



City of  
**LAUNCESTON**

# **COUNCIL AGENDA**

**COUNCIL MEETING  
MONDAY 20 MARCH 2017  
1.00pm**

# City of Launceston

COUNCIL AGENDA

Monday 20 March 2017

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Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 20 March 2017

Time: 1.00pm

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## Section 65 Certificate of Qualified Advice

### Background

Section 65 of the *Local Government Act 1993* requires the General Manager to certify that any advice, information or recommendation given to Council is provided by a person with appropriate qualifications or experience.

### Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the Agenda Items for this Meeting.



**Robert Dobrzynski**  
General Manager

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### ORDER OF BUSINESS

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# City of Launceston

COUNCIL AGENDA

Monday 20 March 2017

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**1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES**

**2 DECLARATIONS OF INTEREST**

*Local Government Act 1993 - Section 48*

*(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.)*

**3 CONFIRMATION OF MINUTES**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)*

**RECOMMENDATION:**

1. That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 27 February 2017 be confirmed as a true and correct record.
2. That the Minutes of the Special Meeting of the City of Launceston Council held on 6 March 2017 be confirmed as a true and correct record.

**4 DEPUTATIONS**

**No Deputations have been identified as part of this Agenda**

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**5 PETITIONS**

*Local Government Act 1993 - Sections 57 and 58*

**5.1 Petition - Speed Limit Reduction and Resident Parking on West Tamar Road, Trevallyn**

**FILE NO:** SF0097/SF2150/SF0608

**AUTHOR:** Anthea Rooney (Committee Clerk)

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To receive a petition submitted by Mr William Baker regarding the proposed speed limit reduction and resident parking on West Tamar Highway, Trevallyn.

**RECOMMENDATION:**

Pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the proposed speed limit reduction and resident parking on West Tamar Highway, Trevallyn tabled by the General Manager and submitted by Mr William Baker.

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**REPORT:**

A petition, with 15 signatures, submitted by Mr William Baker, has been received by the Council (Attachment 1). This petition complies with section 57(2) of the *Local Government Act 1993 (Tas)* (the Act). The petition states:

*Regarding: the proposed speed limit reduction and resident parking on West Tamar Highway, Trevallyn.*

*We the undersigned petition the Launceston City Council to:*

- 1. Reduce the speed limit from 70kmh to 60kmh until at least number 19 West Tamar Road.*
- 2. Implement a 2 hour parking limit (Residents excepted) between 1 and 17 West Tamar Road.*

This petition has been forwarded to Mr Shane Eberhardt (Acting Director Infrastructure Services) for action and as required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

The Manager Corporate Strategy will give reasonable notice to Mr Baker of when the Council is to consider this petition.

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**5.1 Petition - Speed Limit Reduction and Resident Parking on West Tamar Road, Trevallyn ...(Cont'd)**

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**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 8 - A secure, accountable and responsive Organisation  
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders  
Key Direction -  
3. To ensure decisions are made on the basis of accurate and relevant information

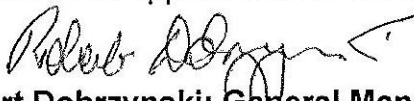
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
**Robert Dobrzynski: General Manager**

**ATTACHMENTS:**

1. Petition - Mr William Baker - Proposed speed limit reduction and resident parking on West Tamar Highway, Trevallyn
-

**Attachment 1 - Petition - Mr William Baker - Proposed speed limit reduction and resident parking on West Tamar Highway, Trevallyn**

The General Manager, Launceston City Council  
PO Box 396, Launceston, Tasmania, 7250

**INFORMAL STATUTORY PETITION TO LAUNCESTON CITY COUNCIL**

**TITLE:** Speed Limit Reduction Outgoing lanes between 1 – 17 West Tamar Road, Trevallyn with Resident Parking at 1 – 17 West Tamar Road, Trevallyn

**PROPOSER:** William James Baker, 5a West Tamar Road, Trevallyn, 7250. Signed: *William Baker*

**Background**

Dangerous and reckless driving on West Tamar Road seems to be increasing. The current speed limit from the bridge is 70 kmh, however it is common for users to far exceed this limit. There have been at least two incidents wherein resident's cars or bikes parked on the street have been damaged by drive-by incidents such as removal of side mirrors and other damage, and significant rear collision following loss of control. Further to this issue is the distinct lack of rear view vision when residents seek to enter the carriageway, particularly on the bend. It is only a matter of time before a resident attempts to enter the carriageway and is killed in a collision with a speeding or otherwise vehicle outbound, that they have been unable to view. Near misses are almost a daily occurrence.

