the operation of the use; (c) the impact of the development on the values of the site and surrounding area; (d) the need for the development to be located on the site; (e) how any significant values are managed; and (f) any protection, conservation, remediation or mitigation works.	<i>The development area of the building is 95m<sup>2</sup>, which is less than 500m<sup>2</sup></i>  <i>The development is in accordance with the appropriate authority under the National Parks &amp; Reserve Management Regulations.</i>  <i>The Acceptable Solution A1 is met.</i>

<b>23.4.2 Building height, setback and siting</b>		
That the design and siting of buildings responds appropriately to the values of the site and surrounding area.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> Building height must: (a) be not more than 6m; (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.	<b>P1</b> Building height must be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; and (e) the character of the surrounding area.	<i>The building height is 4.5m, therefore the Acceptable Solution A1 is met.</i>  <i>The development is in accordance with the appropriate authority under the National Parks &amp; Reserve Management Regulations, the Acceptable Solution A1 is met.</i>
<b>A2</b> Buildings must have a setback from all boundaries: (a) not less than 10m; (b) not less than the existing building for an extension; (c) in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority and/or Nature Conservation Act 2002; or	<b>P2</b> Buildings must be sited to be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; (e) the retention of vegetation; (f) the safety of road users; and	<i>The building is setback from the northern property boundary by 1.5m, therefore the proposal is assessed against the Performance Criteria P2.</i>  <i>At 95m<sup>2</sup> the proposed building is in keeping in terms of size and form to that of existing buildings in the locality.</i>  <i>The building maybe viewed when approaching the property from Galaxia Avenue, however views will be limited to that of the western elevation and</i>

<p>(d) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976</p>	<p>(g) the character of the surrounding area.</p>	<p><i>glimpsing views of the northern elevation.</i></p> <p><i>Limited vegetation remains on the property, as a previous building in this location burnt down and hence existing vegetation which may be required to be removed, is limited. Vegetation comprises mainly of dispersed trees and will be maintained where appropriate in line with the recommendations of the Bushfire Hazard Management Plan.</i></p> <p><i>The property is located on a cul-de-sac, the road terminates at the property. This in addition to low traffic volumes are unlikely to negatively affect the safety of road users.</i></p>
<p><b>A3</b> Buildings for a sensitive use must be separated from an adjoining Rural Zone or Agriculture Zone: (a) not less than 200m; or (b) where an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p><b>P3</b> Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zone; and (d) any proposed attenuation measures.</p>	<p><i>A sensitive use is defined in the Planning Scheme as a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school. The use of the building is not a sensitive use as defined above.</i></p> <p><i>Not applicable.</i></p>

<b>23.4.3 Exterior finish</b>		
That exterior finishes are not prominent and blend with the character of the site and surrounding area.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> Exterior building finishes must: (a) be coloured using colours with a light reflectance value not more than 40% in dark natural tones of grey, green or brown; (b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act</p>	<p><b>P1</b> Exterior building finishes must be compatible with the character of the site and surrounding area, having regard to: (a) the topography of the site; (b) the existing vegetation; (c) the dominant colours of the vegetation and surrounding area; (d) the nature of the development; (e) the nature of the exterior finishes;</p>	<p><i>The proposed colour for the roof is monument which is 9% LRV, which meets the Acceptable Solution A1.</i></p> <p><i>The proposed colour for the Walls is Pale Eucalypt which has a LRV of 25% and must therefore be assessed against the Performance Criteria.</i></p> <p><i>The proposed colour pale eucalypt is a green colour, which is a predominant colour of buildings and the natural</i></p>

<p>2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.</p>	<p>(f) the appearance when viewed from roads and public places; and (g) the character of the surrounding area.</p>	<p><i>environment surrounding the locality.</i></p> <p><i>As previously discussed, the proposed building will not be visible from the road, until directly approaching this end of Galaxia Avenue.</i></p> <p><i>It may be possible to see the proposed building from lake Sorell and the small section of the camp ground to the north of the property. However as the proposed colour is a shade of green, it is likely that the building will not dominate the view.</i></p> <p><i>The proposed building is also relatively small in scale, 95m<sup>2</sup> and will be partially screened from any surrounding vegetation.</i></p> <p><i>The performance Criteria is met.</i></p>
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<b>23.4.4 Vegetation management</b>		
That the site contributes to the values of the surrounding area by restricting vegetation removal.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> Building and works must: (a) be located on land where the native vegetation cover has been lawfully removed; or (b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002.</p>	<p><b>P1</b> Building and works must be located to minimise native vegetation removal and the impact on values of the site and surrounding area, having regard to: (a) the extent of native vegetation to be removed; (b) any proposed remedial, mitigation or revegetation measures; (c) provision for native habitat for native fauna; (d) the management and treatment of the balance of the site or native vegetation areas; and (e) the type, size and design of development</p>	<p><i>Any vegetation removal will be required as per the Bushfire Hazard Management Report and in accordance with an authority under National Parks and Reserve Management Regulations. The Acceptable Solution A1 is met.</i></p>

## **C2.0 Parking and Sustainable Transport Code**

The purpose of the Parking and Sustainable Transport Code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.

- To provide for parking precincts and pedestrian priority streets.

<b>C2.5 Use Standards</b>		
<b>C2.5.1 Car parking numbers</b>		
Objective that an appropriate level of car parking spaces are provided to meet the needs of the use.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: <math>N = A + (C - B)</math> N = Number of on-site car parking spaces</p>	<p><b>P1.1</b> The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p><b>P1.2</b> The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required;</p>	<p><i>As the proposal has two bedrooms for facilitators to stay, it can be assumed that two facilitators may be attending courses at any one time, therefore 2 car parking spaces are required under the standard.</i></p> <p><i>The standard also requires 1 space per 6 students. Again assuming that the training courses would be for a small number of attendees, which could be two family groups, assuming 12 people attending, the requirement is for 2 car parking spaces.</i></p> <p><i>The property has an existing hard standing gravel area of 500m<sup>2</sup> this equates roughly to a minimum of 6 car parking spaces. There is also space for additional vehicles to park on the adjacent property owned by the Vietnam Veterans (1 Galaxia Avenue) and space available on the property for less formal car parking arrangements.</i></p> <p><i>The proposal meets the Acceptable Solution A1.</i></p>

required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	(b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.	
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<b>2.5.3 Motorcycle parking numbers</b>		
That the appropriate level of motorcycle parking is provided to meet the needs of the use.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	<b>P1</b> Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.	<i>The requirement in the standard is 1 space per 5 employees and tertiary education students. Assuming two trainers and 12 people attending the course, this would equate to 3 motorcycle parking spaces.</i>  <i>There is adequate space provided on the property for 3 motorcycles if required.</i>  <i>The Acceptable Solution is met.</i>

