



Central Highlands Council

MINUTES – ORDINARY COUNCIL MEETING – 16 MAY 2023

Dear Councillors,

Minutes of the Ordinary Meeting of Central Highlands Council held in the **Hamilton Council Chambers, Hamilton** on **Tuesday 16 May 2023**, commencing at **9.00am**.

Table of Contents

1.	OPENING.....	3
2.	AUDIO RECORDING DISCLAIMER.....	3
3.	ACKNOWLEDGEMENT OF COUNTRY	3
4.	PRESENT.....	3
5.	IN ATTENDANCE.....	3
6.	APOLOGIES.....	3
7.	LEAVE OF ABSENCE	3
8.	PECUNIARY INTEREST DECLARATIONS	4
9.	PERCEIVED INTEREST DECLARATIONS	4
10.	CLOSED SESSION OF THE MEETING	4
11.	RE-OPEN MEETING TO PUBLIC	5
12.	DEPUTATIONS.....	6
13.	PUBLIC QUESTION TIME	6
14.	NOTICE OF MOTION	7
15.	COMMITMENTS.....	8
15.1	MAYORAL COMMITMENTS.....	8
15.2	COUNCILLOR COMMITMENTS.....	8
15.3	GENERAL MANAGER'S COMMITMENTS.....	9
15.4	DEPUTY GENERAL MANAGER'S COMMITMENTS	10
16.	NOTIFICATION OF COUNCIL WORKSHOPS HELD	10
17.	FUTURE WORKSHOPS	15
18.	MAYORAL ANNOUNCEMENTS.....	15
19.	MINUTES.....	15
19.1	CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 18 APRIL 2023.....	15
19.2	CONFIRMATION OF DRAFT MINUTES AUDIT PANEL MEETING – 2 MAY 2023.....	15
19.3	CONFIRMATION OF DRAFT MINUTES PLANNING COMMITTEE MEETING – 9 MAY 2023.....	15
20.	BUSINESS ARISING – April 2023.....	16

21.	DERWENT CATCHMENT PROJECT – MONTHLY REPORT FOR APRIL 2023	16
22.	COUNCIL ACTING AS A PLANNING AUTHORITY	21
22.1	DA2023/01: SUBDIVISION ONE LOT & BALANCE - 24 PONSONBY STREET, HAMILTON	22
22.2	DA2022/48: BOUNDARY ADJUSTMENT - 6371 LYELL HIGHWAY, OUSE	33
23.	ORDINARY COUNCIL MEETING RESUMED	43
24.	DEVELOPMENT & ENVIRONMENTAL SERVICES	43
24.1	DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) MONTHLY REPORT	43
24.2	POLICY 2013-08 – PUBLIC OPEN SPACE	44
24.3	PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT	10
24.4	PUBLIC NOTIFICATION OF ‘SUBSTANTIAL MODIFICATIONS’ FOLLOWING THE APPROVAL OF THE CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE BY THE TASMANIAN PLANNING COMMISSION	12
24.5	DOG REGISTRATION SCHEDULE OF FEES 2023-2024	13
25.	WORKS & SERVICES	45
25.1	WORKS & SERVICES MONTHLY REPORT – APRIL 2023	45
26.	ADMINISTRATION SERVICES	47
26.1	APPLICATION FOR COMMUNITY DONATION – BRODIE SPEED	47
26.2	TASWATER’S DRAFT CORPORATE PLAN FY2024-28	48
26.3	GRETNAL FIRE BRIGADE COMMUNITY DEFIBRILLATOR	49
26.4	ELECTRIC VEHICLE (EV) CHARGE STATIONS BOTHWELL AND HAMILTON	49
26.5	HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT	51
26.6	MONTHLY FINANCE REPORT TO 30 APRIL 2023	51
26.7	FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 2 INTERIM REPORT	58
28.	SUPPLEMENTARY AGENDA ITEMS	58
29.	CLOSURE	58

1. OPENING

2. AUDIO RECORDING DISCLAIMER

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

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

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

3. ACKNOWLEDGEMENT OF COUNTRY

4. PRESENT

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

5. IN ATTENDANCE

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

6. APOLOGIES

Cr Scott Bowden

RESOLUTION 01/05.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr A Bailey

THAT Councillor Scott Bowden be granted an apology from this Council Meeting.

CARRIED

For the Motion

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

7. LEAVE OF ABSENCE

RESOLUTION 02/05.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr A Bailey

THAT Councillor Yvonne Miller be granted Leave of Absence from this Council Meeting.

CARRIED

For the Motion

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

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 A Bailey – Item 22.1 DA2023/01: Subdivision One Lot & Balance - 24 Ponsonby Street, Hamilton

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.

Cr A Bailey – Item 3 Notice of Motion within the Closed Session Agenda.

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 03/05.2023/C

Moved: Cr J Honner

Seconded: Cr A Bailey

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

Item Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 18 April 2023.	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.
2	Deputations	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
3	Notice of Motion	Regulation 15 (2)(C) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – Commercial information of a confidential nature.
4	Legal Advice	Regulation 15 (4)(a)(b) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – legal action taken by, or involving Council; or possible future legal action that may be taken, or may involve the Council.

5	Supplementary Agenda Items	Part 2 Regulation 8 (6) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> .
6	Consideration of Matters for Disclosure to the Public.	Regulation 15 (8) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

CARRIED

For the Motion

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

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

10.1 MOTION OUT OF CLOSED SESSION

RESOLUTION 07/05.2023/CC

Moved: Cr J Hall

Seconded: Cr A Bailey

That the Council:

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

Item Number	Matter	Outcome
1	<i>Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 18 April 2023.</i>	THAT <i>the Minutes of the Closed Session of the Ordinary Meeting of Council held on 18 April 2023 be confirmed.</i>
3	<i>Notice of Motion</i>	THAT <i>Council negotiate the purchase of land for public open space.</i>
4	<i>Legal Advice</i>	THAT <i>the General Manager sign the Lease Agreement on behalf of Council.</i>
6	<i>Tasmanian Ambulance Service</i>	THAT <i>the General Manager write to the Tasmanian Ambulance Service to assess the situation of the Bothwell Station and invite a member of the Service to attend the June Ordinary Council Meeting in Deputations.</i>

CARRIED

For the Motion

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

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

Damian Mackey (Council Planning Consultant, SMC) and Graham Rogers (Manager Development and Environmental Services) were in attendance when the meeting resumed.

11. RE-OPEN MEETING TO PUBLIC

The meeting re-opened to the public at **10.30am**. The Mayor again advises, to the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

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

12. DEPUTATIONS

13. PUBLIC QUESTION TIME

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

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

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

The 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.

PUBLIC GALLERY

No members of the public attended the meeting.

14. NOTICE OF MOTION

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.*

A Notice of Motion has been received from **Cr David Meacheam on 10 May 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

At both the governance and operational level, we face formidable workloads both within and beyond the current year. We need to streamline the conduct of both the workshops and ordinary meetings of Council. Within ordinary meetings, short of breaching any statutory requirements, the prompting of declaration of conflicts and pecuniary interests and other standard matters, including the recording of proceedings, could be abridged to maximise 'airtime' for the consideration of substantive rather than procedural matters.

The following motion has been proposed: -

RESOLUTION 04/05.2023/C

Moved: Cr D Meacheam

Seconded: Cr R Cassidy

THAT on application, an organisation or individual may be granted standing (on-going) permission to record the Ordinary Meetings of Council. The span of meeting recorded must not be greater than that recorded by Council itself.

For the Motion

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

15. COMMITMENTS

15.1 MAYORAL COMMITMENTS

13 April to 11 May 2023

18 April 2023	Ordinary Council Meeting - Bothwell
18 April 2023	Meeting with Army Officers
24 April 2023	Telephone meeting with Tasmanian Fire Service
25 April 2023	Anzac Day Service Gretna
25 April 2023	Anzac Day Service Bothwell
28 April 2023	pre-budget inspection of southern half of the LGA
3 May 2023	ABC Radio Phone Interview
4 May 2023	Telephone meeting with Tasmanian Aboriginal Centre
8 May 2023	Government House – Coronation Celebrations
9 May 2023	Planning Meeting - Bothwell
9 May 2023	Town Structure Plan Meeting - Bothwell
9 May 2023	Council pre-budget workshop – Bothwell
9 May 2023	Telephone meeting with Southern Midlands Council
11 May 2023	Luke Edmonds Telephone meeting

- Business of Council x 9
- Ratepayer and community members - communications x 7
- Elected Members - communications x 15
- Central Highlands Council Management - communications x 7

Noted

15.2 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

18 April 2023	Ordinary Council Meeting - Bothwell
25 April 2023	Anzac Day Service - Fentonbury
25 April 2023	Anzac Day Service - Hamilton
28 April 2023	Pre-budget inspection of southern half of the LGA
2 May 2023	Council Audit Panel Meeting – Hamilton
9 May 2023	Planning Meeting – Bothwell
9 May 2023	Town Structure Plan Meeting - Bothwell
9 May 2023	Council budget Workshop – Bothwell

Cr A Bailey

18 April 2023	Ordinary Council Meeting – Bothwell
25 April 2023	Anzac Day Service Gretna
25 April 2023	Anzac Day Service Hamilton
28 April 2023	Pre-budget inspection of southern half of the LGA
9 May 2023	Planning Meeting – Bothwell
9 May 2023	Town Structure Plan Meeting - Bothwell
9 May 2023	Council budget Workshop – Bothwell

Cr S Bowden

18 April 2023	Ordinary Council Meeting - Bothwell
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Cr R Cassidy

18 April 2023 Ordinary Council Meeting – Bothwell
 25 April 2023 Anzac Day Service Bothwell
 9 May 2023 Planning Meeting – Bothwell
 9 May 2023 Town Structure Plan Meeting - Bothwell
 9 May 2023 Council budget Workshop – Bothwell

