

AGENDA ATTACHMENTS

PLANNING COMMITTEE MEETING

TUESDAY 13TH SEPTEMBER 2022

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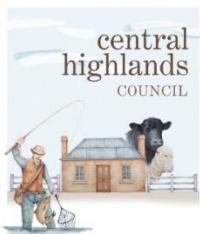
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MINUTES OF THE PLANNING COMMITTEE MEETING OF THE CENTRAL HIGHLANDS COUNCIL HELD AT THE BOHTWELL TOWN HALL, AT 9.00AM ON TUESDAY 9TH AUGUST 2022

1.0 PRESENT

Deputy Mayor Allwright (Chairperson), Mayor Triffitt, Clr Cassidy & Clr Archer

IN ATTENDANCE

Clr Honner, Mrs L Eyles (General Manager), Mr G Rogers (Manager DES), Mr D Mackey (Planning Consultant) & Mrs K Bradburn (Minutes Secretary)

2.0 APOLOGIES

Clr Bailey, Clr Campbell & Mrs L Brown (Planning Officer)

3.0 PECUNIARY INTEREST DECLARATIONS

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

Nil

4.0 CONFIRMATION OF MINUTES

Moved **Mayor Triffitt**

Seconded **Clr Cassidy**

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 12th July 2022 to be confirmed.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Cassidy & Clr Archer

5.0 QUESTION TIME & DEPUTATIONS

Nil

6.0 DA2022/64 : SUBDIVISION 1 LOT PLUS BALANCE : 30 CURLYS LANE, ELLENDALE

Report by

Louisa Brown (Planning Officer)

Applicant

PDA Surveyors

Owner

T Clark & S Gatenby-Clark

Discretions

Subdivision is Discretionary.

16.5.1 A2 (b)

16.5.3 A1

16.5.4 A2 & A3

Proposal

An application for a 1 lot subdivision plus balance has been made to Council by PDA Surveyors on behalf of the Central Highlands Council, for land described in Title Plan and Folio – CT 244366/1, 30 Curlys Lane Ellendale. The land is currently 1.643ha in area and is currently vacant.

The proposal seeks to create:

- Lot 1 will be 3802m², with a frontage onto Ellendale Road of 30m. A new vehicular access and water connection will be provided to Ellendale Road. A drainage easement is proposed located between Lot 1 and the Jones River: and
- Balance of Lot will be 1.263ha, with frontage of 15m via an existing vehicular access to Ellendale Road. This access will require upgrading in line with Council's standards.

The proposal is discretionary owing to being a subdivision and is assessed against the subdivision standards for the Village Zone of the Central Highlands Interim Planning Scheme 2015.

Subject site and Locality.

The subject land is located described as 30 Curlys Lane, Ellendale and has frontage to this road and Ellendale Road. It is irregular in shape, with the Jones River forming the property boundary to the north, east and south east. The property is characterised by grassland and is relatively level.

The property is located 400m north of Ellendale recreation ground and is within the Village Zone of the Central Highlands Interim Planning Scheme 2015. The property is within the Bushfire Prone Area Code and the Waterway & Coastal Protection Code overlays of the Planning Scheme.

The property has a dominant north-easterly aspect and is surrounded by land used for agricultural production, with some scattered residential development. An existing residential property at 990 Ellendale Road is located adjacent to the south-west corner of the property.

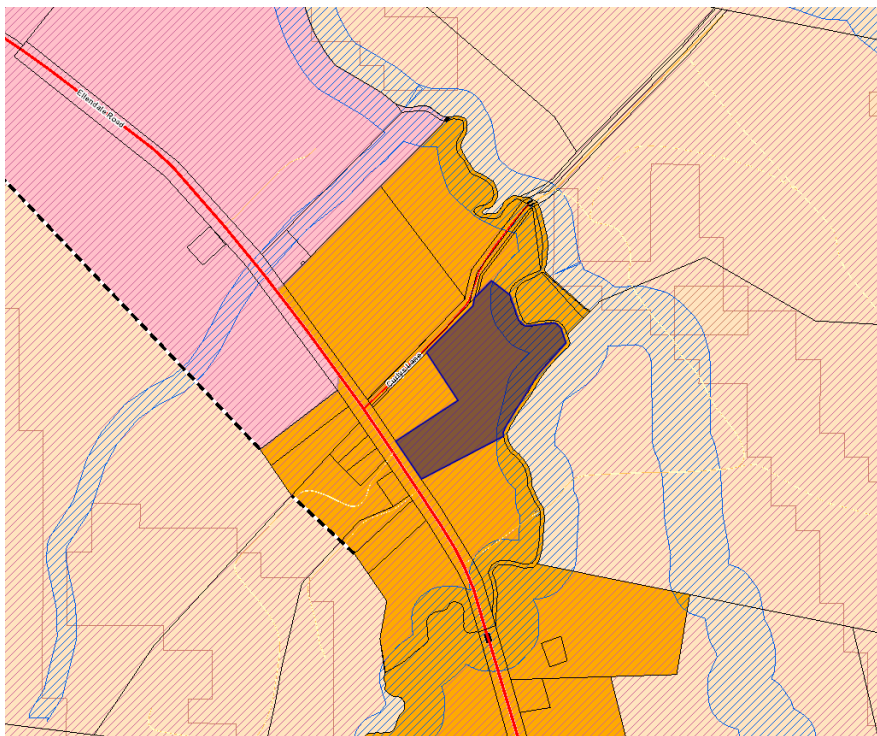


Fig 1. Location and zoning of the property (blue shaded), indicating the Village Zone (orange) and surrounding Rural Resource Zone (cream), the Waterway & Coastal Protection Code is shown in blue lines, brown lines indicate the Bushfire Prone Area Code. (Source: LISTmap, accessed 1/8/2022)



Fig 2. Aerial photo of the subject land and surrounding area, title marked blue shaded Source: LISTmap, accessed 1/8/2022).

Options

The Planning Authority must determine the Development Application DA2022/64 1 Lot plus Balance Subdivision at 30 Curlys Lane, Ellendale CT 244366/1 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the DA2022/64 1 Lot plus Balance Subdivision at 30 Curlys Lane, Ellendale CT 244366/1, subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/64 1 Lot plus Balance Subdivision at 30 Curlys Lane, Ellendale CT 244366/1, subject to conditions as specified below.

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

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2022/64 1 Lot plus Balance Subdivision at 30 Curlys Lane, Ellendale CT 244366/1, for the reasons detailed below.

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

Reasons :-

RECOMMENDATION

Moved **Mayor Triffitt**

Mayor Triffitt took the Chair

Seconded **Clr Allwright**

Deputy Mayor Allwright resumed the Chair

THAT the following recommendation be made to Council:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the DA2022/64 1 Lot plus Balance Subdivision at 30 Curlys Lane, Ellendale CT 244366/1, subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

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

Public Open Space Contribution

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

TasWater

- 5) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Submission to Planning Authority Notice TWDA 2022/00924-CHL dated 21/07/2022 (attached).

Bushfire Hazard Management

- 6) The development and works must be carried out in accordance with the approved Bushfire Hazard Report prepared by GEO Environmental Solutions, April 2022, J6843v1.

Services

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

- 8) Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Access

- 9) A sealed vehicle access must be provided from the road carriageway to Lot 1. The access must be located and constructed in accordance with the standards shown on standard drawings TSD-R09-v2 and the satisfaction of Council's Works Manager.

- 10) The access strip to the Balance Lot is to be sealed from Ellendale Road to the lot proper.

Easements

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

Endorsements

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

Final plan

- 13) A final approved plan of survey and schedule of easements as necessary, together with one copy, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 14) A fee of \$205.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
- 15) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage.
- 16) It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

The following advice applies to this permit:

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

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Cllr Cassidy & Cllr Archer

6.1 PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT

REPORT BY

Council Planning Consultant (SMC) Damian Mackey

PURPOSE

The purpose of this report is to progress the initiative to develop 'structure plans' for the townships of Bothwell, Ouse & Hamilton and possibly Miena, Gretna and Ellendale/Fentonbury. In particular, the 'workshopping' of the draft Project Brief at the Planning Committee.

BACKGROUND

The feedback received during last year's public notification of the Central Highlands Draft Local

Provisions Schedule brought into focus a need to undertake strategic land use planning exercises for the townships of Bothwell and Ouse. Furthermore, it is now standard practice for the Tasmanian Planning Commission to require that proposed planning scheme amendments within towns are supported by wholistic strategic planning. In other words: 'structure plans.

The State Planning Office (SPO) within the Department of Premier and Cabinet has advised it has funds available to assist Councils with this kind of work. The Central Highlands project has been costed at 240,000 over two financial years. The SPO has confirmed it will provide up to \$140,000, with the first financial year's allocation of \$70,000 confirmed. Through the recent budgeting workshop process, Council has allocated the necessary funds for the coming financial year. In short, the project is funded and can commence.

Recently, Council considered the timing of the project in regard to the need to appoint a Project Steering Committee that can see the project through to completion, and a recent proposal from the SPO that a component of the first stage of the project be undertaken in conjunction with the other rural councils in Southern Tasmania.

At the July Council meeting the following was resolved:

THAT:

- A. The Project Steering Committee be appointed after the October Council elections;
- B. Prior to October, full Council develop the Project Brief to a penultimate stage, to be finalised under the new Council after the elections.
- C. That Council join with the State Planning Office's proposed regional approach to a Residential Demand Analysis, which will be one component of the first phase of Council's township structure planning project.

THE STRUCTURE PLANNING PROCESS

The development of a structure plan is generally undertaken by suitably qualified and experienced independent consultants appointed by Council and working under the direction of a Council-appointed Project Steering Committee.