<b>C2.6 Development Standards for Buildings and Works C2.6.1 Construction of parking area</b>		
That parking areas are constructed to an appropriate standard.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of	<b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.	<i>The property has an area estimated to be 500m<sup>2</sup> which is gravel and level and suitable for car parking. Stormwater drainage is likely to be contained on site.</i>  <i>The acceptable solution A1 is met.</i>

water to the pavement.		
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<b>C2.6.2 Design and layout of parking areas</b>		
That parking areas are designed and laid out to provide convenient, safe and efficient parking.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p><b>A1.2</b> Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p>	<p><b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>The property has an area estimated to be 500m<sup>2</sup> which is gravel and level and suitable for car parking. However, the car parking spaces are not delineated, therefore the proposal must be assessed against the Performance Criteria.</i></p> <p><i>The existing car parking provisions on the property are level, provided with suitable all weather surface treatment and provides adequate space for vehicles to manoeuvre and leave the property on a forward direction.</i></p> <p><i>The proposal will generate a small increase in vehicular movements to the property, this is not likely to cause an unreasonable increase on the safety of roads or the useability of the local road network.</i></p> <p><i>The Performance Criteria P1 is met.</i></p>

<b>C2.6.3 Number of accesses for vehicles</b>
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That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	<b>P1</b> The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.	<i>There is no change to the existing vehicular access arrangement, which is currently one.</i>  <i>The Acceptable Solution A1 is met</i>
<b>A2</b> Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	<b>P2</b> Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.	<i>Not applicable.</i>

### **C7.0 Natural Assets Code**

The purpose of the Natural Assets Code is:

To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

To minimise impacts on identified priority vegetation.

To manage impacts on threatened fauna species by minimising clearance of significant habitat.

This Code applies to development in the Environmental Management Zone, in the Waterway & Coastal Protection Area overlays, therefore the proposal is assessed against the relevant standards of the scheme.

The development such as clearance of native vegetation within a priority vegetation area are Exempt from this Code because the vegetation is within State-reserved land and the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant.

<b>C7.6 Development Standards for Buildings and Works</b>		
<b>C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.</b>		
That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Officer Comment</b>

<p><b>A1</b> Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p><b>P1.1</b> Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual.</p> <p><b>P1.2</b> Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location;</p>	<p><i>The proposal must be assessed against the Performance Criteria P1.1.</i></p> <p><i>The Site Assessment prepared by GES for the proposal makes recommendations regarding drainage and sediment control during and after construction. These will also be conditioned.</i></p> <p><i>No works will take place on the banks of the Lake, as the property is some 20m from the Lake.</i></p> <p><i>Cut and fill will be minimal.</i></p> <p><i>The proposal meets the Performance Criteria P1.1.</i></p>
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	<p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; or</p> <p>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</p>	
<p><b>A2</b> Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p><b>P2.1</b> Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;</p> <p>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</p> <p>(d) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(e) the impacts on native vegetation;</p> <p>(f) minimising cut and fill;</p> <p>(g) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(h) the impacts of sea-level rise on natural coastal</p> <p><b>P2.1</b> Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p>	<p><i>Not Applicable, the property is not within a coastal refugia area.</i></p>

	<p>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;</p> <p>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</p> <p>(d) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(e) the impacts on native vegetation;</p> <p>(f) minimising cut and fill;</p> <p>(g) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(h) the impacts of sea-level rise on natural coastal.</p>	
<p><b>A3</b> Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</p>	<p><b>P3</b> Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to minimise impacts on water quality; and</p> <p>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</p>	<p><i>The proposal includes a stormwater tank overflow into Lake Sorell, therefore assessment against the Performance Criteria is required.</i></p> <p><i>Stormwater management will be conditioned and required to meet standards under the Building Code and in line with a Plumbing Permit granted by the Permit Authority.</i></p> <p><i>The proposal meets the Performance Criteria P3.</i></p>
<p><b>A4</b> Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p><b>P4.1</b> Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p>	<p><i>Not applicable, no dredging is required.</i></p>

	<p>(c) the need to avoid land filling of wetlands;</p> <p>(d) impacts on sand movement and wave action;</p> <p>and</p> <p>(e) the potential for increased risk to inundation of adjacent land.</p> <p><b>P4.2</b></p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <p>(a) to continue an existing use or development on adjacent land; or</p> <p>(b) for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(i) the need to access a specific resource in a coastal location;</p> <p>(ii) the need to operate a marine farming shore facility;</p> <p>(iii) the need to access infrastructure available in a coastal location;</p> <p>(iv) the need to service a marine or coastal related activity;</p> <p>(v) provision of essential utility or marine infrastructure; and</p> <p>(vi) provision of open space or for marine related educational, research, or recreational facilities.</p>	
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### **C13.0 Bushfire Prone Area Code**

The purpose of the Bushfire-Prone Areas Code is:

To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The application of this Code applies to a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use. Education & Occasional care is defined as a vulnerable use.

A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan for the proposal, has been prepared by GES Geo-Environmental Solutions, dated January 2024, J6910v1 was provided with the Development Application.

The assessment against the development standards of the code is provided in the following tables.

<b>C13.5 Use Standards</b>		
<b>C13.5.1 Vulnerable uses</b>		
That vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b>	<b>P1</b>	
No Acceptable Solution		

	vulnerable use must only be located in a bushfire prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy (vulnerable use) and bushfire hazard management plan; and (e) other advice, if any, from the TFS.	A <i>Bushfire Hazard Management Plan</i> has been prepared, the proposal meets the Performance Criteria P1.
<b>A2</b> An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.	No Performance Criterion	A <i>Bushfire Hazard Management Plan</i> has been prepared by a suitably qualified person, the proposal meets the Acceptable Solution A2.
<b>A3</b> A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	No Performance Criterion	A <i>Bushfire Hazard Management Plan</i> has been prepared by a suitably qualified person, the proposal meets the Acceptable Solution A3.

## CONCLUSION

The report has assessed a Development Application for a Multi-Purpose Building (Education & Training Facility) submitted by the Vietnam Veterans Association of Australia – Tasmania Inc and owned by the Department of Natural Resources and Environment Tasmania.

One representation was received and this has been addressed in this report.

The proposal has been found to comply with all the relevant standards of the Environmental Management Zone and the applicable Codes.

It is recommended that the Application be approved and a Permit issued with conditions and advice.

## RESOLUTION: 10/03.2024/C

**Moved:** Cr R Cassidy

**Seconded:** Cr A Bailey

**THAT** in accordance with the provisions of the *Tasmanian Planning Scheme – Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council **APPROVE** Development Application (DA2024/06) for Multi-Purpose Building (Education & Training Facility) submitted by the Vietnam Veterans Association of Australia – Tasmania Inc and owned by the Department of Natural Resources and Environment Tasmania subject to conditions detailed below:

## CONDITIONS

**General**

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

**Amenity**

- (3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or to the satisfaction of Council's Manager Development and Environmental Services.
- (4) No vegetation other than that necessary for the construction of the building, associated access and services is to be cleared without the approval of Council.