Cr J Hall

18 April 2023 Ordinary Council Meeting – Bothwell
 25 April 2023 Anzac Day Service Bothwell
 28 April 2023 Pre-budget inspection of southern half of the LGA
 9 May 2023 Planning Meeting – Bothwell
 9 May 2023 Town Structure Plan Meeting - Bothwell
 9 May 2023 Council budget Workshop – Bothwell

Cr J Honner

18 April 2023 Ordinary Council Meeting - Bothwell
 25 April 2023 Dawn Anzac Day Service Arthur's Lake
 25 April 2023 Anzac Service at Bothwell
 9 May 2023 Planning Committee Meeting Bothwell
 9 May 2023 Town Structure Plan Meeting - Bothwell
 9 May 2023 Budget Workshop at Bothwell

Cr D Meacheam

18 April 2023 Ordinary Council Meeting - Bothwell
 28 April 2023 pre-budget inspection of southern half of the LGA
 2 May 2023 Council Audit Panel meeting - Hamilton
 9 May 2023 Town Structure Plan Meeting - Bothwell
 9 May 2023 Budget Workshop at Bothwell

Cr Y Miller

18 April 2023 Ordinary Council Meeting - Bothwell
 28 April 2023 Pre-budget inspection of southern half of the LGA
 9 May 2023 Planning Committee Meeting Bothwell
 9 May 2023 Town Structure Plan Meeting - Bothwell
 9 May 2023 Budget Workshop at Bothwell

Noted

15.3 GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
17 April 2023	With Mayor & Office Staff	Inspection of Ouse Independent Living Units
18 April 2023	Council and Management Members	Council Meeting at Bothwell
19 April 2023	ASU Representative & Staff	Enterprise Bargaining Meeting
25 April 2023	Anzac Day Services	Gretna at 6.00am & Hamilton at 11.00am
28 April 2023	Council and Management Members	Council Pre-Budget Bus Tour
1 May 2023	South Central Sub-Group Meeting	Briefing meeting for Future of Local Government Review
2 May 2023	Central Highlands Audit Panel Members	Central Highlands Audit Panel Meeting
3 May 2023	Local Government Board	Briefing meeting for Future of Local Government Review
5 May 2023	Josie Kelman	Derwent Catchment Project & NRM Activities
9 May 2023	Council and Management Members	Planning Committee Meeting
9 May 2023	Council and Management Members	Town Structure Plan Meeting
9 May 2023	Council and Management Members	Council Budget Workshop

Noted

15.4 DEPUTY GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
17 -25 April	Annual Leave	
2 May 2023	Central Highlands Audit Panel Members	Central Highlands Audit Panel Meeting
3 May 2023	Local Government Board	Meeting for Future of Local Government Review
16 May 2023	Council and Management Members	Council Meeting

Noted

16. NOTIFICATION OF COUNCIL WORKSHOPS HELD

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

28 April 2023 Pre-Budget Council Bus Tour of proposed Capital Works projects

9 May 2023 Clyde River Flood Mapping Study final report
Hamilton Office Roof Replacement & implications
Bothwell Bi-Centennial Wood Carvings
2023/24 Budget Deliberations

Noted

RESOLUTION 05/05.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr A Bailey

THAT Items 24.3 Proposed Township Structure Planning Report and 24.4 Public Notification of 'Substantial Modifications' following the Approval of the Central Highlands Local Provisions Schedule by the Tasmanian Planning Commission, be brought forward on the Agenda for discussion.

CARRIED

For the Motion

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

24.3 PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT

Report By

Damian Mackey, Council Planning Consultant (SMC)

RESOLUTION 06/05.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT Council:

- A. Endorse the attached Draft Deed from the Crown (State Government) for \$80,000 to assist Council undertake Structure Plans for the townships of Bothwell, Hamilton & Ouse.
- B. Endorse the Project Budget, outlined above.
- C. Endorse the attached Project Plan (May 2023) and Project Brief (May 2023).
- D. Call for Expressions of Interest from suitably qualified consultants to undertake the project, to be advertised from 20 May 2023 with submissions due by Close of Business on Monday 3 July.

CARRIED

For the Motion

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

PURPOSE

The purpose of this report is to progress the project to develop 'Structure Plans' for the townships of Bothwell, Ouse & Hamilton.

Specifically, it is proposed that Council endorse the recommendations of the Project Steering Group, as set out in the attached minutes from its meeting of 9 May 2023.

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, Hamilton and Ouse.

It is now common 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'. Additionally, the State Government has flagged its intention to review and update the three Regional Land Use Strategies, which are now twelve years old. This is to be done through the State Planning Office and the three regional groupings of Councils. Structure planning for our towns is timely in that relevant outcomes will be able to feed into the review of the Southern Tasmania Regional Land Use Strategy.

Council appointed a 'Project Steering Group' in November 2022, through which a Project Plan and a Project Brief have been developed.

THE PROJECT

The project is set out in the attached Project Plan and Project Brief, dated 9 May 2023.

The Project Steering Group has developed these documents and recommended that Council endorse them.

STATE GOVERNMENT GRANT DEED AND BUDGET

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

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

Note that the attached Grant Deed is labelled 'draft'. A final version has been requested from the State Government, which is expected to be identical.

Approximate budget breakdown is as follows:

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

These component amounts may be varied as the project progresses, within the overall total of \$160,000.

The Project Steering Group has recommended that Council endorse the Grant Deed and affirm the Project Budget.

TIMELINE

Subject to the approval of the Grant Deed, Project Plan and Project Brief by Council, the Project Working Group has recommended that the call for Expressions of Interest from suitably qualified consultants be advertised from 20 May 2023, with submissions due by Close of Business on Monday 3 July.

24.4 PUBLIC NOTIFICATION OF 'SUBSTANTIAL MODIFICATIONS' FOLLOWING THE APPROVAL OF THE CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE BY THE TASMANIAN PLANNING COMMISSION

Report By

Damian Mackey, Planning Consultant (SMC)

RESOLUTION 07/05.2023/C

Moved: Cr R Cassidy

Seconded: Cr D Meacheam

THAT:

- A. The public notification of the 'substantial modifications' arising from the approval of the Central Highlands Local Provision Schedule by the Tasmanian Planning Commission, under section 35KB(4)(b)(i) of the *Land Use Planning & Approvals Act 1993* commence on Saturday 3 June and conclude on Monday 3 July.
- B. The 'substantial modification' documents be made available at both the Hamilton and Bothwell offices of Council.
- C. Information drop-in information sessions be held at:
 1. The Bothwell council office, on a date to be determined.
 2. The Ellendale Hall, on a date to be determined.

CARRIED

For the Motion

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

Purpose

The purpose of this report is to advise of the pending public notification of the 'Substantial Modifications' arising from the decision of the Tasmanian Planning Commission regarding the Central Highlands Local Provisions Schedule. The Local Provisions Schedule (LPS) together with the State Planning Provisions now form the new planning scheme for Central Highlands, which is now a component of the Tasmanian Planning Scheme.

Background

In January this year the Commission issued its determination on the LPS by way of a formal Notice under section 35K(1)(a) and section 35KB(4)(a) of the *Land Use Planning & Approvals Act 1993*.

The changes required by the Commission fall into two categories: those that are essentially 'final' and those that are deemed 'substantial modifications' and are therefore to be subject to a further public notification process. Both types of changes are nevertheless now inserted into the LPS and have come into effect. Following the further public notification process, there is the possibility that 'substantial modifications' may be 'un-made'.

The substantial modifications are set out in detail in the Commission determination that formed part of the report to Council in January. In summary, they are as follows:

- Almost all the land that Council wished to remain Rural rather than change to Agriculture (the land outside Council's 'blue line' on the working maps) is to remain Rural. All such zonings have been deemed 'substantial modifications' and will be subject to the further public notification process. There are several hundred landowners subject to this change.
- Land subject to Conservation Covenants where the owners had requested a change of zone to Landscape Conservation have been so agreed by the Commission. In addition, in one cluster, two titles where the owners had not participated in the process have also been thus rezoned. These changes been deemed 'substantial modifications' and will be subject to the public notification process.
- The amended Lake Meadowbank Specific Area Plan has been accepted by the Commission. Whilst the changes from the previous Specific Area Plan are arguably minor, the Commission has deemed the whole Specific Area Plan to be 'new' and therefore a 'substantial modification'.

The changes required by the Commission have been made, and the 'substantial modification' statutory documents are now ready for the public notification process. (Refer correspondence from the Commission, attached.)

Public Notification

The public notification period must run for 28 days. Council now needs to determine the start date. There will be an advertisement in the newspaper and notification letters will need to be sent all landowners subject to the substantial modifications, along with their neighbours.

Because the number of landowners is large, it is recommended that Council hold one or more 'information drop-in sessions'. These typically would run from mid-afternoon to early evening, giving all members of the public the opportunity to attend and ask questions. Many of the changes are in the high country and in the Ellendale area. It is therefore proposed that, at a minimum, two information drop-in sessions be held, one at the Ellendale Hall and one at the Bothwell council offices (or alternatively at the Miena community centre). These sessions should be approximately mid-way through the 28-day period, so that members of the public have several weeks after receiving their notification letters to consider the issues and determine if they wish to speak to a council officer, and then another two weeks to write a submission, should they wish to make one.

It is also recommended that Council produce large scale maps clearly showing which properties are impacted. The maps included in the statutory instruments show little more than property boundaries and the zoning. They are difficult to interpret, particularly in locations where the titles are large (which is most of Central Highlands). These large-scale maps should be available at the Bothwell and Hamilton offices and used at the information drop-in sessions.

Damian Mackey (Council Planning Consultant, SMC) left the meeting at 11.12am.

24.5 DOG REGISTRATION SCHEDULE OF FEES 2023-2024

Report By

Graham Rogers, Manager Development & Environmental Services

RESOLUTION 08/05.2023/C

Moved: Cr J Honner

Seconded: Cr A Bailey

THAT Council adopt the following Dog Registration Schedule of Fees for 2023-2024.