Prior to seeking proposals from potential consultants, a Project Brief needs to be finalised setting out the key components of the project, such as necessary research, timeframes, community consultation, specific matters that have already been identified, outputs and the project budget. It is essential to build into the process substantial community involvement. This will ensure the vision developed for a town is the best it can be, and the local community have a level of ownership. There are usually two phases of community involvement. The first phase is a structured process run by the consultants calling for all manner of ideas, issues, problems, risks, opportunities, etc, from the community. This usually involves a community workshop held at a venue in the town, along with a submission process for those unable to attend.

The second phase of community consultation is undertaken after the consultants (with Council) have developed a draft of the structure plan, which is put out to the community for comment.

Other inputs besides that from the community include research on population growth forecasts, residential land demand & supply analysis, demographic trends, gaps in social services, key infrastructure issues and system capacities (water, sewer, roads, etc.), employment trends including existing and future industry sectors and a range of other issues that might be identified at the community workshops. All inputs contribute to a collective 'visioning' phase of the process

BENEFITS

The final structure plans would set out an agreed vision for each town. Desirable zone changes would be highlighted and the strategic planning rationale explained. Recommendations may also go to community infrastructure and/or facilities that may be missing or inadequate. Where such facilities are within Council's purview, the Structure Plan recommendations can inform Council's future works program and budgeting as well as support grant applications to State or Federal Government. Where

such facilities are State-level responsibilities, the Structure Plan can be used to bolster Council's lobbying efforts.

GOVERNANCE

Full Council would always provide high level governance and make/endorse key decisions. The Steering Committee would provide regular direction and governance, and report back to full Council at key decision points. These would be specified in the Project Brief. Day-to-day liaison with the project consultants will be through a Project Manager, who will report to the Project Steering Committee.

As determined at the last Council meeting, the Steering Committee is to be appointed following the October council elections. This will provide governance continuity for the life of the project.

DRAFT PROJECT BRIEF

A draft Project Brief is provided in Attachment 1 for consideration in detail at the Planning Committee meeting. It is intended that the document be 'workshopped' at the meeting. Councillors will note that there are a number of blanks and questions, highlighted in yellow, where particular input is needed.

As determined at the last Council meeting, the intention is that the Project Brief be developed to a high level before the October council elections. This will provide the Steering Committee, once appointed after the elections, with a sound basis to then finalise the document.

POINTS RAISED AND DISCUSSED BY PLANNING COMMITTEE 9 AUGUST 2022

- Cost of infrastructure will be a major factor
- Heritage Precinct boundaries
- Lack of public transport
- Bushfire Overlay encroaching into the town boundaries
- Public Sessions
- Potential land conflicts
- Inclusion of a timeline

Clr Archer left the meeting at 9.52am & returned at 9.55am

RECOMMENDATION

Moved: Clr Cassidy

Seconded: Mayor Triffitt

THAT the Draft Project Brief be workshopped at the September Planning Committee Meeting and be forwarded to the September Council Meeting for consideration.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Cassidy & Clr Archer

Mrs L Eyles left the meeting at 10.20am & returned at 10.25am

6.2 SUBMISSION TO THE FIVE-YEAR STATUTORY REVIEW OF THE STATE PLANNING PROVISIONS

REPORT BY

Planning Consultant (SMC) Damian Mackey

PURPOSE

The purpose of this report is to develop a submission to the State's five-year statutory review of the State Planning Provisions (the SPPs).

The submission period was initially intended to close on 29 July, but this has been extended to 14 August. It is proposed that a submission be developed at the Planning Committee meeting on 9 August and submitted before the 14 August deadline. If full Council amends the submission when endorsing it at its meeting on 16 August, Council would simply then submit the amended version.

BACKGROUND

The attached *State Planning Provisions Review Scoping Paper* outlines what the SPPs are and why this review is being undertaken.

The SPPs form the great majority of the ordinance of the Tasmanian Planning Scheme, with the local provisions (as set out in each Council's Local Provisions Schedule) constituting a just small fraction. Around half of the Councils in the State have completed the move over to the Tasmanian Planning Scheme. Central Highlands will join them once the final hearings into its Draft Local Provisions Schedule are held at the Planning Commission in September and the Commission issues its final decisions on the matters of contention. The SPPs will therefore be a crucial part of the planning rules in the Central Highlands in the future.

Whilst many Councils are yet to complete the move to the Tasmanian Planning Scheme, the State Planning Provisions are now actually five years old. The legislation directs that the State must review the SPPs every five years, hence the review now underway.

This provides an opportunity for Council to raise some of the issues that arose through the process of developing the Local Provisions Schedule over the last few years. A number of these are set out below for discussion at the Planning Committee meeting. Councillors are encouraged to raise any other State Planning Provision matters for discussion.

THE AGRICULTURE ZONE

Spatial Application

The 'recalibration' of the previous Significant Agriculture and Rural Resource zones into the new Agriculture and Rural zones is the most significant change introduced by the SPPs for Central Highlands Council. The new Agriculture Zone provisions combined with the spatial allocation rules caused significant problems in the creation of the Local Provisions Schedule. The core issue is that there is a fundamental mis-match between the provisions of the zone and its spatial allocation rules.

The written provisions are essentially that of a *significant agriculture zone*, as they give almost absolute primacy to agricultural use to the exclusion of other uses, whilst the spatial allocation rules dictate that it should apply to good, average and poor agricultural land. Therefore, it ostensibly ought to cover a very large proportion of the Tasmanian countryside, whilst removing significant economic development opportunities from that land, (being almost anything that is a non-agricultural rural use).

Furthermore, implicit in the zone is the notion that the agricultural potential of the land is so important and the land so rare, that the Priority Vegetation Overlay must not apply. This principle is correct for genuinely important agricultural land, but not for poor or modest quality agricultural land.

The mis-match between the written provisions and the spatial allocation rules has resulted in a situation where the overall effect has gone far beyond Parliament's intention as expressed in the State Policy on the Protection of Agricultural Land.

Eleven principles are contained within the PAL Policy aimed at identifying and protecting agricultural land through regulations in planning schemes. Five of the eleven principles relate specifically to Prime Agricultural Land whilst four of the remainder pertain to various forms of significant agricultural land. It is therefore appropriate that these nine principles are implemented through the Agriculture Zone and that in only apply to Prime Agricultural Land and other agricultural land considered 'significant'.

It is appropriate that the remaining two principles are implemented through the Rural Zone. It is important to recognise that both the Agriculture and Rural Zones are 'agriculture zones' in essence. The difference is that the Agriculture Zone is a restrictive single-purpose zone focussed on agriculture only, whilst the alternative Rural Zone is a multi-purpose zone able to accommodate not only agriculture but the full range of rural activities ranging from mining & forestry to lower-order nature conservation.

The current zone allocation rules provide that the default zone is Agriculture, with the Rural Zone to

apply where it can be demonstrated that the Agriculture Zone is inappropriate. This is back-the-front, and will lead to the loss of sound economic development initiatives in rural areas. It is the Rural Zone that is the flexible multi-purpose, flexible zone, and it should be the default with the Agriculture Zone only applying where the PAL Policy warrants it. To do otherwise is bureaucratic policy over-reach.

It is contended that the Southern Region's application of the Significant Agriculture Zone in the 2015 Interim Planning Schemes is far more in alignment with the PAL Policy than the SPPs Agriculture Zone.

Residential Use

The Agriculture Zone appears to allow, as a discretionary use, farm workers' accommodation. For clarity, the list of examples under the definition of 'Residential' should be expanded to specifically include farm workers' accommodation.

Access for New Dwellings

The Agriculture Zone provides that access for new dwellings must be either by direct frontage to a public road or via a right-of-way to such a road. This excludes the possibility of the use of a Reserved Road, and would render many titles in the large expanses of the Central Highlands off-limits for a new dwelling. In the past it has not been uncommon for landowners to obtain a Crown licence to use Reserved Roads for access, and this should be possible in the future, at the Planning Authority's and the Crown's discretion.

THE RURAL ZONE

Landscape Provisions

The old Rural Resource Zone contains (brief) provisions aimed at minimising unnecessary impacts on the rural landscape. The new Rural Zone contains no such provisions, and it appears the intention of the SPPs is that if a rural area is considered to have particularly important scenic landscape qualities, then the Planning Authority should establish a Scenic Protection Area or a Scenic Road Corridor under the Scenic Protection Code.

This proposition is costly to pursue and the outcome would, in many circumstances, be 'regulatory overkill'.

The existing Rural Resource provisions provide Planning Authorities with an efficient, flexible and 'light touch' mechanism to minimise unnecessary visual impacts which in practice would often be achieved by conditions of approval relating to external colour and/or the planting of screening trees, for example.

The proposed establishment of Scenic Protection Areas raises the issue by several orders of magnitude, both in a local political sense and in the regulatory outcome. It creates a sledgehammer for cracking what are, in most circumstances, walnuts.

The reintroduction of landscape protection provisions similar to those in the Rural Resource Zone should be considered.

Access for New Dwellings

The Rural Zone provides that access for new dwellings must be either by direct frontage to a public road or via a right-of-way to such a road. This excludes the possibility of the use of a Reserved Road, and would render many titles in the large expanse of the Central Highlands off-limits for a new dwelling. In the past it has not been uncommon for landowners to obtain a Crown licence to use Reserved Roads for access, and this should be possible in the future, at the Planning Authority's and the Crown's discretion.

THE LOCAL HISTORIC HERITAGE CODE

Clause C6.2.2 of the Local Historic Heritage Code provides that if a site is listed as a Local Heritage Place and is within a Local Heritage Precinct, any development application is not subject to the rules of the Local Heritage Precinct.

This misses the point of Local Heritage Precincts, which are concerned with visual impacts on an entire streetscape, or townscape.

This provision should be removed.

LANDSCAPE CONSERVATION ZONE / SCENIC PROTECTION CODE

The Landscape Conservation Zone does the same thing as the Scenic Protection Code. The issue at hand, protecting important landscape values, is a matter best suited to a code overlay, as such values may extend over a wide area in which the best underlying zone may change.