**Bushfire**

- (5) The development and works must be carried out in accordance with the Bushfire Hazard Report, prepared by GES Solutions J6910v1 and dated January 2024.

**Services**

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

**Parking and Access**

- (7) At least four (4) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- (8) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following:
  - a) Constructed with a durable all weather pavement, to the satisfaction of the Council's General Manager;
  - b) Space on site to allow that vehicles to enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.
  - c) Minimum carriageway width of 4 metres; and
  - d) Drained to an approved stormwater system:  
or as otherwise required by an approved Bushfire Plan.

**Stormwater**

- (9) Stormwater drainage from the proposed development must be retained on site (or) drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

**Wastewater**

- (10) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

**Soil and Water Management**

- (11) Before any work commences 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 General Manager before development of the land commences. The SWMP shall form part of this permit when approved.

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

**Construction Amenity**

- (13) The development must only be carried out between the following hours:
- |                                       |                         |
|---------------------------------------|-------------------------|
| Monday to Friday                      | 7:00 a.m. to 6:00 p.m.  |
| Saturday                              | 8:00 a.m. to 6:00 p.m.  |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- (14) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise;
  - The transportation of materials, goods and commodities to and from the land;
  - Obstruction of any public footway or highway;
  - Appearance of any building, works or materials; and
  - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- (15) 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.
- (16) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- C. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL by a suitably qualified person may be required as part of the certified documents for the building approval.
- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- Minimise site disturbance and vegetation removal;

- ii. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
  - iii. 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;
  - iv. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
  - v. Rehabilitation of all disturbed areas as soon as possible.
- E. The SWMP must show the following:
- (a) 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;
  - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
  - (c) Estimated dates of the start and completion of the works;
  - (d) 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.

**CARRIED**

**For the Motion**

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

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## **24. ORDINARY COUNCIL MEETING RESUMED**

### **RESOLUTION: 11/03.2024/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr J Honner

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

**CARRIED**

**For the Motion**

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

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## **25. DEVELOPMENT & ENVIRONMENTAL SERVICES**

### **25.1 SES CENTRAL HIGHLANDS UNIT REPORT**

A copy of the SES Central Highlands Unit Report for the period October to December 2023 had been included in the attachments for information.

***NOTED***

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## 25.2 DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) REPORT

### Reports By

Graham Rogers, Development & Environmental Services Manager

### PLANNING PERMITS ISSUED UNDER DELEGATION

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

#### NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2024 / 09	D C Clark	10639 Highland Lakes Road, Doctors Point	Dwelling Addition

#### PERMITTED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2024 / 10	N J Christlo	20 Anglers Crescent, MIENA	Visitor Accommodation

#### DISCRETIONARY

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 70	Matthew Pettit (Pettit Designs)	4900 Victoria Valley Road, London Lakes	Dwelling and Outbuilding (Retrospective)
2022 / 93	R L Crawford	580 Dawson Road, Ouse	Visitor Accommodation - Camping Ground

### ANIMAL CONTROL

Total Number of Dogs Registered in 2022/2023 Financial Year – 968

Total Number of Kennel Licences Issued for 2022/2023 Financial Year – 29

2023/2024 Dog Registration & Kennel Licence Renewals have been issued and were due by 31 July 2023.

2023/2024 Statistics as of 12 March 2024	
Number of Dogs Impounded during last month	0
Number of Dogs Currently Registered	975
Number of Dogs Pending Re-Registration	11
Number of Kennel Licences	35

Infringement Notices have now been issued for the dogs pending re-registration.

### RESOLUTION: 12/03.2024/C

**Moved:** Cr Y Miller

**Seconded:** Cr J Honner

*THAT the Development & Environmental Services monthly report be received.*

**CARRIED**

#### For the Motion

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

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## 26. WORKS & SERVICES

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### 26.1 TRAFFIC COUNTER DATA CENTRAL HIGHLANDS COUNCIL

#### Report By

Jason Branch, Works & Services Manager

#### Background

In a recent Council meeting Council moved a motion to have traffic counters installed on Council managed roads to gain traffic data to support Councils proposed capital works projects and grant funding opportunities.

Eventually the Council would like to see the majority of their roading net work with some traffic data. Council will need to have the traffic counter installed on that road between 2-3 weeks to gain satisfactory data.

Simply due to staff resources and works duties both maintenance and capital. Councils managers and supervisors cannot guarantee a consistent pattern in setting up and moving traffic counters throughout the year. The council owns two new Metro traffic counters with road tubes and accessories, there is no requirement to have any qualification to install on roads just hold a traffic management qualification.

The council could train a person in how to set up, move and retrieve data from traffic counters for 2 x days a month.

If Council employed a person for 1 x days a month at \$35.48 per hour and a ute for those days with all associated oncosts it would cost council around \$6,200 per annum and allow \$5000 for training and provisional items.

### RESOLUTION: 13/03.2024/C

**Moved:** Cr R Cassidy

**Seconded:** Cr A Bailey

*THAT Council -*

- (a) *Allocates funding of \$13,000 at budget deliberation time to employ a person to install and retrieve traffic counters supplied by Council on a list of roads directed from Councils Road Managers for two days per month; and*
- (b) *Trains the new employee with the operations of traffic counters and traffic management.*

**CARRIED**

#### **For the Motion**

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

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### 26.2 14 MILE ROAD BRIDGE WIDENING WORKS