Description	Paid by 31 July 2023	Paid after 31 July 2023
Domestic Dog (Desexed)	\$24.00	\$46.00
Domestic Dog (not Desexed)	\$46.00	\$78.00
Pensioner (1 st dog only)	\$13.00	\$24.00
Working Dog (used for the purpose of working farm stock)	\$13.00	\$24.00
Hunting Dog (used to flush game)	\$13.00	\$24.00
Greyhound (TGRA registered)	\$13.00	\$24.00
Registered Breeding Dog (TCA Registered & Dog Owner	\$13.00	\$24.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil
Declared Dangerous Dog	\$1,085.00	\$1,628.00
Kennel Licence Application Fee	\$56.00	
Kennel Licence Renewal Fee	\$35.00	
Impounding Reclaim Fee (First Offence)	\$24.00	
Impounding Reclaim Fee (Subsequent Offences)	\$46.00	
Pound Maintenance Fee	\$13.00 per day	
Replacement Tag (Metal Lifetime Tag)	\$7.00	
Dog Surrender Fee	\$108.00	

Formal Notice of Complaint Fee	\$54.00 (Refundable)
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CARRIED

For the Motion

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

Background

In accordance with the Dog Management Policy Council must determine all fees payable under the *Dog Control Act 2000*. The schedule of fees is to be set annually and is to be in line with the financial year, i.e. 1st July to 30th June.

The fees have remained unchanged for the past three years, with the last increase being in 2019-2020. Under the current economic climate with significant increasing of operating costs, it would be unwise not to increase fees this financial year.

Current Situation

It is being proposed to apply an **8.5%** increase (rounded to the nearest dollar) to the fees for 2023-2024 as follows:

	Paid by 31 July		Paid after 31 July	
	Current	Proposed	Current	Proposed
Domestic Dog (Desexed)	\$22.00	\$24.00	\$42.00	\$46.00
Domestic Dog (not Desexed)	\$42.00	\$46.00	\$72.00	\$78.00
Pensioner (1 st dog only)	\$12.00	\$13.00	\$22.00	\$24.00
Working Dog (used for the purpose of working farm stock)	\$12.00	\$13.00	\$22.00	\$24.00
Hunting Dog (used to flush game)	\$12.00	\$13.00	\$22.00	\$24.00
Greyhound (TGRA registered)	\$12.00	\$13.00	\$22.00	\$24.00
Registered Breeding Dog (TCA Registered & Dog Owner holding current membership of the TCA)	\$12.00	\$13.00	\$22.00	\$24.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil	Nil	Nil
Declared Dangerous Dog	\$1,000.00	\$1,085.00	\$1,500.00	\$1,628.00

	Current	Proposed
Kennel Licence Application Fee	\$52.00	\$56.00
Kennel Licence Renewal Fee	\$32.00	\$35.00
Impounding Reclaim Fee (First Offence)	\$22.00	\$24.00
Impounding Reclaim Fee (Subsequent Offences)	\$42.00	\$46.00
Pound Maintenance Fee	\$12.00 per day	\$13.00 per day
Replacement Tag (Metal Lifetime Tag)	\$6.00	\$7.00
Dog Surrender Fee	\$100.00	\$108.00
Formal Notice of Complaint Fee	\$50.00 (Refundable)	\$54.00 (Refundable)

RESOLUTION 09/05.2023/C

Moved: Clr R Cassidy

Seconded: Cr J Honner

THAT the meeting return to Item 17 - Future Workshops.

CARRIED

For the Motion

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

17. FUTURE WORKSHOPS

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

- **9 June 2023** (2023/24 Budget discussions only)

Noted

18. MAYORAL ANNOUNCEMENTS

A letter has been received from The Hon Catherine King MP, the Federal Minister for Infrastructure, Transport, Regional Development & Local Government on 3 May 2023.

Council has been successful in being allocated **\$339,822** of the Phase 4 Part B of the Local Roads and Community Infrastructure (LRCI) Program with all projects needing to be completed by 30 June 2025.

19. MINUTES

19.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 18 APRIL 2023

RESOLUTION 10/05.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 18 April 2023 be confirmed.

CARRIED

For the Motion

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

19.2 CONFIRMATION OF DRAFT MINUTES AUDIT PANEL MEETING – 2 MAY 2023

RESOLUTION 11/05.2023/C

Moved: Cr D Meacheam

Seconded: Deputy Mayor J Allwright

THAT the Draft Minutes of the Audit Panel Meeting held on Tuesday 2 May 2023 be received.

CARRIED

For the Motion

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

19.3 CONFIRMATION OF DRAFT MINUTES PLANNING COMMITTEE MEETING – 9 MAY 2023

RESOLUTION 12/05.2023/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 9 May 2023 be received.

CARRIED

For the Motion

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

20. BUSINESS ARISING – April 2023

Business Arising

22.1	DA2022/114 - REORGANISATION OF BOUNDARIES: WADDAMANA ROAD & BASHAN ROAD, WADDAMANA	Correspondence provided & actioned.
22.2	TOWN STRUCTURE PLANNING PROJECT	Steering Group Meeting is the Tuesday the 9th of May at Bothwell
23.4	PROPOSED SPEED LIMIT CHANGE WESTERWAY ELLENDALE ROAD	Works & Services Manager to investigate the changing of speed limit from 60km to 50km and submit the proposal to State Growth for approval
24.2	TARTAN RUG PURCHASE FOR THE CENTRAL HIGHLANDS VISITORS CENTRE	Correspondence provided & actioned
24.3	BOTHWELL DISTRICT SCHOOL RE ANZAC DAY BOOK PURCHASE	Correspondence provided & actioned

Noted

21. DERWENT CATCHMENT PROJECT – MONTHLY REPORT FOR APRIL 2023

RESOLUTION 13/05.2023/C

Moved: Deputy Mayor J Allwright

Seconded: Cr J Hall

That the Derwent Catchment Project month report for April 2023 be received.

CARRIED

For the Motion

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



Derwent Catchment Project Monthly Report for Central Highlands Council

11th April – 10th of May 2023

General

The season changing has seen a shift in focus wrapping up that last of the weed control works and moving to restoration and planting works. The Hamilton Native Plant Nursery is full, and we are encouraging people to get busy planting!

We have also recently explored the option of increasing the capacity of the Hamilton Nursery as there is a shortage of native plants for revegetation in Tasmania. We would like to request that you allow us to expand the nursery footprint at Hamilton to allow us to increase the capacity to produce plants.

Also, we are organizing a community planting day at Westerway for National Tree Day on the 30th of July. So, keep the date free.

It's our understanding that the potential Council amalgamations are taking both staff and Councillors a lot of time at the moment and due to this we have postponed the NRM bus tour. We would like to suggest that you consider a spring-time tour instead when hopefully your commitments associated with amalgamation talks have lessened.

Autumn Festival

We had a store at the Derwent Valley Autumn Festival, which was the first year back since Covid. It was a great day with a great community turnout from across the Catchment. We held a native plant stall and chatted with people about river restoration, weed management, agricultural best practice, and restoration programs. There was a range of people from within and outside the catchment. It was great to see the extended community supporting rural businesses, organisations and the community.



Central Highlands Weeds Program

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

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

On clear autumn days, the ground crew have sprayed weeds in the highlands. One site has been at Great Lake, treating Californian thistle and Ragwort along the eastern shore for Hydro. This is the third year of treating the Californian thistle and we are pleased to say that there is a reduction in density and spread along the eastern shore.

The team have also been covering a lot of ground at Dee Lagoon as part of a cross-tenure collaboration between Central Highlands Council/DCP, TasNetworks, Sustainable Timbers Tasmania, and Hydro. Control of the weed infestation at Dee lagoon has been on our list for quite some time and negotiations due to the complex tenure have taken longer than we would have liked but we are



Broom control around Dee Lagoon

excited to at last be able to control this extensive infestation. This program will now have support for several years and we hope that we can work towards a weed free Dee Lagoon.

Agri-best Practice Programs

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

Derwent Pasture Network – funded by NRM South through the Australian Government's National Landcare Program

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

Our recent dryland pasture course 'grazing time' session was held at Bloomfield. The group visited 7 sites where we discussed the amount of food on offer and contrasted this to the livestock's requirements.

Time was also spent learning the difference between pasture species, particularly Kentucky bluegrass and cocksfoot, which can be tricky to tell apart. We also visited a trial plot which was established 12 years old by the Tas Institute of Agriculture. The group was interested to see the vigour of the uplands, sendace and porto cocksfoot cultivars as well as Australian and holdfast Phalaris. This old trial site has experienced some harsh summers and is valuable as a long-term monitoring site.



Charlie Downie, species identification at Bloomfield

Drought risk assessment project with Rural Business Tasmania

We have now completed a draft questionnaire and the next step will be to road-test this with farmers to iron out any issues. We met with the DR SAT team from the Australian Government which offers a self-assessed drought resilience assessment online. Our feedback was received well by the team, and there was agreement on many of the points we raised about the need for more pointed questions as currently the assessment is too broad to be useful. We also recommended more regionally relevant support materials and a more streamlined approach to climate projections.

Cross-hub containment feeding/drought lotting project - funded by the Future Drought Fund (National Drought Hub)

This project is working to support farmers with drought resilience. We have undertaken 38 surveys farmers in Tasmania to understand the state of play with drought-lotting and containment feeding set ups and management regimes. Deb Scammell, livestock and containment feeding expert from S.A, is booked in for 7th and 8th of June to present at our two workshops which will be hosted at St Peters Pass and a venue to be confirmed on the East Coast respectively. Bruce Jackson will also present on managing acidosis. Two articles have been published in Tas Country and the Tasmanian Farmer to promote the project. We have also undertaken 9 calibration pasture cuts for Cibo labs satellite across Nareen, Alanvale and Arundel farms. The pasture cuts will support improved accuracy of the total dry standing matter and fractional cover layers (how much food is there, is it growing or is it dead?).