The need for the Landscape Conservation Zone should be questioned. It would appear that wherever the zone has been applied in Local Provisions Schedules so far, the same result could have been achieved by using one of the other zones combined with a Scenic Protection Area overlay.

RECOMMENDATION

Moved: Cllr Archer

Seconded: Cllr Cassidy

THAT the above points be submitted to the State's five-year statutory review of the State Planning Provisions, with the following additional point:

Environmental Management Zone

The spatial application rules applying to the Environmental Management Zone require that lakes in the Central Highlands be zoned Environmental Management. A number of these are multi-use lakes and the Environmental Management Zone is not the most appropriate in these cases. The State Planning Provisions should be amended to better recognise their real-world use.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Cllr Cassidy & Cllr Archer

Mr D Mackey left the meeting at 10.40am

6.3 ASSESSMENT OF MAJOR DEVELOPMENT APPLICATIONS

The assessment of major development applications has been discussed at previous meetings.

Council has a current resource share arrangement with Southern Midlands Council for a Planning Officer one day per week to undertake routine planning and development application assessments. Council has seen an increase in enquiries and the number of applications submitted over the past few years which is being managed during the one day per week. Southern Midlands Council have advised that they do not have the resources to provide additional coverage to assess major developments of this kind.

For this reason, during budget deliberations the budget allocation for consultants was increased knowing that one large development application would likely be submitted during this financial year and Council would have to engage a consultant planner to undertake the assessment.

Council Officers have recently met with a Developer who has advised a Development Application will be submitted soon. Based on this Council will need to have resources in place to undertake the assessment of the application.

RECOMMENDATION

Moved: Cllr Cassidy

Seconded: Mayor Triffitt

THAT due to current staffing constraints Council engage a Consultant Planner to assess major development applications.

Carried

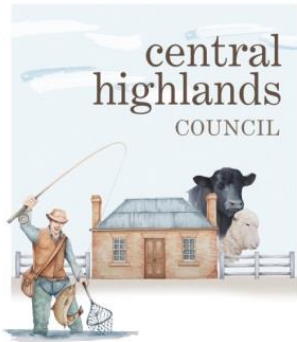
For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Cllr Cassidy & Cllr Archer

7.0 OTHER BUSINESS

Nil

8.0 CLOSURE

There being no further business the Chairperson thanked everyone for attending and closed the meeting at 10.53am.



PROJECT PLAN

INCLUDING PROJECT BRIEF

CENTRAL HIGHLANDS

TOWNSHIP STRUCTURE PLANNING PROJECT

BOTHWELL

HOUSE

HAMILTON

GRETNNA

MIENA

ELLENDAL/ENTONBURY

Draft: 1 September 2022

Prepared by Damian Mackey

1. INTRODUCTION:

The Central Highlands Council will undertake a single coordinated project over two financial years to develop structure plans for the townships of Bothwell, Ouse and Hamilton, and potentially Miena, Gretna, and Ellendale/Fentonbury.

2. PROJECT DETAILS:

Project details are set out in the attached Project Brief / Tender Specification document, attached. This is the document that would be sent to potential consultants.

3. PROJECT TIMELINE:

September 2022	Project Plan & Project Brief developed to draft stage.
October 2022	Council elections. New Council appointed.
November 2022	Project Steering Committee appointed.
December 2022	Project Plan & Project Brief final draft developed by Steering Committee.
January 2023	Project Plan & Project Brief endorsed by Council. Request for Proposals advertised. Project Brief distributed to potential consultants.
March 2023	Assessment of proposals by Steering Committee. (If needed) Interview(s) with likely consultant(s) by Steering Committee.
April 2023	<u>Key decision point:</u> Appointment of consultant. Steering Committee recommends, and Council confirms. Council confirms appointment of successful consultant.
May 2023	Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.
July 2023	Stage 1 completed: Background Analysis / Planning Context: residential demand analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints. <u>Key decision point</u> – Determination of the townships to be subject to the full structure-planning process, the order in which they are done and the details of the process. Steering Committee recommends and Council confirms.

Note: It is possible it may be agreed that the townships are grouped into two tranches, and/or subject to two levels of structure planning. The following timeline assumes all structure planning for all townships occur concurrently.

October 2023	Stage 2 completed: Community Consultation Round One: Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed 'town vision', growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.
November 2023	Stage 3 completed: Draft Structure Plans prepared by consultants.
December 2023	<u>Key decision point:</u> Draft Structure Plans recommended by Steering Committee and endorsed by Council as suitable for community consultation.
February 2024	Stage 4 completed: Community Consultation Round Two: Each draft structure plan is subject to final community consultation within each township.
April 2024	Stage 5 completed: Final Structure Plans prepared by consultants.
May 2024	<u>Key decision point:</u> Final Structure Plans recommended by Steering Committee and endorsed by Council as suitable for community consultation.

4. GOVERNANCE & COMMUNICATIONS:

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

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

The Project Manager will report to the Steering Committee.

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

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

Communications with the media will be undertaken by the Mayor.

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

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

5. PROJECT STEERING COMMITTEE

Council will appointed a Project Steering Committee to provide high-level management and direction. The Steering Committee will liaise with full Council at key decision points. (To be appointed after the October elections).

Only elected members will be voting-members of the committee. Key council officers will be appointed as advisors.

Committee Members:

Chair:	Councillor ...?
Deputy Chair:	Councillor?
Member:	Councillor ...?
Member:	Councillor ...?
Member:	Councillor ...?
Member:	Councillor ...?

Committee Advisors:

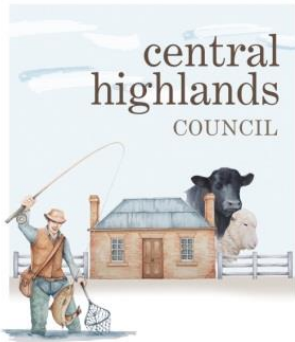
Council Officer:	?
Council Officer:	?
Council Officer:	?
Council Officer:	?

Project Manager: Damian Mackey

All Councillors will able to attend meetings.

When appropriate, the Project Consultants will attend meetings.

Directions from the Steering committee will be implemented by the Project Manager, who will liaise with the Project Consultants on a day-to-day level.



PROJECT BRIEF / TENDER SPECIFICATION

CENTRAL HIGHLANDS

TOWNSHIP STRUCTURE PLANNING PROJECT

BOTHWELL

HOUSE

HAMILTON

GRETNNA

MIENA

ELLENDAL/ENTONBURY

(THIS DOCUMENT TO BE PROVIDED TO POTENTIAL CONSULTANTS DURING
THE 'REQUEST FOR PROPOSALS' PROCESS)

1. INTRODUCTION:

The Central Highlands Council intends to undertake a single coordinated project to develop structure plans for the townships of Bothwell, Ouse and Hamilton, and potentially Miena, Gretna, and Ellendale/Fentonbury. The work will involve an initial collective analysis of all relevant background information which will inform a decision confirming which towns will be subject to the full structure-planning process.

The work will establish revised growth management strategies for the individual settlements within the context of the expected revision of relevant components of the Southern Tasmania Regional Land Use Strategy, (STRLUS). The initial residential demand analysis component will be obtained from a region-wide project currently being undertaken across the South under the auspices of local government in partnership with the State Planning Office.

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

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

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

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

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

Consultants with relevant experience and skills are invited to submit costed proposals in accordance with this Project Brief to Central Highlands Council by

2. BACKGROUND:

2.1 Catalyst for the Project

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

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

Council intends to pursue a structure plan for Bothwell once the LPS work is completed, potentially with financial support from the State Government. This should follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made.

and

A structure plan for the township of Ouse, with input from the local community should be developed. This should follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made.

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

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

It is now standard practice for the Tasmanian Planning Commission to require that proposed planning scheme amendments within towns are supported by wholistic strategic planning: 'structure plans'.

Finally, whilst no representations were received regarding zone changes in Hamilton, Miena, Ellendale and Gretna, Council believes that those towns would potentially also benefit from a strategic planning process, with various increasing growth and economic development pressures (including tourism).

2.2 Existing Documents

- *Southern Tasmania Regional Land Use Strategy 2010-2035*. This major statutory instrument is now significantly out-of-date, having been largely based on the 2006 census data and prepared prior to the housing boom and subsequent shortage of the land three years. Key aspects are about to be reviewed, including those components relevant to outlying township such as those in Central Highlands.
- *Joint Land Use Planning Initiative- Settlement and Open Space Strategy*, July 2010. This sub-regional strategic work spanned four municipal areas; Central Highlands, Southern Midlands, Derwent Valley and Brighton.
- *Central Highlands Strategic Plan*.
- *Central Highlands Interim Planning Scheme 2015*.
- *Central Highlands Draft Local Provisions Schedule* and the State Planning Provisions.
- The regional rural townships residential demand analysis. (To be undertaken collectively across the region under the auspices of the State Planning Office and local government).
- ...

3. OBJECTIVES

3.1 Project Objectives

- Growth of population through greater retention of existing population and encouragement of new residents.
- Support for local business and service providers through improved town amenity, greater visitor numbers, residential and business growth.
- Greater visitor numbers stopping in the towns and staying for longer.
- Maximise the use of space and linkages between key areas, including safe and efficient traffic management for major roads passing through the towns.
- Alignment of future growth with current state and regional strategies where necessary.
- Attraction of further investment and funding for infrastructure, including for water, sewer, power and roads.
- Identification and recommendations for the reinforcement of each town's unique points of difference.



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

3.2 Project Outputs

- The final structure plans will set out an agreed vision for each town. Desirable zone changes will be highlighted and the strategic planning rationale underpinning these changes explained.
- The process of developing the structure plans is to fully involve the local communities, ensuring that the recommendations reflect agreed visions for each town and instilling a sense of shared community purpose and action.
- Recommendations will also relate to community infrastructure and/or facilities that may be missing or inadequate and where there is a demonstrated need. Where such facilities are within Council's purview, these recommendations can inform Council's future works program and budgeting and/or support grant applications to State or Federal Government. Where such facilities are State-level responsibilities, then the structure plan can be used to form the basis of Council's lobbying efforts.