#### Report By

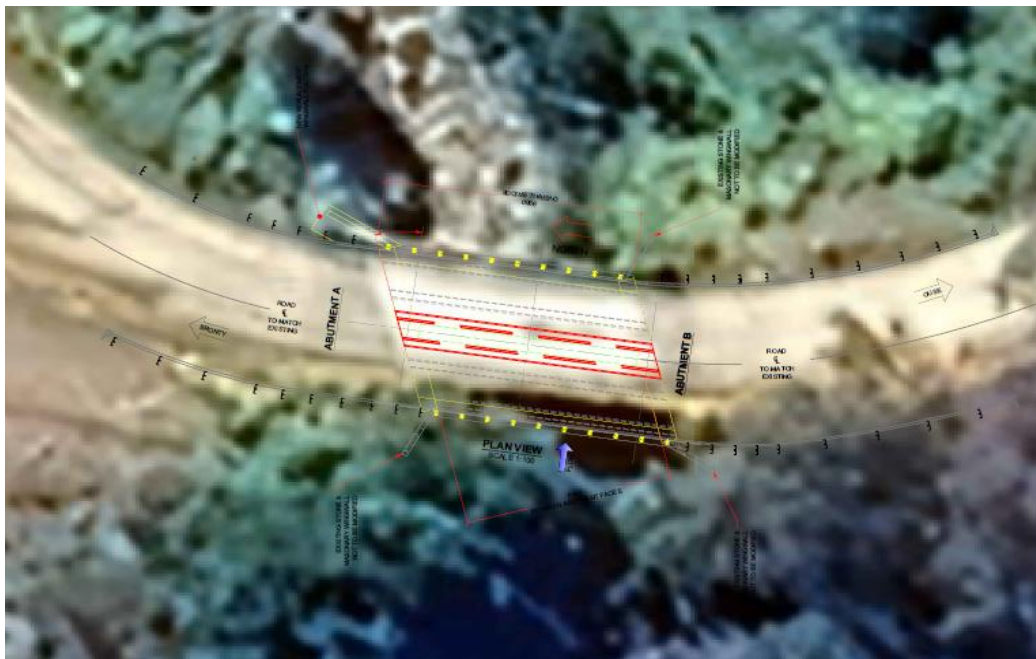
Jason Branch, Works & Services Manager

#### Background

This item is to inform Councillors that the information below has been sent to all stakeholders and emergency services for the up coming road closure on the 14 Mile Road with regard to the upcoming road closure to undertake the Bridge widening works.



Kindly note that the Central Highlands Council has contracted TasSpan Civil Contracting to undertake Bridge widening maintenance works on the Wentworth Creek Bridge, 14 Mile Road. The works unfortunately requires a road closure. Which will be from the 22<sup>nd</sup> April to 26<sup>th</sup> April 2024. During this period a detour will be via **Lyll Highway**. We apologise for any inconvenience this may cause. Please don't hesitate to contact TasSpan for any emergencies and more information on 03 6426 2720 or Jason Branch Central Highlands Council on 0428725198.



**RESOLUTION: 14/03.2024/C**

**Moved:** Cr Y Miller

**Seconded:** Cr J Hall

*THAT the information on the road closure for 14 Mile Road be received.*

**CARRIED**

**For the Motion**

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

**26.3 WORKS & SERVICES MONTHLY REPORT – FEBRUARY 2024**

**Report By**  
Jason Branch, Works & Services Manager

**Background**

The following activities were performed during **February 2024** by Works & Services –

<b>Grading &amp; Sheeting</b>	
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<b>Maintenance Grading</b>	Corrugation Dennistoun Road Alport Road, Flemming Road, Little Pine Road, Anglers Court, Cider Gum Drive
<b>Potholing / shouldering</b>	Interlaken Road, Bridges 14 Mile Road, Bridge Road, Dawson Road, Meadowbank Road
<b>Spraying:</b>	Bothwell township, Ouse township
<b>Culverts / Drainage:</b>	Drainage Jones Road Install culvert Banfield Drive Install culvert Strickland Road Drainage Cramps Bay Culvert maintenance Allison Road Replace culverts McGuires Marsh Culvert maintenance Weasel Plains Road Culvert Mark Tree Road Install culvert Victoria Valley Road
<b>Occupational Health and safety</b>	<ul style="list-style-type: none"> <li>• Monthly Toolbox Meetings</li> <li>• Day to day JSA and daily prestart check lists completed.</li> <li>• Monthly workplace inspections completed.</li> <li>• All employees attended the training for small plant.</li> <li>• All employees undertook hearing tests.</li> <li>• One staff member excavator training</li> </ul>
<b>Bridges:</b>	
<b>Refuse / recycling sites:</b>	Cover Hamilton Tip twice weekly
<b>Other:</b>	Franklin Street footpath reconstruction complete Ellendale Road reconstruction complete Hollow Tree Road reconstruction complete Arthurs Lake Road reconstruction complete 1 x burial Remove graffiti from toilets at Dunrobbin toilets. Remove and fall dangerous and burnt trees after bushfire. Sign maintenance Willberville Road Cart gravel Arthurs Lake Road Cart gravel Thousand Acre Lane. Cold mix holes Mark tree junction Set up and clean up after Hamilton Show Replace sign at Laycock Drive Hot mix edge breaks Ellendale Road <b>Scrubbing Vegetation from</b> Berry Drive Lochiel Drive Thissen Crescent Replace guideposts Hollow Tree Road
<b>Slashing:</b>	
<b>Municipal Town Maintenance:</b>	<ul style="list-style-type: none"> <li>• Collection of town rubbish twice weekly</li> <li>• Maintenance of parks, cemetery, recreation ground and Caravan Park.</li> <li>• Cleaning of public toilets, gutters, drains and footpaths.</li> <li>• Collection of rubbish twice weekly</li> <li>• Cleaning of toilets and public facilities</li> <li>• General maintenance</li> <li>• Mowing of towns and parks</li> <li>• Town Drainage</li> </ul>

<b>Buildings:</b>	Replace broken window Bothwell recreation ground Unblock toilets Hamilton recreation ground
<b>Plant:</b>	PM723 Cat Traxcavator repair fuel problem PM705 Mack truck new drive tyres PM676 Excavator re gas air con and repair hydraulic hose
<b>Private Works:</b>	Water delivery David Eccles Water delivery to Hamilton Plains Road
<b>Casuals</b>	<ul style="list-style-type: none"> <li>• Toilets, rubbish and Hobart</li> <li>• Hamilton general duties</li> </ul>
<b>Program for next 4 weeks</b>	Old Mans Head widening, Black Spot Funding Preparation Wentworth Creek Bridge widening Thiessen Crescent junctions Continue with Thousand Acre Lane reconstruction

## RECOMMENDATION: 15/03.2024/C

**Moved:** Cr J Honner

**Seconded:** Cr J Hall

*THAT the Works & Services monthly report for February 2024 be received.*

**CARRIED**

### For the Motion

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

## 27. ADMINISTRATION SERVICES

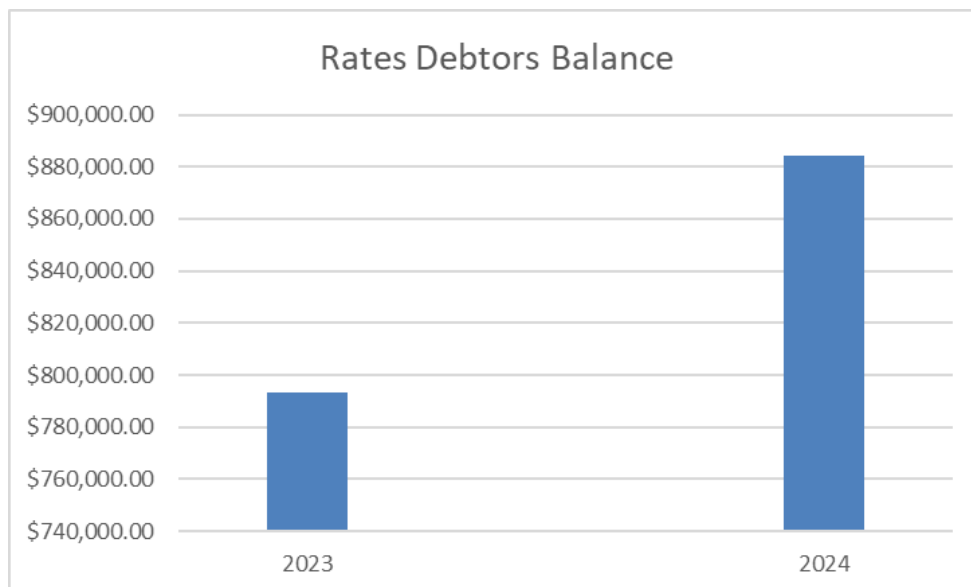
### 27.1 MONTHLY FINANCE REPORT TO 29 FEBRUARY 2024