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 program of work continues on the Tyenna and kayaking volunteers have been working on the hard-to-reach willows in tricky sections. The last coordinated working bee was rescheduled and will now be occurring on Saturday 27th May.

Hamilton Native Plant Nursery update

The nursery is ticking along nicely. Karen is growing plants for a number of projects and landholders this year such as the Brighton Industrial hub and the Lachlan River Project. Prior to ANZAC day we replaced a few plants at the Gretna War Memorial site from sheep damage and we planted the Downie memorial garden at Platypus walk.

Karen has a local Ellendale resident Michelle volunteering once a month to help out in the nursery. There has been a bit of frost damage to a few things in the nursery due to a very cold minus 6 degrees on the weekend.

Grant Applications

Weed Action Fund – Final Round

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

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

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

Yours Sincerely,

The Derwent Catchment Team

Key Contacts:

Josie Kelman (CEO) 0427044700

Eve Lazarus (Program Manager) 0429170048

Morgan McPherson (Works Manager) 0418 667 426

Karen Phillips (Nursery Manager) 0400 039 303

22. COUNCIL ACTING AS A PLANNING AUTHORITY

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

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

RESOLUTION 14/05.2023/C

Moved: Cr J Honner

Seconded: Cr J Hall

THAT Council now act as a Planning Authority.

CARRIED

For the Motion

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

Cr A Bailey declared an interest and left the meeting at 11.23am.

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

Report by

Louisa Brown (Planning Officer)

Applicant

PDA Surveyors

Owner

A W Bailey

Discretions

Village Zone -16.5 Subdivision

Historic Heritage Code – E13.8.3 Subdivision

Proposal

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

The proposal seeks to create:

Lot 1: accessed from Franklin Place, lot size 1000m²; and

Balance lot: accessed from Ponsonby Street, balance lot size 4576m².

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

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

Subject Site and Locality

The property is located towards the eastern side of the Hamilton Township, Franklin Place runs parallel to Ponsonby Street and forms the western site boundary.

The existing property, CT42551/1 is irregular in shape and contains two outbuildings, one is located towards eastern property boundary and the other towards the northern boundary. Access is currently from Ponsonby Street. The land is characterised by grassland/paddock.



Fig 1. Location and zoning of the subject land in the Village zone (orange) and the Heritage Code Overlay. (Source: LISTmap 2/5/23)



Fig 2. Aerial photo of the subject land and surrounding area (Source: LISTmap 2/5/23)

Exemptions

Nil

Special Provisions

Nil

Village Zone - Development standards for subdivision

The subject land is located in the Village Zone of the Central Highlands Interim Planning Scheme 2015. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions:

16.5.1 Lot design

To provide for new lots that:

- (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
- (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values;
- (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;
- (d) are not internal lots, except if the only reasonable way to provide for efficient use of land;
- (e) are provided in a manner that provides for the efficient and ordered provision of infrastructure.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
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<p>A1 The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) no less than 1,000 m2.</p>	<p>P1 No Performance Criteria.</p>	<p>Lot 1 will have an area of 1000m², and the balance lot 4576m² complying with the Acceptable Solution.</p>
<p>A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is a minimum of 10 m x 15 m in size.</p>	<p>P2 The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</p> <p>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</p> <p>(e) provides for sufficient useable area on the lot for both of the following:</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p>	<p>The property is within the Heritage Code and must therefore be assessed against the Performance Criteria.</p> <p>The Balance Lot and Lot 1 both contain a minimum building area, rectangular in shape and is capable of accommodating residential use and development, meets the standards of the Bushfire Code and Historic heritage Code and enables development to achieve solar access.</p> <p>Earthworks, cut and fill will not be required for the future development and sufficient space can be accommodated on site for car parking and open space.</p> <p>The proposal meets the Performance Criteria P2.</p>
<p>A3 The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3 The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p> <p>(b) provides opportunity for passive surveillance between residential development on the lot and the public road,</p> <p>(c) is no less than 6m.</p>	<p>The Performance Criteria P3 is met as both the Balanced lot and Lot 1 have frontages of no less than 6m.</p> <p>Lot 1 frontage will be 12.6m and Balanced Lot frontage will be 74.2m</p>
<p>A4 No lot is an internal lot.</p>	<p>P4 An internal lot must satisfy all of the following:</p> <p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints</p>	<p>There are no internal lots proposed, therefore Acceptable Solution A4 is met.</p>

	<p>make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>	
<p>A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5 Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>	<p>New boundaries to the existing outbuildings, comply with the relevant development standard for setback. Acceptable Solution A5 is met.</p>

16.5.2 Roads

To ensure that the arrangement of new roads within a subdivision provides for all of the following:

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The subdivision includes no new road.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the route and standard of roads accord with any relevant road network plan adopted by the Planning Authority; (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised; (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian lanes, where appropriate, to common boundaries; (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy; (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum; (f) connectivity with the neighbourhood road network is maximised; (g) the travel distance between key destinations such as shops and services is minimised; (h) walking, cycling and the efficient movement of public transport is facilitated; (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A; 	<p>The Acceptable Solution A1 is met, no new roads are proposed.</p>

	(j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.	
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16.5.3 Ways & Public Open Space

To ensure that the arrangement of ways and public open space provides for all of the following:

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of pedestrian and cycling traffic.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	<p>P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate; (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate; (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate; (d) convenient access to local shops, community facilities, public open space and public transport routes is provided; (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate; (f) provides for a legible movement network; (g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the 	<p>The Performance Criteria P1 is met as the proposed new lot 1 and balanced lot will connect to existing streets.</p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council Policy. Cash in lieu will form part of the conditions of any permit.</p>

	<p>Planning Authority;</p> <p>(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> <p>(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</p> <p>(i) the width of the way;</p> <p>(ii) the length of the way;</p> <p>(iii) landscaping within the way;</p> <p>(iv) lighting;</p> <p>(v) provision of opportunities for 'loitering';</p> <p>(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).</p>	
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16.5.4 Services To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot must be connected to a reticulated potable water supply.	P1 No Performance Criteria.	The new Lot 1 will be provided with a water connection to the existing infrastructure on Franklin Place. The Balanced Lot has existing connections. The proposal complies with the Acceptable Solution A1.
A2 Each lot must be connected to a reticulated sewerage system.	P2 No Performance Criteria.	Both Lots will be provided with a connection to a reticulated sewerage system. The Acceptable Solution A2 is met.
A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	P3 If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.	The proposal complies with the Acceptable Solution, stormwater will be conditioned as a part of the Planning Permit.

Codes

E1.0 Bushfire Prone Area Code

The Code applies to the development as the land is identified as a Bushfire Prone Area in the Planning Scheme.

A Bushfire Hazard Assessment Report, prepared by GES GEO Environmental solutions J8054v1.0, dated November 2022 has been provided with the Development Application documents.

The recommendations of this report form part of the Planning Permit Conditions.

E5.0 Road and Railway Assets Code

The purpose of this provision is to:

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

The applicable standards of the Code are addressed in the following tables:

E5.6.2 Road accesses and junctions To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	P1 For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: <ul style="list-style-type: none">(a) the nature and frequency of the traffic generated by the use;(b) the nature of the road;(c) the speed limit and traffic flow of the road;(d) any alternative access;(e) the need for the access or junction;(f) any traffic impact assessment; and(g) any written advice received from the road authority.	Acceptable Solution A1 is met, the speed limit of Franklin Place for the new access is 60km.
A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: <ul style="list-style-type: none">(a) the nature and frequency of the traffic generated by the use;(b) the nature of the road;(c) the speed limit and traffic flow of the road;(d) any alternative access to a road;(e) the need for the access or junction;(f) any traffic impact assessment; and(g) any written advice received from the road authority.	Acceptable Solution A2 is met, each lot will have one point of vehicular entry/exit.

E5.6.4 Sight distance at accesses, junctions and level crossings To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Sight distances at:</p> <p>a. an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>b. rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:</p> <p>(a) the nature and frequency of the traffic generated by the use;</p> <p>(b) the frequency of use of the road or rail network;</p> <p>(c) any alternative access;</p> <p>(d) the need for the access, junction or level crossing;</p> <p>(e) any traffic impact assessment;</p> <p>(f) any measures to improve or maintain sight distance; and</p> <p>(g) any written advice received from the road or rail authority.</p>	<p>The Acceptable solution is met, new access to Franklin Place will meet the requirements for sight distances and will be conditioned as a part of a planning permit.</p>

E6.0 Parking and Access Code

The Parking and Access Code applies to all use and development.

The location and design of the new access onto Franklin Place will comply with the Acceptable Solutions, in so much as only one access point is proposed for each lot, and the access is designed to meet the current standards, as conditioned in a Planning Permit.

Internal parking and access is relevant to future Development Applications for dwellings and will be assessed as these applications come forward individually.

E13.0 Historic Heritage Code

The purpose of this code is to ensure that subdivision within a Heritage Precinct is consistent with historic patterns of development and does not create potential for future incompatible development.

A Heritage Impact Assessment has been provided and forms part of the supporting Development Application documents. The assessment was prepared by G Corney, Architect & Heritage Consultant. In conclusion, the report states that when assessed against the Interim Planning Scheme 2015, the proposed subdivision meets the Performance Criteria of E13.8.3 Subdivision.

Representations

The proposal was advertised from 31st March until 19th April 2023 for the statutory 14 days period, plus extra to allow for Easter Public holidays.

No representations were received.

Conclusion

The proposal is for a 1 lot and balance subdivision. The proposal is assessed to comply with the applicable standards of the Village Zone, and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

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

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

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2023/01 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

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

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

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

Options

The Planning Authority must determine the Development Application DA2023/01 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

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

PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 9th May 2023 with the Planning Committee making the following recommendation to the Planning Authority.