4. TOWNSHIPS

4.1 Bothwell

4.1.1 Issues include:

- Capacity of the town's water and sewer services.
- Potential reinstatement of Village Zone area along northern boundary of town (removed in the 2015 scheme) for which a live subdivision approval exists.
- Increasing town capacity through potential rezoning of existing serviced Low Density Residential land to Village.
- Increasing town capacity through potential rezoning of existing Rural Living land to smaller lot size and/or Low Density Residential.
- Increasing town capacity through potential rezoning of existing rural living use lots, that effectively form part of the town, from Rural/Agriculture to Rural Living Zone.
- Strengthening the town's visitor potential as the gateway to the Highlands Lakes' fishing, bushwalking and hunting areas, and the birthplace of golf in Australia.
- Improving pedestrian/cycle linkages within the town between the town's facilities, attractions and open space areas.
- Improving linkages to key adjacent visitor attractions such as Ratho and Nant.
- Improving safety at the main junction in the town (Highlands Lakes Road / William Street, Market Place / Queen Street).

• ...

• ...

4.1.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

4.1.3 Community Groups and Organisations

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

4.2 Ouse

4.2.1 Issues include:

- Capacity of the town’s water and sewer services.
- Potential rezoning of former Education Department land next to school from Rural/Agriculture to Village.
- The apparent lack of vacant lots in the town and potential town expansion areas (i.e. potential extension of the Village Zone).
- Strengthening the town’s visitor potential as the gateway to the ‘western wilds’ fishing and bushwalking areas.
- Improving pedestrian/cycle linkages between the town’s facilities, attractions and open space areas, including Department of Health and Human Services facilities.
- Pedestrian safety across the Lyell Highway.



4.2.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

4.2.3 Community Groups and Organisations

- HATCH
- Central Highlands Community Health Centre
- Ouse Online Access Centre
- Ouse Community Country Club
- Ouse School

4.3 Hamilton

4.3.1 Issues include:

- Capacity of the town's water and sewer services.
- Potential relocation of the town's sewerage treatment facility, which is currently too close to the town.
- Appropriate zoning of the existing small lots south and east of the town currently zoned Rural.
- Strengthening the town's visitor potential as a beautifully preserved Georgian sandstone village.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas, including the Hamilton Showgrounds 1 km west of the town.
- Pedestrian safety across the Lyell Highway.

• ...

• ...

4.3.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

4.3.3 Community Groups and Organisations

- Men's Shed & Lady's Shed
- Hamilton District Agricultural Show Society
- Hamilton Volunteer Fire Brigade

4.4 Gretna

4.4.1 Issues include:

- Capacity of the town's water services.
- Potential expansion of the Rural Living Zone, taking advantage of exiting patterns of development and relative proximity to Greater Hobart.
- Future road layout plan
- Appropriate zoning of the existing small rural living use lots west of the town currently zoned Rural.
- Pedestrian safety across the Lyell Highway.
- Improving pedestrian/cycle linkages between the town's facilities and open space areas, including the war memorial.



4.4.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

4.4.3 Community Groups and Organisations

- Gretna Red Cross
- Gretna Cricket Club
- Gretna Volunteer Fire Brigade

4.5 Miena

4.5.1 Issues include:

- The appropriate spatial allocation and zoning of the heart of the town, currently Local Business. Alternatives include Village Zone and/or the Community Purpose and Recreation Zones.
- Strengthening the town's visitor potential as the heart of the Highlands Lakes' fishing and bushwalking areas.
- Examining the relationship with, and linkages to, the business hub to the north at the junction of Highland Lakes Road and Marlborough Road.
- Assessing the supply of Low Density Residential land in the vicinity.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas, including to/from the mooted Great Lake circuit?
- Question: Just Miena – or the whole of the Great Lake area?

4.5.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

4.5.3 Community Groups and Organisations

- Great Lake Community Centre
- Great Lake Fire Brigade
- Miena Volunteer Ambulance
- Central Highlands Community Mens Shed
- Central Highlands Shackowners Association

4.6 Ellendale/Fentonbury

4.6.1 Issues include:

- The essentially rural living (hobby farming) nature of most of the area, not just the portion zoned Rural Living, and the desirability of changing zoning to reflect realities on the ground.
- The potential to expand rural living opportunities.
- Examining the relationship with, and linkages to, the nearby village of Westerway in the Derwent Valley municipal area?
- Assessing the supply of Low Density Residential land in the vicinity.

- ...

- ...

- ...

4.6.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

4.6.3 Community Groups and Organisations

- Ellendale Hall Committee
- Ellendale Community Library
- Ellendale Craft Group

5. INDICATIVE PROJECT TIMELINE

January 2023	<p>Project Plan & Project Brief endorsed by Council.</p> <p>Request for Proposals advertised.</p> <p>Project Brief distributed to potential consultants.</p>
March 2023	<p>Assessment of proposals by Steering Committee.</p> <p>(If needed) Interview(s) with likely consultant(s) by Steering Committee.</p>
April 2023	<p><u>Key decision point:</u> Appointment of consultant. Steering Committee recommends, and Council confirms.</p> <p>Council confirms appointment of successful consultant.</p>
May 2023	<p>Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.</p>
July 2023	<p>Stage 1 completed: Background Analysis / Planning Context: residential demand analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints.</p> <p><u>Key decision point</u> – Determination of the townships to be subject to the full structure-planning process, the order in which they are done and the details of the process. Steering Committee recommends and Council confirms.</p> <p>Note: It is possible it may be agreed that the townships are grouped into two tranches, and/or subject to two levels of structure planning. The following timeline assumes all structure planning for all townships occur concurrently.</p>
October 2023	<p>Stage 2 completed: Community Consultation Round One: Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed ‘town vision’, growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.</p>
November 2023	<p>Stage 3 completed: Draft Structure Plans prepared by consultants.</p>

December 2023	<u>Key decision point:</u> Draft Structure Plans recommended by Steering Committee and endorsed by Council as suitable for community consultation.
February 2024	Stage 4 completed: Community Consultation Round Two: Each draft structure plan is subject to final community consultation within each township.
April 2024	Stage 5 completed: Final Structure Plans prepared by consultants.
May 2024	<u>Key decision point:</u> Final Structure Plans recommended by Steering Committee and endorsed by Council as suitable for community consultation.

6. GOVERNANCE & COMMUNICATIONS:

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

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

The Project Manager will report to the Steering Committee.

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

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

Communications with the media will be undertaken by the Mayor.

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

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

7. EVALUATION CRITERIA & BUDGET

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

- Ability to meet desired consultancy tasks and deliver desired project outcomes and outputs;
- Experience in public consultation including face-to-face meetings with the public including public meetings or group sessions;
- Suitability of the Consultant’s proposed public consultation and engagement program – including:
 - Modern day best practice;
 - Lessons learned from previous engagement processes;
 - Is open and includes meetings and face to face;
 - Is respectful of the values and uniqueness of a rural community;
- Suitability of the Consultant’s proposed project methodology. The Consultant is to provide methodology and a project plan that takes into account the stages of the project as outlined above for undertaking the services;
- Relevant skills, qualifications & experience, including of any sub-consultants proposed to be engaged by the Consultant;
- The Consultant’s understanding and experience in strategic land use planning, economic development, development of public open spaces and community engagement;
- The ability for the Consultant to travel and meet face-to-face and costs associated with travel;
- Any further initiative taken by the Consultant to identify alternative methodology or expansion of objectives and outputs;
- The Consultant’s ability to deliver project outputs on time in accordance with the above timeline requirements including of any sub-consultants proposed to be engaged by the Consultant;
- Value for money.

8. PROJECT BUDGET

The proposed Project Budget (excluding GST) shall not exceed \$240,000

9. SUBMISSION OF PROPOSALS

Proposals to undertake the project must be submitted by close of business on

Proposals are to be submitted to

10. CONTACT DETAILS

Further information can be obtained from:

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



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

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

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: 3232798

Date Received: _____

Application for Planning Approval Use and Development

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

Applicant / Owner Details:

Applicant Name

Monique Blackman

Postal Address

7 Hinman Drive

Phone No: 0431662665

Kingston

7050

Fax No: _____

Email address

monique.blackman@legalaids.tas.gov.au

Owner/s Name

(if not Applicant)

Postal Address

Phone No: _____

Fax No: _____

Email address:

Description of proposed use and/or development:

Address of new use and development:

38 Patrick Street, Bothwell

Certificate of Title No:

Volume No

52298

Lot No:

3/4

Description of proposed use or development:

Air B & B
(Bed & Breakfast - short stay
accommodation)

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

Current use of land and buildings:

Private Residence

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

Proposed Material

What are the proposed
external wall colours

Not Applicable

What is the proposed roof colour

What is the proposed
new floor area m².