#### **Report by**

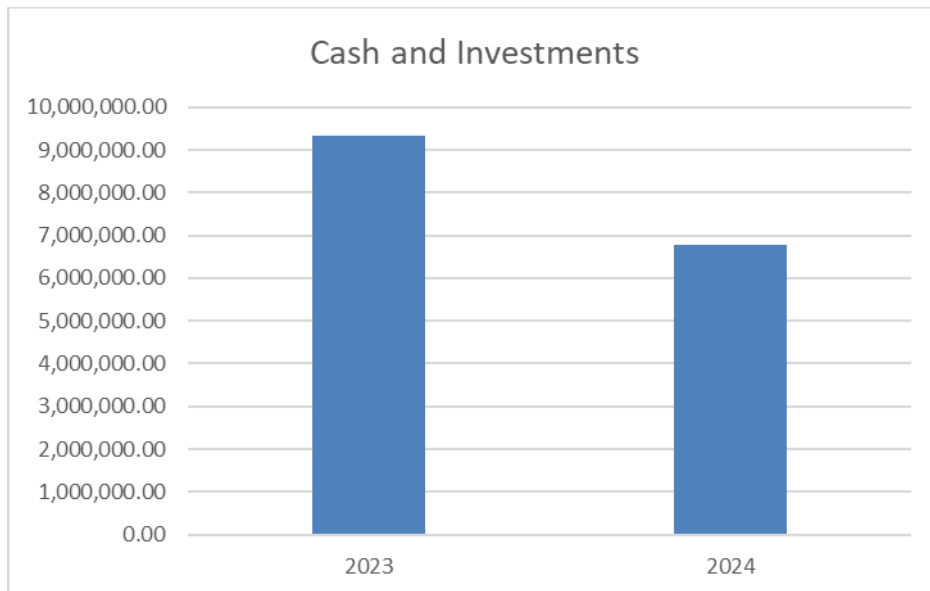
David Doyle, Contract Accountant

### Rates Reconciliation as at 29 February 2024

	<u>2023</u>	<u>2024</u>
<b>Rates in Debit 30th June</b>	\$100,036.35	\$135,606.82
<b>Rates in Credit 30th June</b>	-\$139,127.10	-\$171,244.88
<b>Balance 30th June</b>	<b>-\$39,090.75</b>	<b>-\$35,638.06</b>
Rates Raised	\$4,110,809.76	\$4,486,365.49
Penalties Raised	\$25,164.48	\$28,420.94
Supplementaries/Debit Adjustments	\$32,291.19	\$18,894.84
<b>Total Raised</b>	<b>\$4,129,174.68</b>	<b>\$4,533,681.27</b>
<b>Less:</b>		
Receipts to Date	\$3,182,818.68	\$3,476,427.32
Pensioner Rate Remissions	\$110,356.31	\$119,626.72
Remissions/Supplementary Credits	\$42,514.53	\$17,862.55
<b>Balance</b>	<b>\$793,485.16</b>	<b>\$884,126.62</b>



BANK ACCOUNT BALANCES AS AT 29 FEBRUARY 2024					BALANCE	
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2023	2024
<b>11100 Cash at Bank and on Hand</b>						
11105	Bank 01 - Commonwealth - General Trading Account				1,882,667.30	1,211,747.75
11106	Bank 02 - Westpac - Direct Deposit Account				226,282.65	140,400.41
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
<b>11199</b>	<b>TOTAL CASH AT BANK AND ON HAND</b>				<b>2,109,499.95</b>	<b>1,352,698.16</b>
<b>11200 Investments</b>						
11207	Bank 05	90 Days	4.85%	22/03/2024	1,035,589.77	3,101,930.88
11207	Bank 06	30 Days			2,029,235.48	-
11214	Tascorp	183 Days	4.60%	21/06/2024	78,294.58	82,259.93
11216	Bank 16	60 Days	4.59%	12/04/2024	4,064,061.65	2,227,431.27
<b>11299</b>	<b>TOTAL INVESTMENTS</b>				<b>7,207,181.48</b>	<b>5,411,622.08</b>
<b>TOTAL BANK ACCOUNTS AND CASH ON HAND</b>					<b>9,316,681.43</b>	<b>6,764,320.24</b>



<b>Bank Reconciliation as at 29 February 2024</b>		
	<b>2023</b>	<b>2024</b>
Balance Brought Forward	\$9,071,093.43	\$7,178,586.99
Receipts for month	\$731,898.64	\$648,115.40
Expenditure for month	\$486,310.64	\$1,062,382.15
<b>Balance</b>	<b>\$9,316,681.43</b>	<b>\$6,764,320.24</b>
<b>Represented By:</b>		
Balance Commonwealth Bank	\$1,882,667.30	\$1,211,747.75
Balance Westpac Bank	\$226,282.65	\$140,400.41
Investments	\$7,207,181.48	\$5,411,622.08
Petty Cash & Floats	\$550.00	\$550.00
	<b>\$9,316,681.43</b>	<b>\$6,764,320.24</b>
Plus Unbanked Money	\$0.00	\$0.00
	<b>\$9,316,681.43</b>	<b>\$6,764,320.24</b>
Less Unpresented Cheques	\$0.00	\$0.00
Unreceipted amounts on bank statements	\$0.00	\$0.00
	<b>\$9,316,681.43</b>	<b>\$6,764,320.24</b>