RESOLUTION 15/05.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

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

Recommended Conditions

General

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

Public Open Space Contribution

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

Bushfire Hazard Management

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

Services

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

Access to State Road (Franklin Place)

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

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

Access

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

Easements

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

Endorsements

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

Final plan

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

The following advice applies to this permit:

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

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr R Cassidy, Cr J Honner, Cr J Hall and Cr D Meacheam.

Cr A Bailey returned to the meeting 11.26am.

22.2 DA2022/48: BOUNDARY ADJUSTMENT - 6371 LYELL HIGHWAY, OUSE

Report by

Louisa Brown (Planning Officer)

Applicant

Rogerson & Birch Surveyors

Owner

CT197864/1 Lawrenny Proprietary Limited
CT122993/4, CT122993/2 Lawrenny Water Trust

Discretions

26.5.2 Reorganisation of Boundaries

Proposal

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

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

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

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

Subject Site and Locality

The subject sites are located 5km southeast of the township of Ouse and sits on the edge of Lake Meadowbank. The properties are used for Agricultural purposes, including paddocks and water infrastructure such as channels.

The proposed Lot 1 contains the existing dwelling, and several outbuildings are located on the current lot CT197864/1.

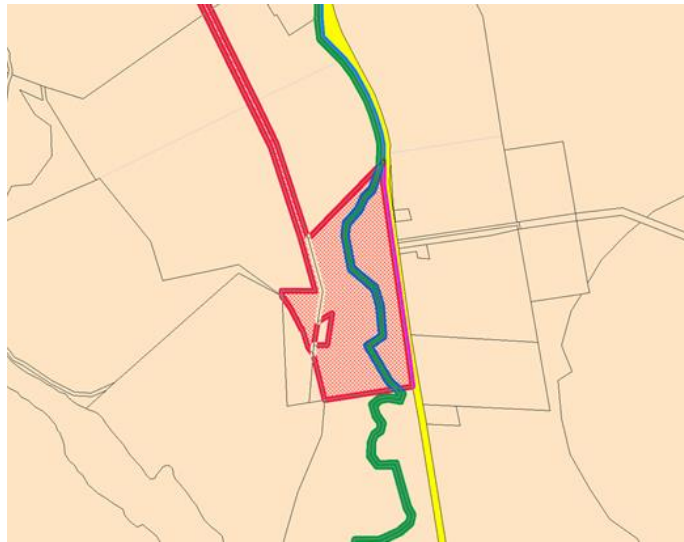


Fig 1. Location and zoning of the subject land in the Rural Resource zone. (Source: Exponare)



Fig 2. Aerial photo of the subject land and surrounding area (Source: LISTmap 02/05/23)

Exemptions

Nil

Special Provisions

Nil

Use Standards

There are no applicable use standards for the Reorganisation of Boundaries.

Development Standards for Reorganisation of Boundaries

The subject land is in the Rural Resource Zone of the Central Highlands Interim Planning Scheme 2015. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions:

26.5.2 Reorganisation of Boundaries To promote the consolidation of rural resource land and to allow for the rearrangement of existing titles, where appropriate, to provide for a better division of land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A lot is for public open space , a riparian or littoral reserve or utilities .	P1 The reorganisation of boundaries must satisfy all of the following: (a) all existing lots are adjoining or separated only by a road; (b) no existing lot was formally a crown reserved road or other reserved land; (c) provide for the sustainable commercial operation of the land by either: (i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan, (ii) encompassing an existing or proposed non-agricultural rural resource use in one lot; (d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2; (e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot; (f) a new vacant lot must: (i) contain land surplus to rural resource requirements	The proposal does not comply with the Acceptable Solution and must be assessed against the Performance Criteria. (a) Complies – both lots are adjoining. (b) Complies – no lot was formerly a crown reserved road or reserved land. (c) Complies – the proposed Lot 1 at 1 ha includes the dwelling in one lot. This is an existing non-agricultural lot. The Lawrenny Water Trust channels and easements will be contained in separate lots 2,3 and 4. (d) Complies – existing dwelling complies with setbacks of 26.4.2. (e) Complies – existing dwelling is the primary dwelling. (f) No new vacant lot created. (g) Complies – lots are over 1ha, lots have frontages via an existing Right of Way greater than 6m and all lots are currently serviced by existing access. (h) There are no Local Area Objectives or Desired Future Character Statements in the Rural Resource zone.

	<p>of the primary agricultural lot;</p> <p>(ii) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.</p> <p>(iii) not result in a significant increase in demand for public infrastructure or services;</p> <p>(g) all new lots must comply the following:</p> <p>(i) be no less than 1ha in size;</p> <p>(ii) have a frontage of no less than 6m;</p> <p>(iii) be serviced by safe vehicular access arrangements;</p> <p>(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.</p>	
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Specific Area Plan – Lake Meadowbank

A very small section of lot 1 is within the Lake Meadowbank SAP, because of this an Aboriginal Heritage Search record has been provided to meet the requirements of the SAP. An Unanticipated Discovery Plan will be added to the advice section of any Planning Permit granted.

Codes

E1 Bushfire-Prone Areas Code

The Bushfire-Prone Code applies to the Reorganisation of Boundaries of land that is located within a bushfire-prone area. The properties are both identified as Bushfire Prone Areas in the Code Overlays.

A Bushfire Hazard Report has been submitted as a part of the application, by Rogerson & Birch Surveyors and dated 15/02/2023 Version – 1.0. The report makes several recommendations which must be achieved in order to meet the standards of the code and these form a part of the conditions should a planning permit be granted.

E5.0 Road and Railway Assets Code

The purpose of this provision is to:

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

The applicable standards of the Code are addressed in the following tables:

E5.6.2 Road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No new access or junction to roads in an area subject to a	P1 For roads in an area subject to a speed limit of more than	

speed limit of more than 60km/h.	60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (h) the nature and frequency of the traffic generated by the use; (i) the nature of the road; (j) the speed limit and traffic flow of the road; (k) any alternative access; (l) the need for the access or junction; (m) any traffic impact assessment; and (n) any written advice received from the road authority.	Acceptable Solution A1 is met, the proposal does not include any new access or junctions.
A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (h) the nature and frequency of the traffic generated by the use; (i) the nature of the road; (j) the speed limit and traffic flow of the road; (k) any alternative access to a road; (l) the need for the access or junction; (m) any traffic impact assessment; and (n) any written advice received from the road authority.	Acceptable Solution A2 is met, one point of vehicular entry/exit exists to the existing Right of Way for the lots.

E5.6.4 Sight distance at accesses, junctions and level crossings To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Sight distances at: c. an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and d. rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to: (h) the nature and frequency of the traffic generated by the use; (i) the frequency of use of the road or rail network; (j) any alternative access;	The Acceptable solution is met, there are no new access proposed.

	(k) the need for the access, junction or level crossing; (l) any traffic impact assessment; (m) any measures to improve or maintain sight distance; and (n) any written advice received from the road or rail authority.	
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E6.0 Parking and Access Code

The Parking and Access Code applies to all use and development.

Internal parking and access is relevant to future Development Applications and will be assessed as these applications come forward individually.

The location and design of the new access to the balanced Lot 3 will comply with the Acceptable Solutions, in so much as only one access point is proposed and the access is designed to meet the current standards, as conditioned in a Planning Permit if granted.

E11.0 Waterway and Coastal Protection Code

The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

- (a) minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;
- (b) minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;
- (c) 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.

E11.8 Subdivision Standards		
To ensure that:		
(a) works associated with subdivision in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values;		
(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area must comply with one or more of the following: (a) be for the purpose of separation of existing dwellings; (b) be for the creation of a lot for public open space, public reserve or utility; (c) no works, other than boundary fencing works, are within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area;	P1 Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following: (a) minimise impact on natural values; (b) provide for any building area and any associated bushfire hazard management area to be either: (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or	The Acceptable solution (a) is met, the boundary reorganisation will separate an existing dwelling from the title.

(d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area.	(ii) able to accommodate development capable of satisfying this code. (c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.	
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Representations

The proposal was advertised for the statutory 14 days period plus 1 day to allow for the public holiday. No representations were received.

Conclusion

The proposal for the Boundary Reorganisation of CT 122993/2, CT 122993/4 and CT197864/1 and is assessed to comply with the applicable standards of the Rural Resource Zone and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

The proposal was advertised for public comment and no representation were received.

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

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2022/48 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

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

This determination has to be made no later than 19th May 2023, which has been extended beyond the usual 42-day statutory time frame with the consent of the application.

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

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

Options

The Planning Authority must determine the Development Application DA2022/48 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

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

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 DA2022/48 Boundary Reorganisation to land described as CT 122993/2, CT 122993/4 & CT197864/1, 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 :-

PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 9th May 2023 with the Planning Committee making the following recommendation to the Planning Authority.

RESOLUTION 16/05.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Hall

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

Recommended Conditions

General

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

Easements

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

Endorsements

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

Covenants

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

Bushfire

6. The development and works must be carried out in accordance with the Bushfire Assessment Report Version – 1.0, prepared by Rogerson & Birch Surveyors dated 15/02/2023.

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

Agreements

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

Final Plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
10. A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Weed Management

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

Water Quality

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

Property Services

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

Existing Services

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

Rural Access

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

Construction Amenity

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

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

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

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

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

CARRIED

For the Motion

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

23. ORDINARY COUNCIL MEETING RESUMED

RESOLUTION 17/05.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

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 Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall and Cr D Meacheam.

24. DEVELOPMENT & ENVIRONMENTAL SERVICES

24.1 DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) MONTHLY REPORT

Report By

Graham Rogers, Manager Development & Environmental Services

RESOLUTION 18/05.2023/C

Moved: Cr J Honner

Seconded: Cr J Hall

THAT the Development & Environmental Services Report be received.