N/A

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

\$

Is proposed development to be staged:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Tick ✓
Is the proposed development located on land previously used as a tip site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Is the place on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Have you sought advice from Heritage Tasmania?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Has a Certificate of Exemption been sought for these works?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Signed Declaration

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

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

Applicant Signature



(if not the Owner)

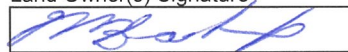
Applicant Name (Please print)

Monique Blackman

Date

28/07/2022

Land Owner(s) Signature



Land Owners Name (please print)

Monique Blackman

Date

28/07/2022

Land Owner(s) Signature

Land Owners Name (please print)

Date

Information & Checklist sheet

		✓
1.	A completed Application for Planning Approval – Use and Development form. <i>Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.</i>	<input checked="" type="checkbox"/>
2.	A current copy of the Certificate of Title for all lots involved in the proposal. <i>The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.</i>	<input checked="" type="checkbox"/>
3.	Two (2) copies of the following information -	
a)	An analysis of the site and surrounding area setting out accurate descriptions of the following -	<input type="checkbox"/>
(i)	topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;	
(ii)	soil conditions (depth, description of type, land capability etc);	
(iii)	the location and capacity of any existing services or easements on the site or connected to the site;	
(iv)	existing pedestrian and vehicle access to the site;	
(v)	any existing buildings on the site;	
(vi)	adjoining properties and their uses; and	
(vii)	soil and water management plans.	
b)	A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -	<input type="checkbox"/>
(i)	a north point;	
(ii)	the boundaries and dimensions of the site;	
(iii)	Australian Height Datum (AHD) levels;	
(iv)	natural drainage lines, watercourses and wetlands;	
(v)	soil depth and type;	
(vi)	the location and capacity of any existing services or easements on the site or connected to the site;	
(vii)	the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;	
(viii)	the use of adjoining properties;	
(ix)	shadow diagrams of the proposed buildings where development has the potential to cause overshadowing;	
(x)	the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance;	
(xi)	any proposed private or public open space or communal space or facilities;	
(xii)	proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and	
(xiii)	methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.	
c)	Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	<input type="checkbox"/>
4.	A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	<input type="checkbox"/>
5.	Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
52298		3
EDITION	DATE OF ISSUE	
3	09-Jul-2022	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Town of BOTHWELL

Lot 3 on Sealed Plan 52298

Derivation : Part of Lots 1 & 2 (1A-0R-28Ps) Gtd to J Merry (Junior) and Whole of Lots 3 & 4 (1A-0R-28Ps) Gtd to C W Lewis
Prior CT 4864/22

SCHEDULE 1

M964070 TRANSFER to MONIQUE BARBARA BLACKMAN Registered
09-Jul-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 52298 FENCING PROVISION in Schedule of Easements

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
52298		4
EDITION	DATE OF ISSUE	
3	09-Jul-2022	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Town of BOTHWELL

Lot 4 on Sealed Plan 52298

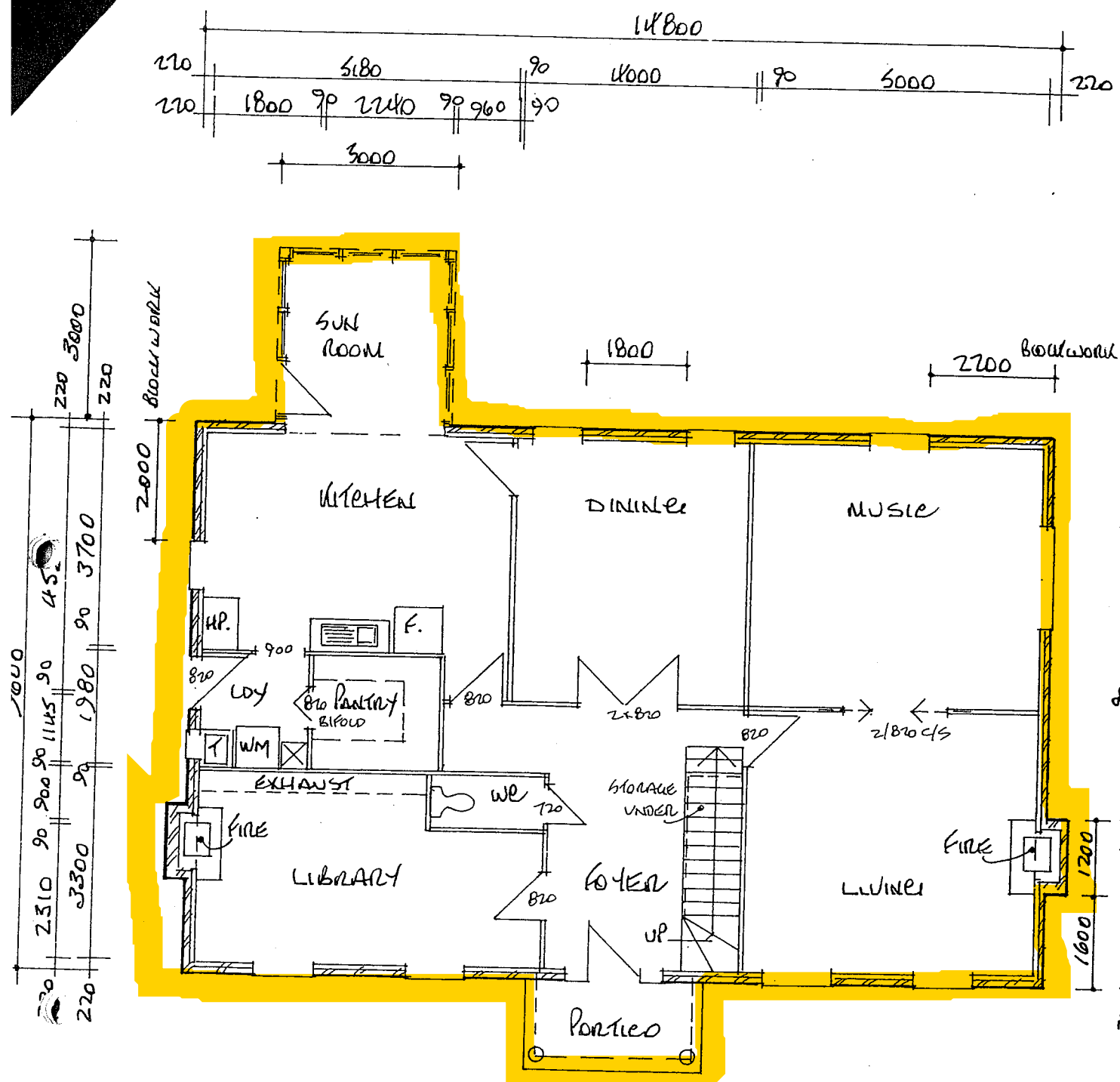
Derivation : Part of Lots 1 & 2 (1A-0R-28Ps) Gtd to J Merry
(Junior) and Whole of Lots 3 & 4 (1A-0R-28Ps) Gtd to C W Lewis
Prior CT 4864/23

SCHEDULE 1

M964070 TRANSFER to MONIQUE BARBARA BLACKMAN Registered
09-Jul-2022 at noon

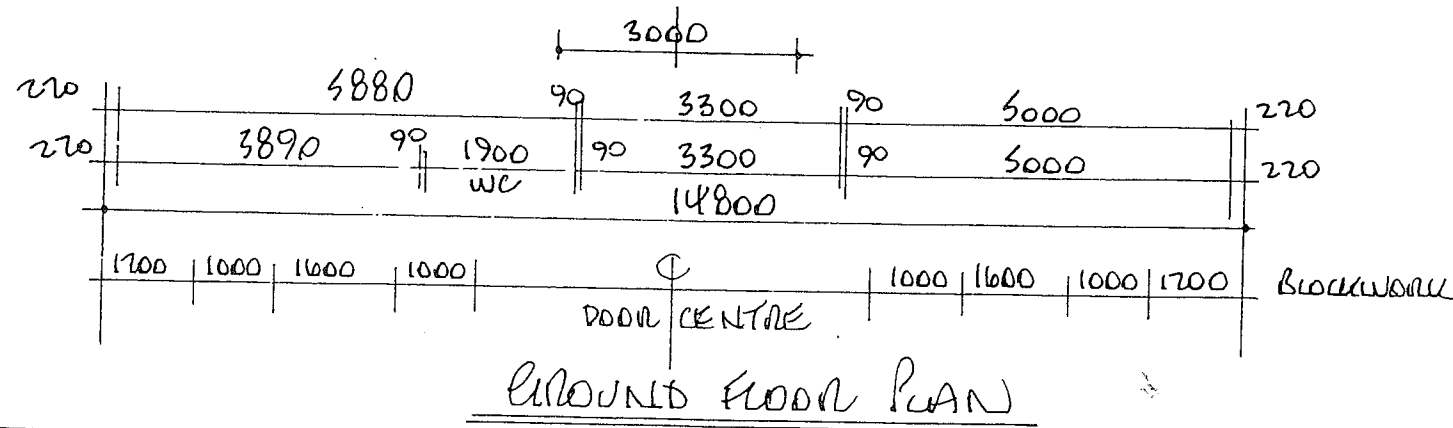
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 52298 FENCING PROVISION in Schedule of Easements