	BUDGET 2023/2024	ACTUAL TO 28-Feb-23	ACTUAL TO 29-Feb-24	% OF BUDGET SPENT	BALANCE OF BUDGET
<b>CORPORATE AND FINANCIAL SERVICES</b>					
ADMIN HAMILTON	\$1,697,621	\$1,104,360	\$1,166,651	68.72%	\$530,970
ELECTED MEMBERS EXPENDITURE(A/MEH)	\$181,554	\$140,459	\$168,034	92.55%	\$13,521
MEDICAL CENTRES(MED)	\$121,900	\$58,169	\$64,559	52.96%	\$57,341
STREET LIGHTING(STLIGHT)	\$41,000	\$20,752	\$22,215	54.18%	\$18,785
ONCOSTS	(\$279,933)	\$94,913	(\$354,053)	126.48%	\$74,120
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$323,750	\$120,765	\$347,931	107.47%	(\$24,181)
<b>TOTAL CORPORATE &amp; FINANCIAL SERVICES</b>	<b>\$2,085,892</b>	<b>\$1,539,418</b>	<b>\$1,415,337</b>	<b>67.85%</b>	<b>\$670,555</b>
<b>DEVELOPMENT AND ENVIRONMENTAL SERVICES</b>					
ADMIN BOTHWELL	\$286,795	\$161,786	\$222,088	77.44%	\$64,708
ENVIRON HEALTH SERVICES (EHS)	\$31,300	\$13,656	\$20,296	64.84%	\$11,004
ANIMAL CONTROL(A/C)	\$11,300	\$6,225	\$8,791	77.80%	\$2,509
PLUMBING/BUILDING CONTROL (BPC)	\$204,463	\$82,321	\$99,848	48.83%	\$104,615
SWIMMING POOLS (POOL)	\$53,151	\$22,148	\$30,571	57.52%	\$22,579
DEVELOPMENT CONTROL (DEV)	\$192,000	\$84,936	\$134,523	70.06%	\$57,477
WASTE SERVICES	\$874,519	\$477,735	\$609,383	69.68%	\$265,136
ENVIRONMENT PROTECTION (EP)	\$49,440	\$168,788	\$5,286	10.69%	\$44,154
<b>TOTAL DEVELOPMENT &amp; ENVIRONMENTAL SERVICES</b>	<b>\$1,702,968</b>	<b>\$1,017,595</b>	<b>\$1,130,786</b>	<b>66.40%</b>	<b>\$572,182</b>
<b>WORKS AND SERVICES</b>					
PUBLIC CONVENIENCES (PC)	\$160,734	\$109,355	\$136,647	85.01%	\$24,087
CEMETERY (CEM)	\$23,800	\$14,214	\$15,372	64.59%	\$8,428
HALLS (HALL)	\$56,969	\$33,147	\$46,458	81.55%	\$10,512
PARKS AND GARDENS(PG)	\$75,329	\$47,955	\$86,438	114.75%	(\$11,109)
REC. & RESERVES(Rec+tennis)	\$100,745	\$60,516	\$104,377	103.61%	(\$3,632)
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$152,400	\$124,649	\$208,052	136.52%	(\$55,652)
HOUSING (HOU)	\$100,258	\$68,879	\$92,033	91.80%	\$8,225
CAMPING GROUNDS (CPARK)	\$17,580	\$9,840	\$10,691	60.81%	\$6,889
LIBRARY (LIB)	\$1,267	\$1,279	\$1,852	146.18%	(\$585)
ROAD MAINTENANCE (ROAD)	\$1,037,200	\$881,704	\$990,915	95.54%	\$46,285
FOOTPATHS/KERBS/GUTTERS (FKG)	\$9,580	\$6,304	\$9,048	94.44%	\$532
BRIDGE MAINTENANCE (BRI)	\$23,316	\$6,153	\$6,144	26.35%	\$17,172
PRIVATE WORKS (PW)	\$44,600	\$58,925	\$49,471	110.92%	(\$4,871)
SUPER. & VD OVERHEADS (SUPER)	\$757,839	\$308,518	\$444,599	58.67%	\$313,241
QUARRY/GRAVEL (QUARRY)	(\$194,500)	(\$66,991)	(\$48,571)	24.97%	(\$145,929)
NATURAL RESOURCE MANAGEMENT(NRM)	\$136,000	\$73,199	\$70,137	51.57%	\$65,863
SES (SES)	\$2,000	\$13,450	\$502	25.11%	\$1,498
PLANT MTCE & OPERATING COSTS (PLANT)	\$500,000	\$398,547	\$546,963	109.39%	(\$46,963)
PLANT INCOME	(\$710,000)	(\$474,728)	(\$766,461)	107.95%	\$56,461
DRAINAGE (DRAIN)	\$32,000	\$19,997	\$59,987	187.46%	(\$27,987)
OTHER COMMUNITY AMENITIES (OCA)	\$28,553	\$26,707	\$54,601	191.23%	(\$26,048)
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$29,216	\$12,490	33.76%	\$24,510
FLOOD REPAIRS		\$51,617	\$0		
<b>TOTAL WORKS &amp; SERVICES</b>	<b>\$2,392,672</b>	<b>\$1,802,453</b>	<b>\$2,131,744</b>	<b>89.09%</b>	<b>\$260,927</b>
<b>DEPARTMENT TOTALS OPERATING EXPENSES</b>					
Corporate Services	\$2,085,892	\$1,539,418	\$1,415,337	67.85%	\$670,555
Dev. & Environmental Services	\$1,702,968	\$1,017,595	\$1,130,786	66.40%	\$572,182
Works & Services	\$2,392,672	\$1,802,453	\$2,131,744	89.09%	\$260,927
<b>Total All Operating</b>	<b>\$6,181,531</b>	<b>\$4,359,466</b>	<b>\$4,677,867</b>	<b>75.67%</b>	<b>\$1,503,664</b>

<b>CAPITAL EXPENDITURE</b>					
<b>CORPORATE AND FINANCIAL SERVICES</b>					
Computer Purchases	\$10,000	\$23,718	\$2,220	0.00%	\$10,000
Equipment	\$5,000	\$6,610	\$1,577	31.54%	\$3,423
Miscellaneous	\$5,000	\$0	\$0	0.00%	\$5,000
	<b>\$20,000</b>	<b>\$30,328</b>	<b>\$3,797</b>	<b>18.98%</b>	<b>\$18,423</b>
<b>DEVELOPMENT &amp; ENVIRONMENTAL SERVICES</b>					
Swimming Pool	\$15,000	\$3,627	\$9,182	61.21%	\$5,818
	<b>\$15,000</b>	<b>\$3,627</b>	<b>\$9,182</b>	<b>61.21%</b>	<b>\$11,373</b>
<b>WORKS &amp; SERVICES</b>					
Plant Purchases	\$940,000	\$343,232	\$378,389	40.25%	\$561,611
Camping Grounds	\$0	\$0	\$0		\$0
Public Conveniences	\$333,334	\$99,252	\$163,181	48.95%	\$170,153
Bridges	\$648,000	\$17,175	\$11,130	1.72%	\$636,870
Road Construction & Reseals	\$3,399,355	\$1,370,165	\$979,423	28.81%	\$2,419,932
Drainage	\$390,000	\$25,209	\$248,553	0.00%	\$141,447
Parks & Gardens	\$73,000	\$123,134	\$6,248	8.56%	\$66,752
Infrastructure	\$184,000	\$292	\$100,294	54.51%	\$83,706
Footpaths, Kerbs & Gutters	\$443,000	\$47,251	\$94,718	21.38%	\$348,282
Rec Grounds	\$810,000	\$0	\$62,074	7.66%	\$747,926
Halls	\$198,000	\$103,577	\$2,623	1.32%	\$195,377
Buildings	\$913,344	\$223,139	\$808,798	88.55%	\$104,546
	<b>\$8,332,033</b>	<b>\$2,352,426</b>	<b>\$2,855,431</b>	<b>34.27%</b>	<b>\$5,476,602</b>
<b>TOTAL CAPITAL WORKS</b>					
Corporate Services	\$20,000	\$30,328	\$3,797	18.98%	\$16,203
Dev. & Environmental Services	\$15,000	\$3,627	\$9,182	61.21%	\$5,818
Works & Services	\$8,332,033	\$2,352,426	\$2,855,431	34.27%	\$5,476,602
	<b>\$8,367,033</b>	<b>\$2,386,382</b>	<b>\$2,868,410</b>	<b>34.28%</b>	<b>\$5,498,623</b>