CARRIED

For the Motion

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

PLANNING PERMITS ISSUED UNDER DELEGATION

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

PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00022	Rainbow Building Solutions	130 Marked Tree Road, Gretna	Outbuilding

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00014	J C Bower	10 Allison Road, Breona	Outbuilding

ANIMAL CONTROL

Total Number of Dogs Registered in 2022/2023 Financial Year – 978
Total Number of Kennel Licences Issued for 2022/2023 Financial Year – 30

2022/2023 Statistics as of 11 May 2023

Number of Dogs Impounded during last month	2
Number of Dogs Currently Registered	933
Number of Dogs Pending Re-Registration	16
Number of Kennel Licences Issued	29
Number of Kennel Licences Pending	1

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

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

HAMILTON TOILET & BBQ FACILITIES

Council will be replacing the public toilet & BBQ facilities at the Hamilton Park over the coming month, with works to commence on 22 May 2023.

To facilitate these works the showers, laundry and BBQ facilities will be closed for 2 – 3 months. Temporary toilets will be available during this time and the camping area will remain open.

The above has been advertised on Council's Website and Facebook page and Destination Southern Tasmania (DST) have been advised.

24.2 POLICY 2013-08 – PUBLIC OPEN SPACE

Report By

Graham Rogers, Manager Development & Environmental Services

PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 9th May 2023 with the Planning Committee raising concerns about the Policy applying to Agriculture Zoned land. The Planning Committee recommended that Council approve the reviewed Policy with the reference to Agriculture Zoned land removed.

RESOLUTION 19/05.2023/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

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

CARRIED

For the Motion

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

Background

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

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

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

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

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

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

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

Action to Consider

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

Jason Branch, Works and Services Manager attended the meeting at 11.38am.

25. WORKS & SERVICES

25.1 WORKS & SERVICES MONTHLY REPORT – APRIL 2023

Report By

Jason Branch, Works & Services Manager

RESOLUTION 20/05.2023/C

Moved: Cr A Bailey

Seconded: Cr J Honner

THAT the Works & Services Report for April 2023 be received.

CARRIED

For the Motion

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

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

Grading & Sheeting	Selma Road, Bashan Road, Meadsfield Road, Tunbridge Tier Road, Fourteen Mile Road
Maintenance Grading	Interlaken Road
Potholing / shouldering	Dawson Road, Torhill Road, Wihareja Road, Waddamana Road, Fourteen Mile Road, Dennistoun Road
Spraying:	Nil
Culverts / Drainage:	Clean culverts Meadsfield Road Clean culverts Tor Hill Road Clean culverts Victoria Valley Road Clean culverts McGuire's Marsh Road

Occupational Health and safety	<ul style="list-style-type: none"> • Monthly Toolbox Meetings • Day to day JSA and daily prestart check lists completed. • Monthly workplace inspections completed. • Playground inspections
Bridges:	
Refuse / recycling sites:	Cover Hamilton Tip twice weekly
Other:	2 X drum musters White Lines Thousand Acre Lane Storm water stage 2 Bothwell upgrades Bothwell Footpath upgrades Hamilton footpath upgrades Scrubbing vegetation Barren Plains Remedial works signs Barren plains Install sign Todds Corner Replace CHC boundary sign Poatina Road Replave Allison's Road sign Set up and preparation ANZAC Day Services Clean up of drains Clean gravel from causeway Todds Corner Improve holes intersection Thiessen Crescent Remove rubbish Miena waste transfer station Installation of the Ellendale play equipment Installation of Bronte play equipment and area. Remove fallen tree Ellendale Road Cold mix holes Victoria Valley Road Repair busted pipes
Slashing:	Torhill Road Dry Poles Road Rockmount Road Jones River Road Lanes Tier Road
Municipal Town Maintenance:	<ul style="list-style-type: none"> • Collection of town rubbish twice weekly • Maintenance of parks, cemetery, recreation ground and Caravan Park. • Cleaning of public toilets, gutters, drains and footpaths. • Collection of rubbish twice weekly • Cleaning of toilets and public facilities • General maintenance • Mowing of towns and parks • Town Drainage
Buildings:	
Plant:	PM717 dog trailer repairs PM756 Kenworth truck serviced
Private Works:	Wesley Dexter gravel Meadcon gravel Benetto Contracting Pty Ltd MS Civil gravel DKMA Pty Ltd gravel delivery Sutcliffe Contracting gravel Martine water delivery David Eccles water delivery Brett Speed water delivery
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties
Program for next 4 weeks	Bothwell stormwater stage 2 Hamilton footpath upgrade Bothwell footpath upgrade Grading Municipal Roads

25.2 PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 21/05.2023/C

Moved: Cr R Cassidy

Seconded: Deputy Mayor J Allwright

1. **THAT** Council formally endorse the Draft River Clyde Flood Mapping Study Report; and
2. **THAT** Council approve the funding to facilitate a community information session in Bothwell on the River Clyde Flood Mapping Study Report.

CARRIED

For the Motion

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

Background

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

Mr Cameron Ormes the Project Manager for the River Clyde Flood Mapping / Study has provided Council with the Draft River Clyde Flood Mapping Study Report for Council review and endorsement.

Based on community feedback, a recommendation was made in the River Clyde Flood Study Report to undertake a final community information session outlining the findings of the project. This has not currently been allowed in the project scope.

GHD proposes facilitating a community information session in Bothwell as a variation to the current scope at a lump sum cost of \$4,975, comprising:

- Preparation of presentation material.
- Making arrangements for the information session (distribution of invites, venue booking, liaising with stakeholders (SES), etc.).
- Preparation of Council website and Facebook update material.
- Facilitate community information session (attendance of 2 x project personnel including travel)

The final report of River Clyde Flood Mapping Study Report is now presented to Council for endorsement.

Jason Branch Works and Services Manager left the meeting at 11.45 a.m.

26. ADMINISTRATION SERVICES

26.1 APPLICATION FOR COMMUNITY DONATION – BRODIE SPEED

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 22/05.2023/C

Moved: Cr J Honner

Seconded: Cr A Bailey

THAT Council make a donation to Brodie Speed for the amount of \$150.00.

CARRIED

For the Motion

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

Background

Brodie Speed has been selected to represent Tasmania in the Under 15 State Team in the Australian Football School Sports Australia Championships who will be going along with other players throughout the State, the Championships are being held at Ballarat, Victoria from the 22 July – 29 July 2023. Brodie is a local resident of Bothwell.

The Community Donations Program provides financial assistance to:

- (a) Individual residents living within the Central Highlands that are chosen to represent Tasmania in an interstate or international competition or activity. The donation shall be to contribute towards the cost of travel, accommodation or entry fees.

Eligibility for Interstate or International Representation

- Donations only apply to individual participants or competitors. Applications from teams or team officials are ineligible.
- The applicant must be an established resident of the Central Highlands municipal area.
- The participant must be participating as an amateur.
- A maximum of one donation per individual per financial year applies.

Amount of Donation

Assistance will be provided in the form of a cash donation. The maximum donation that Council may make is:

- \$150 for participating or competing in an interstate event.
- \$300 for participating or competing in an international event.

In exceptional circumstances, Council may exceed the maximum donation.

26.2 TASWATER'S DRAFT CORPORATE PLAN FY2024-28

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 23/05.2023/C

Moved: Cr R Cassidy

Seconded: Cr D Meacheam

***THAT** Councillors provide their comment on the draft Corporate Plan FY2024-28 to the Deputy Mayor Cr Allwright, Councils Owner's Representatives by the 23 May 2023 so that the Deputy Mayor can provide a submission on behalf of Council by the 26 May 2023.*

CARRIED

For the Motion

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

Background

The General Manager has requested that Council consider the draft Corporate Plan FY2024-28 (Plan) for your review and feedback by 26 May 2023. The draft Plan outlines TasWater's priorities and focus areas over the next five years to deliver towards our vision "to be a trusted, respected and making a positive difference to Tasmania".

Whilst Teeswaters' overall strategic direction is largely consistent with our previous Corporate Plan, they have updated our future direction and priorities to provide greater attention to 'what matters the most'. The Plan outlines a renewal of key areas and outcomes that TasWater seeks to achieve over the planning period.

The Plan outlines a strong financial outlook for TasWater, projecting underlying profit of \$33.1M for 2023-24, and \$183.9M over the corporate planning period. This is an improvement of over \$30M in comparison to the previous year's planning period. Importantly, the financial projections provide for an ordinary dividend of \$20 million to be paid to Council Owners in each year of the Plan period. Provision has also been made to continue to support the payment of a \$4.0 million special dividend per annum (to FY2025-26) to compensate for the dividends not paid due to the impact of COVID-19.

In relation to our key performance indicators, the Plan outlines updated measures and targets. TasWater will continue to report against these metrics in the Owners' Representatives Group Report.

TasWater look forward to receiving Council's feedback on our draft Plan by Wednesday, 26 May 2023. The TasWater Board will consider all feedback received from Owners' representatives and will provide its response to each matter in accordance with the process under section 8.4 of the Shareholders' Letter of Expectations.

Councillors will need to provide the Deputy Mayor Cllr Allwright, Councils Owner's Representatives feedback by the 23 May 2023 so that the Deputy Mayor can submit our feedback to Shannon Imlach, Strategy and Regulatory Policy Manager.

26.3 GREтна FIRE BRIGADE COMMUNITY DEFIBRILLATOR

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 24/05.2023/C

Moved: Cr A Bailey

Seconded: Cr J Honner

THAT Council donate \$412.00 to the Gretna Fire Brigade to replace the battery and set of pads in the defibrillator located at the entrance to the Gretna Fire Station.

CARRIED

For the Motion

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

Background

The General Manager has requested that Council consider donating funds to purchase a battery and set of pads for a defibrillator that will be located at the entrance to the Gretna Fire Station.

Mr Colin Cunningham AFSM Brigade Chief of the Gretna Fire Brigade has emailed Council stating that the defibrillator requires a new battery and set of pads that will cost around \$412.00.

Luke Edmunds MLC for Pembroke & Shadow Minister for Local Government attended the meeting at 11.57am.