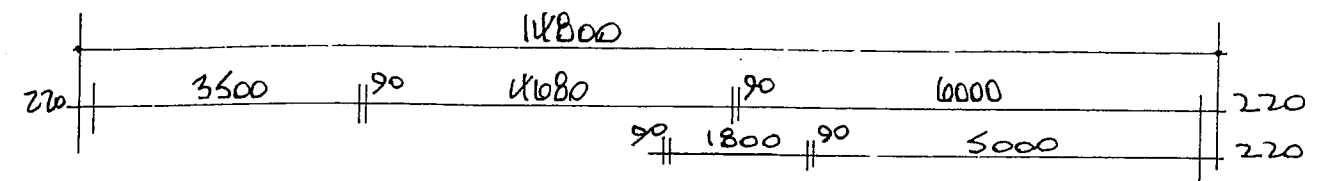


Line work construction
to conform to BS 3.1.3.2

Ground floor 151.08 m²



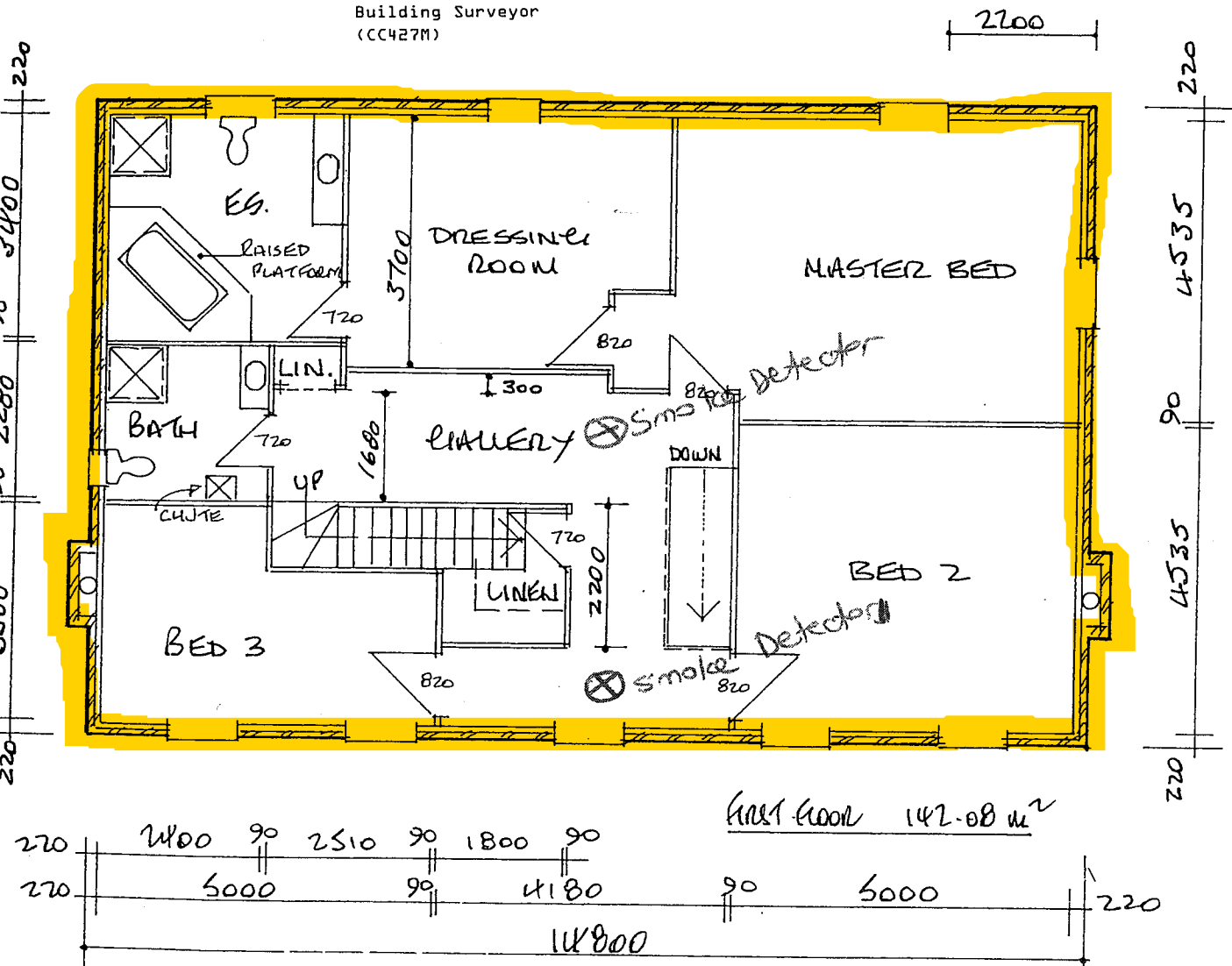
Ground floor plan



Certificate of
Likely Compliance: CHC 68/05

Leon McGuinness
Building Surveyor
(CC427M)