<b>Comprehensive Income Statement</b>						
<b>29/02/2024</b>						
	<b>Budget 2022-2023</b>	<b>Actual to date prior year</b>	<b>Actual to Date</b>	<b>Budget 2023-2024</b>	<b>Variation from YTD Budget %</b>	<b>Comments</b>
<b>Recurrent Income</b>						
Rates Charges	\$4,088,847	\$4,095,905	\$4,477,140	\$4,469,863	0%	
User Fees	\$370,250	\$204,704	\$176,611	\$355,450	(9)%	
Grants - Operating	\$928,852	\$647,723	\$274,432	\$124,860	161%	
Other Revenue	\$354,200	\$357,037	\$495,910	\$453,200	51%	
Grants received in Advance	\$2,044,477		\$3,031,386	\$2,998,566		FAGs received Jun 2023 for 2023/24
<b>Total Revenues</b>	<b>\$7,786,626</b>	<b>\$5,305,368</b>	<b>\$8,455,480</b>	<b>\$8,401,939</b>	<b>42%</b>	
<b>Expenditure</b>						
Employee Benefits	\$2,005,037	\$1,501,845	\$1,607,560	\$2,553,663	5%	
Materials and Services	\$2,089,353	\$1,824,872	\$1,852,594	\$2,012,016	34%	
Other Expenses	\$1,699,645	\$1,052,080	\$1,212,771	\$1,715,852	12%	
Depreciation and Amortisation	\$2,130,000	\$1,461,209	\$1,606,545	\$2,260,000	13%	
<b>Total Expenditure</b>	<b>\$7,924,035</b>	<b>5,840,006</b>	<b>6,279,470</b>	<b>8,541,531</b>	<b>15%</b>	
<b>Operating Surplus(Deficit)</b>	<b>(137,409)</b>	<b>(534,638)</b>	<b>2,176,010</b>	<b>(139,593)</b>		
Capital Grants & Other	\$2,379,150	\$847,376	\$330,100	\$2,407,078		
<b>Surplus(Deficit)</b>	<b>2,241,741</b>	<b>312,738</b>	<b>2,506,110</b>	<b>2,267,485</b>		
<b>Capital Expenditure</b>	<b>\$5,561,522</b>	<b>\$2,386,382</b>	<b>\$2,868,410</b>	<b>\$8,107,503</b>		



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**RESOLUTION: 16/03.2024/C****Moved:** Cr D Meacheam**Seconded:** Cr Y Miller*THAT the Monthly Finance Report to 29 February 2024 be received.***CARRIED****For the Motion**

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

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*Cr Y Miller declared an interest and left the meeting at 11.26am.*

**27.2 COMMUNITY GRANT – HAMILTON DISTRICT AGRICULTURAL SHOW SOCIETY INC.****Report by**

Kat Cullen, Community Development Officer

**Purpose**

The purpose of this report is to consider a request for financial support for registration and insurance costs for the Hamilton Show Society BBQ trailer.

**Background**

Council has received a request from Angus Denholm – the Hamilton District Agricultural Show Society Inc President. The request is for a financial contribution towards the registration and insurance for the societies' new BBQ trailer.

In previous years, Council has supported the Show Society through paying for the engineering certification of the shearing marquee. This year, this has been provided by a third party as a donation. It is the intention of the Show Society that this current request for financial support comes in lieu of the request for support for the engineering certification.

The Show Society have indicated that they aim to make the BBQ trailer available for Council's use, and for it to be hireable by third parties.

The total financial request is for \$611.59 – which is comprised of \$461.59 for insurance costs, and \$150 for registration costs. There is currently \$5,000 available in the Community and Economic Development and Relations Budget allocated to supporting Hamilton Show.

**RESOLUTION: 17/03.2024/C****Moved:** Cr J Honner**Seconded:** Cr D Meacheam*THAT Council provide a donation of \$611.59 towards the insurance and registration costs for the Hamilton District Agricultural Show Society's BBQ trailer.***CARRIED****For the Motion**

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

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Cr Y Miller returned to the meeting at 11.28a.m.

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### 27.3 REQUEST FOR RATES REMISSION AND ADDITIONAL SUPPORT

**Report by**

Adam Wilson, Deputy General Manager

Council received an email from the Dee Lagoon Fishing Club ask for any assistance the council could offer the Dee Lagoon Fishing Club after losing all their infrastructure during the recent bushfires last month at Dee.

The Dee Lagoon Fishing Club has a rich and long history of fishing at the Dee and ironically the original club building was also lost to a deliberately lit fire. The site has been facilitating fishing and enjoyed by many for over 60 years with the birth of the site being in 1958 with its founders the Tasmanian Fly Tyers Club.

Attached for Councillors information is some historical references to the original club and buildings on that site.

The Dee Lagoon Fishing Club would like to know if Council could please assist them with any rate relief, clean-up cost or resources associated with the clean-up or fees and charges associated with the disposal of debris from the site it would be very much appreciated.

Mr Johnson states in an email to the General Manager that the resurrection of the Dee Lagoon Fishing Club will most likely be cost-prohibitive with the need to meet modern building standards in a bushfire-prone area, however if the Dee Lagoon Fishing Club can gain support via local council, and state and federal government support the Dee Lagoon Fishing Club will do its best to continue the legacy on that site.