26.4 ELECTRIC VEHICLE (EV) CHARGE STATIONS BOTHWELL AND HAMILTON

Report by

Adam Wilson, Deputy General Manager

RESOLUTION 25/05.2023/C

Moved: Cr R Cassidy

Seconded: Deputy Mayor J Allwright

1. **THAT** Council support the installation of an electric vehicle at all three sites in Bothwell and Site 2 in Hamilton (in the existing council public car park, in the corner facing the public toilet amenities block in Hamilton) subject to any development application requirements; and
2. **THAT** the General Manager provide Electrona Pty Ltd with a letter of support for the sites agreed by Council.

CARRIED

For the Motion

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

Background

The General Manager has requested that Council consider providing a letter of support to Electrona Pty Ltd for them to initiate projects to deploy Electric Vehicle Charging infrastructure at Hamilton and Bothwell.

Mr Stephen Poljansek, Director for Electrona Pty Ltd states that they are not seeking any funding from council, only support to establish and operate these facilities as they we hope to secure Commonwealth funding as part of a larger project pipeline.

Because of the significant cost for Electrona Pty Ltd to undertake the planning, design and due diligence, they request exclusive support for these sites, so that they can invest the time and seek funding without risk of site loss.

The time frame for implementing these will probably be approximately 12-24 months from the receipt of letter of support although much of that time frame is based on timing of funding allocation, availability of equipment and TasNetworks. The Bothwell depot site will take longer because there is significantly more work to properly consider site characteristics, to design the site treatments, and the expense to develop this to a suitable standard.

Mr Poljansek respects the characteristics of each site as unique and consider the aesthetics of the development, usage considerations as well as just the technical deployment.

Mr Poljansek believes Electrona Pty Ltd can establish Bothwell as an Electric Vehicle gateway to the Central Highlands (particularly those considering travel on the Lakes Highway) and a magnet for these visitors.

Electrona Pty Ltd is fully Tasmanian, and they feel there is benefit in doing things carefully and correctly. Mr Poljansek hopes that Electrona Pty Ltd will be the primary trusted service provider for public EV infrastructure projects and operations in Tasmania and their approach is to understand the local context.

Mr Poljansek would like Councillors to review the sites in the attachments with priority on the first one at Bothwell (Alexander St. northern end of Queens Park).

In early April 2023, Mr Poljansek had the pleasure of visiting Hamilton and Bothwell with the Deputy General Manager to examine candidate sites for Electric Vehicle Charging Stations. Mr Poljansek took detailed site notes, photographs and since then have review the sites. Mr Poljansek suggests there are a number of sites that are candidates for differing levels of infrastructure:

1. Bothwell (Alexander St. At the northern end of Queens Park.) This site has current demand, particularly for EV drivers travelling on the Lakes Highway through to Deloraine. A charger would provide incentive to stop in Bothwell.
2. Hamilton (In the existing council public car park, in the corner facing the public toilet amenities block.)
3. Bothwell (Front of Council Depot. 4 Alexander Street Bothwell)
4. Bothwell (Council Caravan Park, Market Pl. Bothwell)

The site of highest interest and highest expected usage would be Site 1 with the others to follow later in our deployment pipeline. All sites are subject to other factors such as power infrastructure logistics however the first hurdle is permission to proceed. Hence Electrona Pty Ltd are seeking a letter of support from Central Highlands providing acceptance of Electrona Pty Ltd to plan, design, install, commission, operate and maintain infrastructure at these sites. Mr Poljansek states whilst site 1 is immediately viable to pursue and would be first in their project pipeline (for Central Highlands), the depot site is also of particular importance as a potential future icon site to demonstrate the implementation of Infrastructure to support those electric vehicles towing boats and caravans. As far as Electrona Pty Ltd know the Bothwell depot site could be a first for Tasmania, it is not immediately viable but Electrona Pty Ltd would be pleased for support this site.

Prior to operation Electrona Pty Ltd will seek a license agreement (or lease) to allow operations in those locations.

Mr Poljansek states that they will seek funding at the same time for all sites to which Council provides a letter of support, Electrona Pty Ltd remain open to additional potential sites within the municipality.

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

Report by

Katrina Brazendale, Senior Administration/Community Relations Officer

RESOLUTION 26/05.2023/C

Moved: Cr J Honner

Seconded: Cr D Meacheam

THAT the Health & Wellbeing Plan 2020-2025 progress report be received.

CARRIED

For the Motion

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

Background

- Bothwell Playgroup

Playgroup for term 2 concluded on 4th March 2023 and it is anticipated to recommence shortly for term 3.

- Supporting School with Breakfast Club

Breakfast Club at the Bothwell District High School is continuing with the support of the school parents who are coming in to assist on a weekly basis, the school association is currently working on a roster that will also include the assistance from the CWA.

- Youth and Adults Mental Health Community Sports

Discussions with the Bothwell District High School and the Bothwell Golf Club are progressing with to the commencement of the students participating in weekly golf sessions facilitated by the Golf Club members.

- Training and Skills Development \$17,965

Council has undertaken the first training course for Responsible Serving of Alcohol. It was attended by 15 community members from the Bothwell Football Club, Bothwell Golf Club, Bothwell Hotel and students from the Bothwell District High School.

Food packages are also being made up on a weekly basis dependant on food availability from suppliers and delivered to various families throughout the Central Highlands Municipal area. Supplies for the breakfast programs are also collected during this time, so therefore the food packages are only available during school terms.

Anzac Day Services have been undertaken and they were well attended in all areas.

26.6 MONTHLY FINANCE REPORT TO 30 APRIL 2023

Report by

David Doyle, Contract Accountant

RESOLUTION 27/05.2023/C

Moved: Cr J Honner

Seconded: Cr J Hall

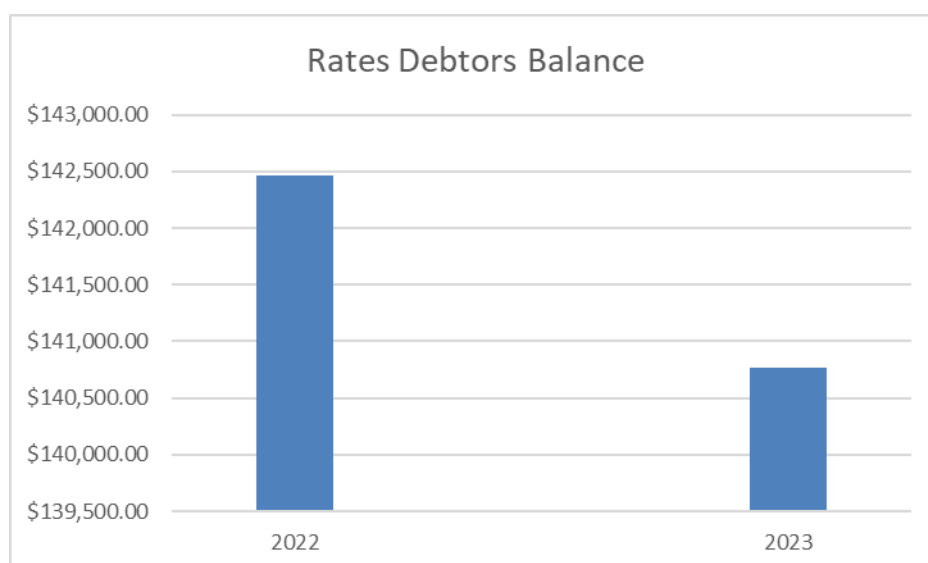
THAT the Monthly Finance Report to 30 April 2023 be received.

CARRIED

For the Motion

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

RATES RECONCILIATION AS AT 30 APRIL 2023				
		<u>2022</u>		<u>2023</u>
Rates in Debit 30th June		\$132,481.89		\$100,036.35
Rates in Credit 30th June		-\$132,398.46		-\$139,127.10
Balance 30th June		\$83.43		-\$39,090.75
Rates Raised		\$3,912,121.67		\$4,120,043.73
Penalties Raised		\$30,011.32		\$34,871.17
Supplementaries/Debit Adjustments		\$31,175.34		\$42,388.20
Total Raised		\$3,973,391.76		\$4,158,212.35
Less:				
Receipts to Date		\$3,698,615.51		\$3,848,266.77
Pensioner Rate Remissions		\$101,093.20		\$110,356.31
Remissions/Supplementary Credits		\$31,214.55		\$58,821.82
Balance		\$142,468.50		\$140,767.45

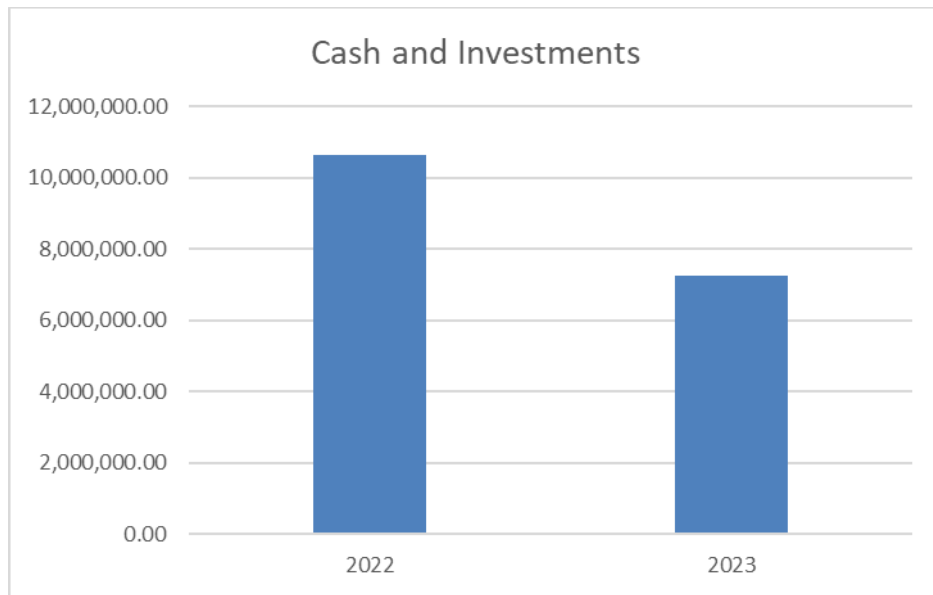


Bank Reconciliation as at 30 April 2023			
	2022		2023
Balance Brought Forward	\$8,583,226.81		\$8,227,969.20
Receipts for month	\$2,557,317.21		\$529,107.99
Expenditure for month	\$496,703.88		\$1,500,508.30
Balance	\$10,643,840.14		\$7,256,568.89
Represented By:			
Balance Commonwealth Bank	\$3,890,389.54		\$694,175.87
Balance Westpac Bank	\$221,861.76		\$337,288.54
Investments	\$6,743,028.60		\$6,224,554.48
Petty Cash & Floats	\$550.00		\$550.00
	\$10,855,829.90		\$7,256,568.89
Plus Unbanked Money	\$18,368.78		\$0.00
	\$10,874,198.68		\$7,256,568.89
Less Unpresented Cheques	\$84.59		\$0.00
Unreceipted amounts on bank statements	\$230,273.95		\$0.00
	\$10,643,840.14		\$7,256,568.89