The availability of off street parking in this area is limited due to the nature of the terrain and the ages of houses. Many commuters appear to drive to this location and park for the entire day as they work in the city or elsewhere before returning to their vehicles, thus often taking the ONLY available parking spaces for residents. This situation has deteriorated further since the use of parking meters along Bridge Road. Also it is not uncommon for vehicles from Trevallyn Road and other locations to be simply 'dumped' here for periods of time. Recently one such car was left there on two occasions for months in duration, and nothing could be done by the Police about this because there were no restrictions in place. This further limits available parking for residents, and likewise, if parked without due care and attention, increases the likelihood of motor vehicle accident.

**PURPOSE**

We the undersigned petition the Launceston City Council to:

1. Reduce the speed limit from 70 kmh to 60 kmh until at least number 19 West Tamar Road.
2. Implement a 2 hour parking limit (Residents excepted) between 1 and 17 West Tamar Road.

Full Name	Address	Signature
<i>Mark Cristy</i>	<i>5 West Tamar Rd, Trevallyn, 7250</i>	<i>[Signature]</i>
<i>WILLIAM BAKER</i>	<i>5a WEST TAMAR RD TREVALLYN 7250</i>	<i>William Baker</i>
<i>Lestey Osenieks</i>	<i>11A West Tamar Rd. 7250</i>	<i>[Signature]</i>
<i>ANDRIS OSENIEKS</i>	<i>11A WEST TAMAR RD 7250</i>	<i>Andris Osenieks</i>
<i>ERNIE LANG</i>	<i>11 WEST TAMAR RD 7250</i>	<i>[Signature]</i>
<i>Joseph Burrows</i>	<i>9 West TAMAR RD 7250</i>	<i>[Signature]</i>
<i>Saydlyn Heazlewood</i>	<i>9 West Tamar rd 7250</i>	<i>[Signature]</i>

The petition was signed between: *25 FEB - 26 FEB 2017.*

The General Manager, Launceston City Council  
PO Box 396, Launceston, Tasmania, 7250

INFORMAL STATUTORY PETITION TO LAUNCESTON CITY COUNCIL

TITLE: Speed Limit Reduction Outgoing lanes between 1 – 17 West Tamar Road, Trevallyn with Resident Parking at 1 – 17 West Tamar Road, Trevallyn

PROPOSER: William James Baker, 5a West Tamar Road, Trevallyn, 7250. Signed: *William Baker*

**Background**

Dangerous and reckless driving on West Tamar Road seems to be increasing. The current speed limit from the bridge is 70 kmh, however it is common for users to far exceed this limit. There have been at least two incidents wherein resident's cars or bikes parked on the street have been damaged by drive-by incidents such as removal of side mirrors and other damage, and significant rear collision following loss of control. Further to this issue is the distinct lack of rear view vision when residents seek to enter the carriageway, particularly on the bend. It is only a matter of time before a resident attempts to enter the carriageway and is killed in a collision with a speeding or otherwise vehicle outbound, that they have been unable to view. Near misses are almost a daily occurrence.

The availability of off street parking in this area is limited due to the nature of the terrain and the ages of houses. Many commuters appear to drive to this location and park for the entire day as they work in the city or elsewhere before returning to their vehicles, thus often taking the ONLY available parking spaces for residents. This situation has deteriorated further since the use of parking meters along Bridge Road. Also it is not uncommon for vehicles from Trevallyn Road and other locations to be simply 'dumped' here for periods of time. Recently one such car was left there on two occasions for months in duration, and nothing could be done by the Police about this because there were no restrictions in place. This further limits available parking for residents, and likewise, if parked without due care and attention, increases the likelihood of motor vehicle accident.