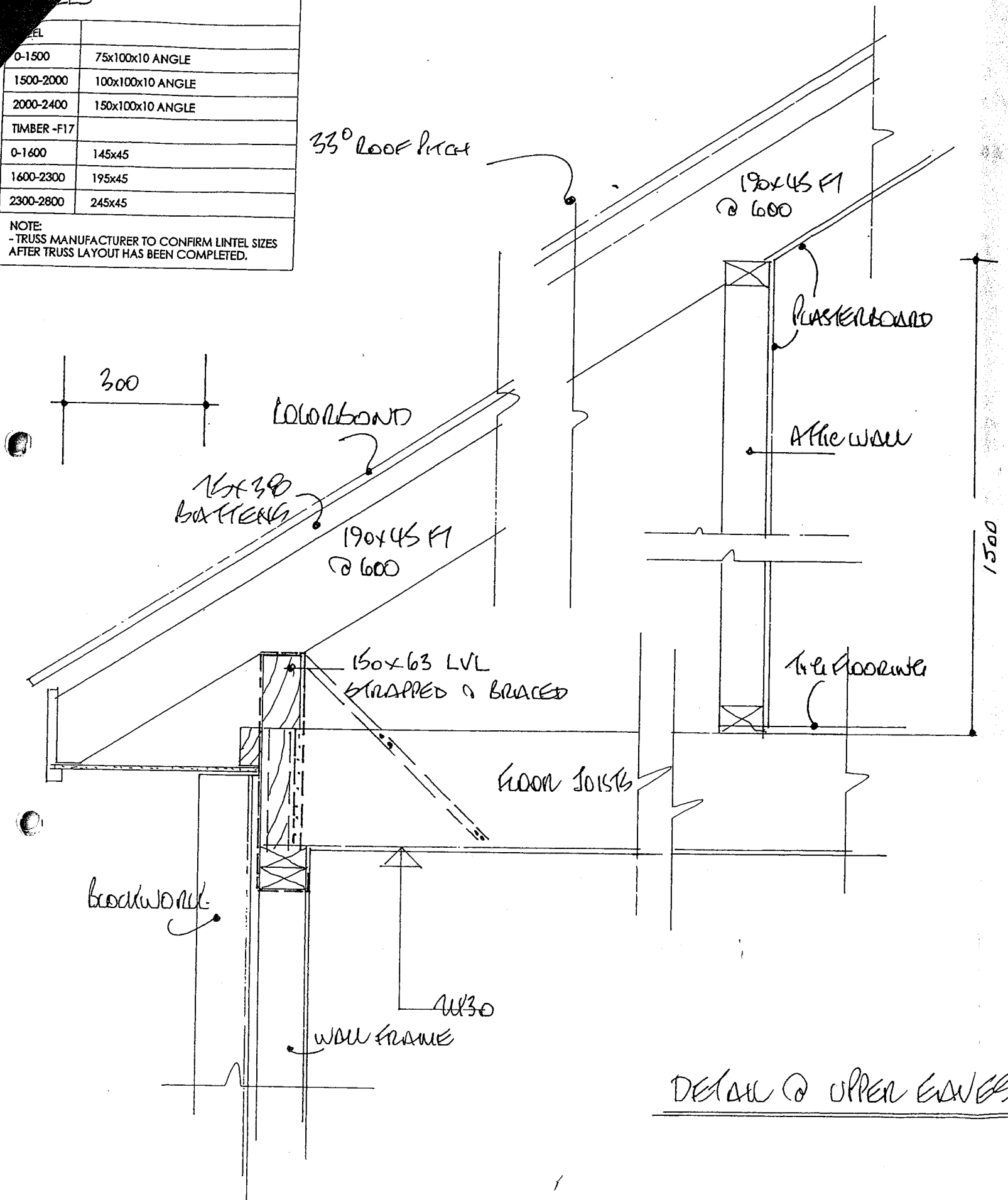
1/8/05
Date



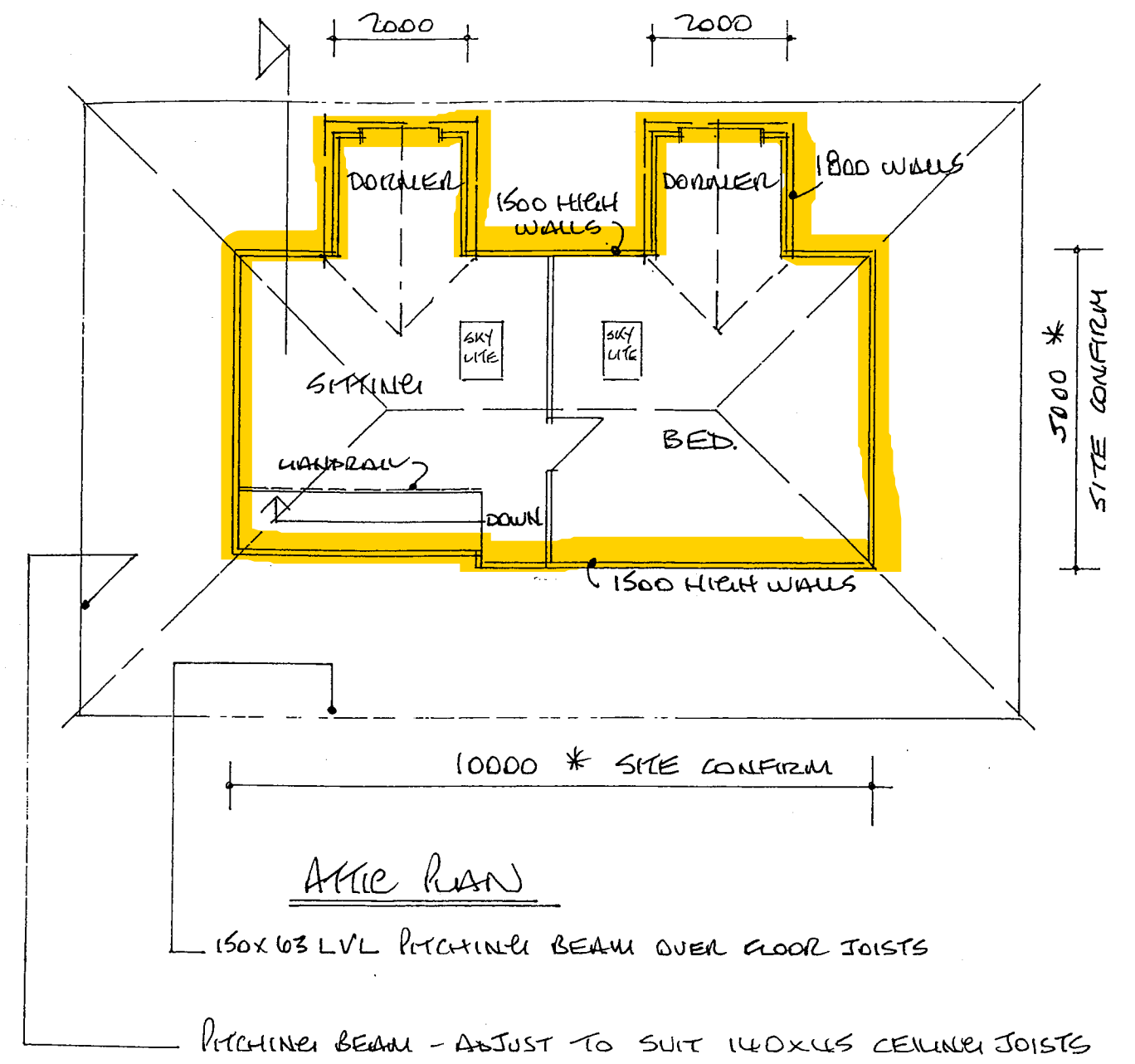
First floor plan

REVISION	JOB No P0425
CLIENT FORKANE	SCALE 1-100
SITE PATRICK ST	DATE 28-8-04
BOTHWELL	DRAWN Joe Darby ABP No CC 136
SHEET TITLE Floor Plans	SHEET No 2 OF 9

LINTELS	
0-1500	75x100x10 ANGLE
1500-2000	100x100x10 ANGLE
2000-2400	150x100x10 ANGLE
TIMBER -F17	
0-1600	145x45
1600-2300	195x45
2300-2800	245x45
NOTE: - TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES AFTER TRUSS LAYOUT HAS BEEN COMPLETED.	



DETAIL @ UPPER EAVES



Certificate of
Likely Compliance: CHC 68/05
2 1/8/05
Leon McGuinness
Building Surveyor
(CC427M) Date

REVISION	JOB No <u>P0425</u>
CLIENT <u>FORFANEI</u>	SCALE <u>1-100</u> <u>1-10</u>
SITE <u>PATRICK ST</u> <u>BOTHWELL</u>	DATE <u>28-8-04</u> DRAWN <u>Joe Darby</u> ABP No CC 136
SHEET TITLE <u>ATTIC PLAN & DETAIL SECTION</u>	SHEET No <u>6 OF 9</u>

TASMANIAN LAND TITLES OFFICE

Blank Instrument Form

Land Titles Act 1980



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
163527	3		

Local Government (Building and Miscellaneous Provisions) Act 1993

REQUEST TO AMEND SEALED PLAN NO. 42274

(Section 103)

To: **The Recorder of Titles**

The Central Highlands Council hereby requests that Sealed Plan No. 163527 be amended in the following terms:

- a. by adding the words "*other than lot 3*" after the word "*plan*" first occurring in the paragraph under the heading "Covenants" in the schedule of easements; and
- b. by adding the following to the schedule of easements:

The owner of lot 3 on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof my devolve with the Central Highlands Council to observe the following stipulations - Not to:

- i. *construct any building on lot 3 north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan;*

Land Titles Office Use Only

- ii. construct or maintain any waster infrastructure on lot 3 north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan;*
 - iii. place a caravan on lot 3 as a permanent fixture; and*
 - iv. not to use a caravan on lot 3 for permanent occupation;*
- without a permit issued under the Land Use Planning and Approvals Act 1993, if that Act requires such permit.*

THE COMMON SEAL of the Central Highlands Council

was hereunto affixed in the presence of:

.....
Mayor

.....
Manager Executive Services

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 163527

PAGE 1 OF 7 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 1 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "E" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "F" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "H" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "K" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "N" 4.00 WIDE, RIGHT OF WAY (PRIVATE) "O" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "P" 4.00 WIDE on the plan


The portion of lot 1 formerly comprised in folio of the Register volume 138542 folio 3 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "Y" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "Z" 4.00 WIDE on the plan

Right of Way (private) "X" 4.00 wide and Right of Way (private) "A" 4.00 wide

The portion of lot 1 formerly comprised in folio of the Register volume 138542 folio 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "Q" 12.00 WIDE on the plan

The portion of lot 1 formerly comprised in folios of the Register volume 138542 folios 1, 2 & 3 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L</p> <p>FOLIO REF: 138542/1-3 and 49633/1</p> <p>SOLICITOR & REFERENCE: DOBSON MITCHELL & ALLPORT (JSB)</p>	<p>PLAN SEALED BY: CENTRAL HIGHLANDS COUNCIL</p> <p>DATE: 19-5-2009</p> <p style="text-align: center;">  Council Delegate </p> <p>DA 1/05 REF NO.</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3, 39597/2 and 49633/1	

Lot 1 is subject to a right of carriageway (appurtenant to lots 1 & 2 on Plan 49633) over the land marked RIGHT OF WAY (PRIVATE) "R" 10.00 WIDE passing through that lot on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "C" 20.00 WIDE passing through that lot on the plan

Lot 2 is together with a right of carriageway over the lands marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "B" 4.00 WIDE on the plan

Lot 2 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 2 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "E" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "F" 12.00 WIDE passing through that lot on the plan

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "L" 4.00 WIDE on the plan

The portion of lot 3 formerly comprised in folio of the Register volume 138542 folio 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" 4.00 WIDE on the plan

Lot 3 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 3 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "H" 12.00 WIDE passing through that lot on the plan

M N Winter:  M T Winter:  G Ellis:  S Ellis: 

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3, 39597/2 and 49633/1	

Lot 3 is subject to a right of carriageway (appurtenant to lot 2) over the land marked RIGHT OF WAY (PRIVATE) "G" 8.00 WIDE passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "X" 4.00 WIDE on the plan





Lot 4 is together with a right of carriageway over the lands marked "CD" & "DE" on Plan 36230

Lot 4 is subject to a right of carriageway (appurtenant to lot 1 and lot 1 on Sealed Plan 138542) over the lands marked RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE, RIGHT OF WAY (PRIVATE) "K" 12.00 WIDE, RIGHT OF WAY (PRIVATE) "N" 4.00 WIDE, RIGHT OF WAY (PRIVATE) "O" 4.00 WIDE and RIGHT OF WAY (PRIVATE) "P" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 2) over the lands marked RIGHT OF WAY (PRIVATE) "J" 8.00 WIDE and RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 3) over the lands marked RIGHT OF WAY (PRIVATE) "L" 4.00 WIDE passing through that lot on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lot 2 on Sealed Plan 138542) over the land marked RIGHT OF WAY (PRIVATE) "M" 4.00 WIDE passing through that lot on the plan

M N Winter:  M T Winter:  G Ellis:  S Ellis: 

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3, 39597/2 and 49633/1	

Covenants

The owner of each lot on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

1. Not to construct any building on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
2. Not to construct or maintain any wastewater infrastructure on such lot north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan
3. Not to place a caravan on such lot as a permanent fixture
4. Not to use a caravan on such lot for permanent occupation

The owner of lot 1 on the plan covenants with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

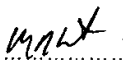
5. Not to further subdivide such lot north east of the line marked 1000 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan

The owners of lots 2, 3 & 4 on the plan each covenant with the Central Highlands Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with the Central Highlands Council to observe the following stipulations-

6. Not to further subdivide such lot

~~**Fencing covenant**~~

~~The owners of the lots on the plan are subject to the fencing covenants created by and set forth in Sealed Plan 138542~~

M N Winter: M T Winter: G Ellis: S Ellis: 

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3, 39597/2 and 49633/1	

Fencing provision

In respect to the lots on the plan the subdivider (Murray Neil Winter and Margaret Therese Winter) shall not be required to fence

~~The owner of the portion of lot 1 formerly comprised in folio of the Register volume 39597 folio 1 is subject to the fencing provision created by and set forth in Scaled Plan 39597.~~

M N Winter:  M T Winter:  G Ellis:  S Ellis: 

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3, 39597/2 and 49633/1	

Signed by the said MURRAY NEIL WINTER being the registered proprietor in folios of the Register volume 138542 folios 1 & 2 and folio of the Register volume 39597 folio 2 in the presence of-

) *M Winter*
)
)

Witness: *Garry Coombe*

name: GARRY BRUCE COOMBE

address: 60 EVERTON PLACE, ACTON PARK

occupation: SURVEYOR

Signed by the said MARGARET THERESE WINTER being the registered proprietor in folios of the Register volume 138542 folios 1, 2 & 3 and folio of the Register volume 39597 folio 2 in the presence of-

) *M Winter*
)
)

Witness: *Garry Coombe*

name: GARRY BRUCE COOMBE

address: 60 EVERTON PLACE, ACTON PARK

occupation: SURVEYOR

COMMONWEALTH BANK OF AUSTRALIA as mortgagee in Mortgage No C506126 over folio of the Register volume 138542 folio 1 hereby consents to the subdivision-

SIGNED SEALED and DELIVERED
for and on behalf of COMMONWEALTH BANK
OF AUSTRALIA by its Attorney
LISA JANE WEBB
under Registration Power of Attorney No. 72/6177
who certifies that he/she is
A CONCERNING OFFICER
of the COMMONWEALTH BANK OF AUSTRALIA and
declares that he/she has received no notice
of revocation of the said Power of Attorney and
in the presence of:
L. J. Webb
Bank Officer, Melbourne
DESMOND WAY
LEVEL 8
385 BOULEVARD ST

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 163527
SUBDIVIDER: M N & M T WINTER and G & S ELLIS HOLDINGS P/L FOLIO REFERENCE: 138542/1-3 , 39597/2 and 49633/1	


Executed by G. & S. ELLIS HOLDINGS PTY LTD)
 under section 127 of the Corporations Act 2001 by)
 being signed by two directors-)

Director: 

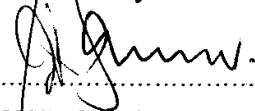
Director: 

WESTPAC BANKING CORPORATION as mortgagee in
 Mortgage No 413197 over folio of the Register volume
 49633 folio 1 hereby consents to the subdivision


SIGNED by Vandna Wadhawan as attorney for
 Westpac Banking Corporation under power of
 attorney registered No, 72/5446.