	BUDGET 2022/2023	ACTUAL TO 30-Apr-22	ACTUAL TO 30-Apr-23	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN HAMILTON	\$1,421,591	\$0	\$1,327,943	93.41%	\$93,648
ELECTED MEMBERS EXPENDITURE(AMEH)	\$203,648	\$0	\$184,945	90.82%	\$18,703
MEDICAL CENTRES(MED)	\$147,200	\$107,173	\$86,334	58.65%	\$60,866
STREET LIGHTING(STLIGHT)	\$39,600	\$27,449	\$26,568	67.09%	\$13,032
ONCOSTS	\$168,149	\$0	-\$57,668	-34.30%	\$225,817
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$340,850	\$0	\$162,614	47.71%	\$178,236
COVID-19		\$5,683	\$835		
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,321,038	\$140,305	\$1,731,571	74.60%	\$590,302
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN BOTHWELL	\$240,804	\$0	\$193,626	80.41%	\$47,178
ENVIRON HEALTH SERVICES (EHS)	\$31,250	\$17,773	\$9,974	31.92%	\$21,275
ANIMAL CONTROL(AC)	\$10,500	\$4,045	\$7,444	70.90%	\$3,056
PLUMBING/BUILDING CONTROL (BPC)	\$141,119	\$86,312	\$100,487	71.21%	\$40,633
SWIMMING POOLS (POOL)	\$39,475	\$44,250	\$28,373	71.88%	\$11,102
DEVELOPMENT CONTROL (DEV)	\$191,000	\$90,010	\$99,452	52.07%	\$91,548
WASTE SERVICES	\$713,294	\$0	\$636,629	89.25%	\$76,665
ENVIRONMENT PROTECTION (EP)	\$4,500	\$546	\$221,041	4912.03%	(\$216,541)
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,371,942	\$242,936	\$1,297,027	94.54%	\$74,915
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$136,000	\$118,520	\$152,680	112.26%	(\$16,680)
CEMETERY (CEM)	\$18,200	\$18,141	\$19,522	107.26%	(\$1,322)
HALLS (HALL)	\$60,000	\$46,708	\$42,198	70.33%	\$17,802
PARKS AND GARDENS(PG)	\$64,000	\$67,632	\$71,073	111.05%	(\$7,073)
REC. & RESERVES(Rec+tennis)	\$84,316	\$77,427	\$90,172	106.95%	(\$5,856)
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$120,000	\$126,294	\$151,411	126.18%	(\$31,411)
HOUSING (HOU)	\$71,458	\$63,870	\$73,862	103.36%	(\$2,404)
CAMPING GROUNDS (CPARK)	\$13,500	\$13,177	\$15,412	114.16%	(\$1,912)
LIBRARY (LIB)	\$1,400	\$893	\$1,279	91.37%	\$121
ROAD MAINTENANCE (ROAD)	\$885,000	\$830,826	\$1,077,456	121.75%	(\$192,456)
FOOTPATHS/KERBS/GUTTERS (FKG)	\$5,000	\$2,014	\$9,213	184.25%	(\$4,213)
BRIDGE MAINTENANCE (BRI)	\$23,289	\$18,598	\$13,195	56.66%	\$10,094
PRIVATE WORKS (PW)	\$85,000	\$84,260	\$66,754	78.53%	\$18,246
SUPER. & I/D OVERHEADS (SUPER)	\$316,800	\$282,506	\$458,603	144.76%	(\$141,803)
QUARRY/GRAVEL (QUARRY)	(\$25,000)	(\$45,285)	(\$64,679)	258.71%	\$39,679
NATURAL RESOURCE MANAGEMENT(NRM)	\$121,000	\$112,676	\$103,945	85.90%	\$17,055
SES (SES)	\$2,000	\$1,020	\$44,196	2209.80%	(\$42,196)
PLANT MTCE & OPERATING COSTS (PLANT)	\$500,000	\$375,218	\$503,480	100.70%	(\$3,480)
PLANT INCOME	(\$710,000)	(\$563,591)	(\$474,728)	66.86%	(\$235,272)
DRAINAGE (DRAIN)	\$264,360	\$28,755	\$19,997	7.56%	\$244,363
OTHER COMMUNITY AMENITIES (OCA)	\$27,731	\$29,355	\$30,194	108.88%	(\$2,462)
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$33,147	\$32,801	88.65%	\$4,199
FLOOD REPAIRS		\$330,076	\$51,617		
TOTAL WORKS & SERVICES	\$2,101,054	\$2,052,236	\$2,489,652	118.50%	(\$336,981)
DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,321,038	\$140,305	\$1,731,571	74.60%	\$590,302
Dev. & Environmental Services	\$1,371,942	\$242,936	\$1,297,027	94.54%	\$74,915
Works & Services	\$2,101,054	\$2,052,236	\$2,489,652	118.50%	(\$336,981)
Total All Operating	\$5,794,033	\$2,435,477	\$5,518,250	95.24%	\$328,236

CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$64,500	\$4,175	\$23,718	32.69%	\$43,416
Equipment	\$131,000	\$43,604	\$6,610	5.05%	\$124,390
Miscellaneous (Municipal Reval etc)	\$120,000	\$0	\$0	0.00%	\$120,000
	\$315,500	\$47,779	\$30,328	9.61%	\$287,806
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$25,000	\$1,815	\$27,300	109.20%	(\$2,300)
	\$25,000	\$1,815	\$27,300	109.20%	\$23,185
WORKS & SERVICES					
Plant Purchases	\$547,266	\$603,118	\$400,604	73.20%	\$146,662
Camping Grounds	\$0	\$0	\$0		\$0
Public Conveniences	\$210,000	\$57,616	\$118,443	56.40%	\$91,557
Bridges	\$120,000	\$22,434	\$22,671	18.89%	\$97,329
Road Construction & Reseals	\$1,972,256	\$1,780,415	\$2,537,265	128.65%	(\$565,009)
Drainage	\$737,160	\$5,153	\$95,980	0.00%	\$641,180
Parks & Gardens Capital	\$261,000	\$16,297	\$123,134	47.18%	\$137,866
Infrastructure Capital (Moved to Roads)	\$55,000	\$0	\$4,165	7.57%	\$50,835
Footpaths, Kerbs & Gutters	\$510,000	\$0	\$394,757	77.40%	\$115,243
Rec Grounds	\$0	\$44,148	\$0		\$0
Halls	\$284,000	\$73,049	\$103,577	36.47%	\$180,423
Buildings	\$961,500	\$98,306	\$223,139	23.21%	\$738,361
	\$5,658,182	\$2,700,536	\$4,023,735	71.11%	\$1,634,447
TOTAL CAPITAL WORKS					
Corporate Services	\$315,500	\$47,779	\$30,328	9.61%	\$285,172
Dev. & Environmental Services	\$25,000	\$1,815	\$27,300	109.20%	(\$2,300)
Works & Services	\$5,658,182	\$2,700,536	\$4,023,735	71.11%	\$1,634,447
	\$5,998,682	\$2,750,130	\$4,081,363	68.04%	\$1,917,319

Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2022	2023
Cash at Bank and on Hand					
Bank 01 - Commonwealth - General Trading Account				3,700,535.74	694,175.87
Bank 02 - Westpac - Direct Deposit Account				199,725.80	337,288.54
Petty Cash				350.00	350.00
Floats				200.00	200.00
TOTAL CASH AT BANK AND ON HAND				3,900,811.54	1,032,014.41
Investments					
Bank 04	30 Days			0.00	-
Bank 05	90 Days	3.64%	5/04/2023	2,657,521.67	-
Bank 06	30 Days	3.93%	5/05/2023		2,041,681.64
Bank 12	30 Days				
Tascorp	180 Days	3.68%	20/06/2023	78,078.66	79,599.12
Bank 15	90 Days				
Bank 16	90 Days	4.23%	12/06/2023	4,007,428.27	4,103,273.72
TOTAL INVESTMENTS				6,743,028.60	6,224,554.48
TOTAL BANK ACCOUNTS AND CASH ON HAND				10,643,840.14	7,256,568.89



[illegible]

26.7 FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 2 INTERIM REPORT

Report by

Kim Hossack, General Manager

RESOLUTION 28/05.2023/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

THAT the Council receive the Future of Local Government Review – Stage 2 Interim Report; meet with Central and Midlands Community Catchment group; and provide a formal submission back to the Local Government Board by 21 June 2023 as instructed.

CARRIED

For the Motion

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

28. SUPPLEMENTARY AGENDA ITEMS

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

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

Nil

29. CLOSURE

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

Signed as Confirmed:

Mayor L Triffitt

Dated: 20 June 2023