#### **RESOLUTION: 18/03.2024/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr A Bailey

*THAT Council remit the rates on property DTX 9883996 Victoria Valley Road Dee for the 2023/2024 financial year being a total of \$788.59, remit the disposal of debris from the site at the Hamilton Tip and provide the Dee Lagoon Fishing Club with a donation of \$1,000 towards the clean up of the site after the recent bushfires.*

**CARRIED**

**For the Motion**

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

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### 27.4 FEES AND CHARGES WAIVER FOR PLAYGROUP TASMANIA

**Report by**

Kat Cullen, Community Development Officer

**Purpose**

The purpose of this report is to consider a request for fee waiver from Playgroup Tasmania for hire of the Bothwell Football and Community Centre for weekly Playgroup meetings.

**Background**

In collaboration with Council, Playgroup Tasmania supported Bothwell Playgroup weekly meetings in 2023. In response to community interest, Council's Community Development Officer has been liaising with Playgroup Tasmania to review models for this year and relaunch this popular program.

Playgroup Tasmania's coordinator has contacted families who supported the program in previous years, to look at relaunching as a community-based Playgroup model. The proposal is for the Playgroup to be run by parent and carer volunteers, and there has been a positive response to this model, with several parents already volunteering to help run the Playgroup.

Playgroup Tasmania coordinator and Council's Community Development Officer would attend initial sessions to help re-launch and support parents and carers and visit monthly to support as needed. The insurance for the Bothwell Playgroup would be borne by Playgroup Tasmania. Promotion of the event would be shared by Playgroup and Council.

An initial 'pop-up event' has been organised for 10am-12pm Tuesday 19 at the Bothwell Football Club and Community Centre. The aim is to inform and engage the community, and to promote the new Bothwell Playgroup.

The Playgroup Coordinator will shortly be meeting with the Bothwell District School's Launch into Learning program (held on a Wednesday) with the intention of discussing how the two programs can complement each other.

Playgroup Tasmania have requested fees and charges waiver for hire of the Bothwell Football Club and Community Centre for between 9:30am – 12:30pm every Tuesday during school terms in 2024.

central highlands COUNCIL

PLAYGROUP TASMANIA

Connect with families through play!

**Bothwell Playgroup**

**When: Tuesday 19 March**  
**Time: 10am - 12 noon**  
**Where: Bothwell Recreation Grounds**  
**Cost: FREE**  
**What: Learning through PLAY**

## **RESOLUTION: 19/03.2024/C**

**Moved:** Cr J Honner

**Seconded:** Cr J Hall

***THAT Council remit the hire fees during 2024 for Bothwell Football Club and Community Centre for Bothwell Playgroup between 9:30am – 12:30pm every Tuesday during school terms in 2024.***

**CARRIED**

**For the Motion**

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

## 27.5 COMMUNITY GRANT – CAMPDRAFTING TASMANIA INC

### Report by

Kat Cullen, Community Development Officer

### Purpose

The purpose of this report is to consider a Community Grant application from Campdrafting Tasmania Inc. for \$300 towards their annual awards.

### Background

Campdrafting Tasmania Inc. are holding the Tasmanian Campdraft Finals at Powranna on the 13 and 14 of April. The annual awards dinner will be held following the finals. This event alternates yearly between Hamilton and Powranna.

Council has donated \$300 in sponsorship to these awards for the last 3 years. The Community Grant request is to sponsor the Honorary Members Awards.

As a supporter of the awards invitation will be extended to the Mayor and elected representatives to attend the awards dinner, and Council will be acknowledged as sponsor for these awards.

The total financial request is for \$300. There is currently \$11,709 remaining in the Community Grants allocation within the Community and Economic Development Support and Donations Budget.

## RESOLUTION: 20/03.2024/C

**Moved:** Cr J Honner

**Seconded:** Cr J Hall

*THAT Council provide a Community Grant of \$300 to Campdrafting Tasmania Inc. for their annual awards.*

**CARRIED**

### For the Motion

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

## 27.6 IMMUNE DEFICIENCIES FOUNDATION AUSTRALIA FUNDING SUPPORT 2024 ANNUAL FUNDRAISING EVENT "RAZZAMATAZZ"

### Report by

Katrina Brazendale, Executive Assistant

Carlie Hill has sent an email to the General Manager seeking support for the annual fundraising event "Razzamatazz".

*'Razzamatazz provides special needs and disadvantaged children from Hobart and the surrounds, along with their carers and families, a unique opportunity to experience a show to remember! This year's show will be held at the Federation Concert Hall – Hobart Grand Chancellor.*

*Featuring Australia's top performers, we have juggling, magic and good old-fashioned humour designed to entertain and inspire, with funds raised from this year's show going towards the provision of critical support and equipment for the IDFA, to help those families with children that have an immune deficiency.*

*If you have supported the Razzamatazz Show in the past, we thank you. This year, with your help, we are aiming to get as many disabled and disadvantaged young and adult Tasmanians, their carers and families involved as possible – but for this to happen, we need your support.*

*A single ticket can be sponsored at \$70 (including GST). We have a lot of children who are hoping to see the Razzamatazz Show and have some groups for you to consider:*

6 Tickets = \$420

4 Tickets = \$280

3 Tickets = \$210

The Immune Deficiencies Foundation Australia would like Council to consider donating \$210, \$280 or \$420 towards the event.

## **RESOLUTION: 21/03.2024/C**

**Moved:** Cr J Honner

**Seconded:** Cr R Cassidy

*THAT Council provide a donation of \$420.00 to Immune Deficiencies Foundation Australia's event.*

**CARRIED**

### **For the Motion**

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

## **27.7 RELATED PARTY DECLARATIONS – QUARTERLY UPDATE**

### **Report by**

Kim Hossack, General Manager

### **Background**

As part of Council's legislative requirements under the AASB 124 Related Party Disclosures, local governments must disclose related party relationships, transactions and outstanding balances, including commitments, in the annual financial statements.

All Councillors and Senior Managers must declare any close family member or any entities that they control or jointly control, which have any transactions between them and Council; whether it is monetary or not, needs to be identified and disclosed.

These declarations are completed an annual basis but from time to time, circumstances may change throughout any one year and therefore, a new updated declaration must be completed.

### **NO ACTION REQUIRED**

## **28. SUPPLEMENTARY AGENDA ITEMS**

Nil

## **29. OTHER BUSINESS**

### **RESOLUTION: 22/03.2024/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr Y Miller

*THAT Council provide a Donation of \$500 to the Heart Foundation in lieu of flowers for Barbara Chivers' funeral.*

**CARRIED**

**For the Motion**

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

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**RESOLUTION: 23/03.2024/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr Y Miller

*THAT Council provide a Donation of \$500 to PanKind in lieu of flowers for Richard Bowden's funeral.*

**CARRIED**

**For the Motion**

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

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**30. CLOSURE**

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at **12.05pm**.

**Signed as Confirmed:**

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**Mayor L Triffitt**

**Dated:** 16 April 2024