 (Signature) Tier Three Attorney
 By executing this instrument the attorney states that
 the attorney has received no notice of the revocation
 of the power of attorney.

John Christopher Bullock and Sheryl Anne Bullock as mortgagee
 in Mortgage NoC835929 over the folio of the Register volume 49633
 Folio 1 hereby consent to the subdivision


 JOHN CHRISTOPHER BULLOCK


in the presence of-

Witness: 


name: EMILY BULLOCK
 address: 20 RECREATION ST
KINGSTON BEACH.
 occupation: UNIVERSITY LECTURER

Signature of Witness: 

Name of Witness: TIO LLOYD

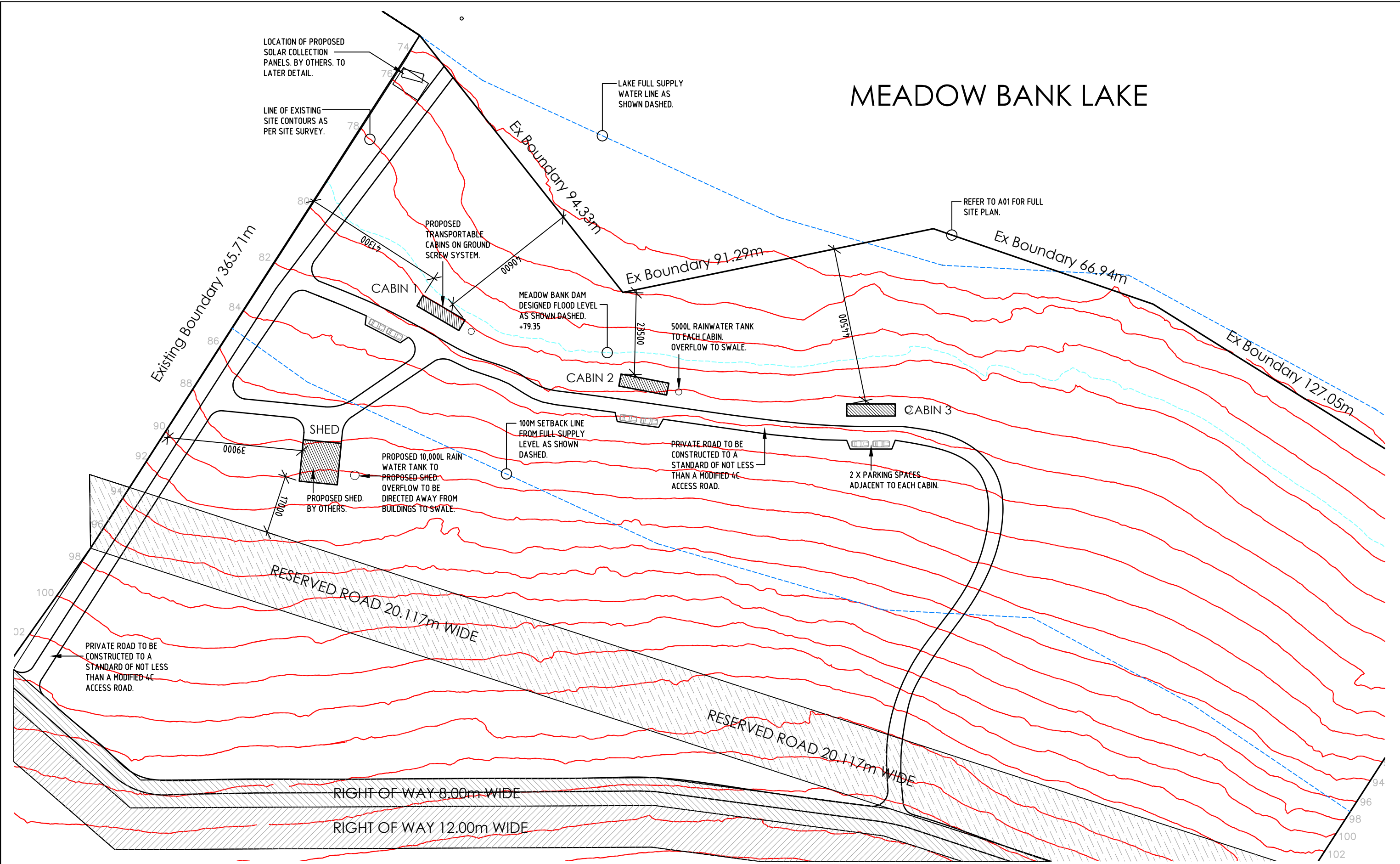

 Address of Witness: 360 Collins Street, Melbourne
 SHERYL ANNE BULLOCK

in the presence of-

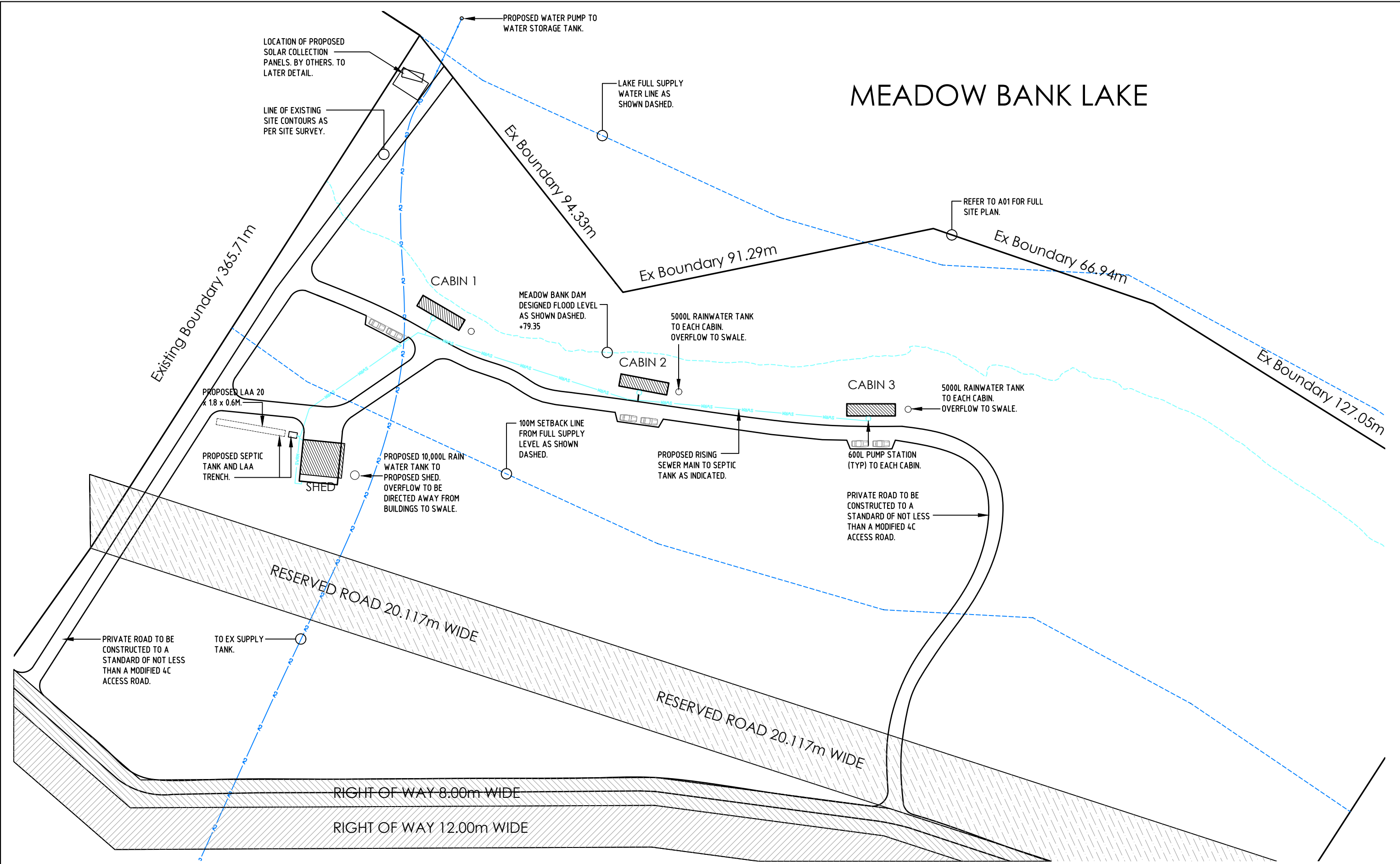
Witness: 


name: EMILY BULLOCK
 address: 20 RECREATION ST
KINGSTON BEACH
 occupation: UNIVERSITY LECTURER.

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



No:	Amendment:	Date:



studiko architectural design & drafting	62 McKinly Street Midway Point Tasmania 7171 studiko@live.com.au MOB: 0407 460 029 ACC No: CC5753 F	GENERAL NOTES Confirm all dimensions on site prior to commencement of any work. All dimensions noted are in millimetres unless stated otherwise. Figured dimensions take preference to scaled dimensions. Services shown on this drawing are based on available and above ground analysis. Exact location and extent of services to be verified on site. Refer to relevant engineers drawings for Structural, Hydraulics and services details.	Overeem, Morgan & Wilson 3/380 Meadowbank Road, Meadowbank		Location Drainage Plan  Scale 1:1000 @ A3 December 2021 H02
			PROPOSED TRANSPORTABLE CABIN DEVELOPMENT		
No: Amendment: Date:					