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2. Implement a 2 hour parking limit (Residents excepted) between 1 and 17 West Tamar Road.

Full Name	Address	Signature
<del>WILLIAM BAKER</del>	<del>5a WEST TAMAR RD TREVALLYN</del>	<del><i>William Baker</i></del>
Shanaya Hazlewood	9 West Tamar rd, Trevallyn	<i>Shanaya Hazlewood</i>
Leah Wilkinson	5 West tamar rd trevallyn	<i>Leah Wilkinson</i>
ANNA STACKHOUSE	1 WEST TAMAR RD TREVALLYN	<i>A Stackhouse</i>
Rebecca Wheatley	1 West Tamar Rd Trevallyn	<i>R Wheatley</i>
Jamie Tarr	5a West Tamar Rd Trevallyn	<i>J Tarr</i>
Rebekah Madden	11B West Tamar Rd, Trevallyn	<i>R Madden</i>

The petition was signed between:

*25 FEB - 26 FEB 2017*

The General Manager, Launceston City Council  
PO Box 396, Launceston, Tasmania, 7250

**INFORMAL STATUTORY PETITION TO LAUNCESTON CITY COUNCIL**

**TITLE:** Speed Limit Reduction Outgoing lanes between 1 – 17 West Tamar Road, Trevallyn with Resident Parking at 1 – 17 West Tamar Road, Trevallyn

**PROPOSER:** William James Baker, 5a West Tamar Road, Trevallyn, 7250. Signed: *William Baker*

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Dangerous and reckless driving on West Tamar Road seems to be increasing. The current speed limit from the bridge is 70 kmh, however it is common for users to far exceed this limit. There have been at least two incidents wherein resident's cars or bikes parked on the street have been damaged by drive-by incidents such as removal of side mirrors and other damage, and significant rear collision following loss of control. Further to this issue is the distinct lack of rear view vision when residents seek to enter the carriageway, particularly on the bend. It is only a matter of time before a resident attempts to enter the carriageway and is killed in a collision with a speeding or otherwise vehicle outbound, that they have been unable to view. Near misses are almost a daily occurrence.

The availability of off street parking in this area is limited due to the nature of the terrain and the ages of houses. Many commuters appear to drive to this location and park for the entire day as they work in the city or elsewhere before returning to their vehicles, thus often taking the ONLY available parking spaces for residents. This situation has deteriorated further since the use of parking meters along Bridge Road. Also it is not uncommon for vehicles from Trevallyn Road and other locations to be simply 'dumped' here for periods of time. Recently one such car was left there on two occasions for months in duration, and nothing could be done by the Police about this because there were no restrictions in place. This further limits available parking for residents, and likewise, if parked without due care and attention, increases the likelihood of motor vehicle accident.

**PURPOSE**

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2. Implement a 2 hour parking limit (Residents excepted) between 1 and 17 West Tamar Road.

Full Name	Address	Signature																								
Chris Berry	15 west tamar rd	<i>[Signature]</i>																								
Kerista Repacholi	15 West Tamar Rd	<i>[Signature]</i>																								
Ebony Campbell	unit 2/7A west Tamar rd Launceston	<i>[Signature]</i>																								
<table border="1"> <tr> <td>FILE No.</td> <td colspan="3">SF2150/SF0608</td> </tr> <tr> <td>EO</td> <td>OD</td> <td>✓</td> <td>Box ✓</td> </tr> <tr> <td colspan="2">RCVD</td> <td>01 MAR 2017</td> <td>LCC</td> </tr> <tr> <td>Doc No.</td> <td colspan="3"></td> </tr> <tr> <td>Action Officer</td> <td>Noted</td> <td colspan="2">Replied</td> </tr> <tr> <td><i>JA DAVIS</i></td> <td></td> <td colspan="2"></td> </tr> </table>			FILE No.	SF2150/SF0608			EO	OD	✓	Box ✓	RCVD		01 MAR 2017	LCC	Doc No.				Action Officer	Noted	Replied		<i>JA DAVIS</i>			
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RCVD		01 MAR 2017	LCC																							
Doc No.																										
Action Officer	Noted	Replied																								
<i>JA DAVIS</i>																										

The petition was signed between:

*25 FEB - 26 FEB 2017*

**5.2 Petition - Vodafone Tower on Youngtown Football and Cricket Oval****FILE NO:** DA0616/2016/SF0097**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To receive a petition submitted by Ms Pamela Skeggs regarding the proposed Vodafone Tower on Youngtown Football and Cricket Oval.

**RECOMMENDATION:**

Pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the proposed Vodafone Tower on Youngtown Football and Cricket Oval, tabled by the General Manager and submitted by Ms Pamela Skeggs.

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**REPORT:**

A petition, with 23 signatures, submitted by Ms Pamela Skeggs, has been received by the Council (Attachment 1). This petition complies with section 57(2) of the *Local Government Act 1993 (Tas)* (the Act) but does not comply with section 59 which requires the signatures of 1,000 electors in the municipal area. The petition states:

*Regarding: the proposed Vodafone Tower on Youngtown Football and Cricket Oval.*

*"We, the electors of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section 59 and 57 of the Local Government Act 1993 to:*

*Prevent a Vodafone tower being erected on Youngtown Football and Cricket oval and close to Childrens' Playground."*

This petition has been forwarded to Mrs Leanne Hurst (Director Development Services) for action and as required under section 60(2)(b) of the Act, a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

The Manager Corporate Strategy will give reasonable notice to Ms Skeggs of when the Council is to consider this petition.

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**5.2 Petition - Vodafone Tower on Youngtown Football and Cricket Oval  
...(Cont'd)**

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Please note that Agenda Item 8.1 - Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure in this Agenda will be dealing with the Development Application relevant to this petition.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 8 - A secure, accountable and responsive Organisation  
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders  
Key Direction -  
3. To ensure decisions are made on the basis of accurate and relevant information


**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
**Robert Dobrzynski: General Manager**

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**5.2 Petition - Vodafone Tower on Youngtown Football and Cricket Oval  
...(Cont'd)**

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**ATTACHMENTS:**

1. Petition - Ms Pamela Skeggs - Vodafone Tower on Youngtown Football and Cricket Oval
-

**Attachment 1 - Petition - Ms Pamela Skeggs - Vodafone Tower on  
Youngtown Football and Cricket Oval**

The Mayor 22 February 2017

All Aldermen

Mr Robert Dobrzynski

City Council General Manager

Town Hall

**LAUNCESTON** 7250

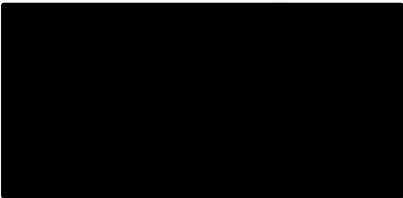
Dear Ladies and Gentlemen

I object to the Vodafone Tower (25 metres in height) which is planned to be erected on the grounds of the Young Town Football & Cricket Ground and which would also be in close proximity to the Childrens' Play ground.

Yours faithfully



**PAMELA SKEGGS**

3 Medina Street,  


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Page 1 of 2

**Development Application Representation Letter**

Development Application Number DA0616/2016

**Address of Development**

21 HIGGATE ST - YOUNG TOWN

**Details of Representor**

Title  Given Name/s PAMELA SKEGGS

Surname SKEGGS Date of Birth 1 1

Suburb YOUNG TOWN State TAS Postcode 7249

Phone

Email

**Reason for Representing**

Please see attached PETITION

Representor's Signature PR Skeggs

Date 24/02/17

18-Fmx-018 | Version 24/10/2016  
Page 2 of 2

**PLEASE NOTE:** If a report on a Planning Application matter goes to Council, the full content of the submission will be included in the report and will be available for public access. It is therefore the responsibility of the author of the submission to make sure that what is written is factual, is fair and reasonable, and is not defamatory against any person.

***Personal Information Protection Statement***

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

<b>File No.</b>			
EO		OD	Box
<b>Doc. No.</b>			
<b>Action Officer</b>		<b>Date Received</b>	

Launceston City Council  
(Template)

**Statutory Formal Petition - Lodgement Form**

**Please complete this form and attach it to the first page of the Petition(s)**  
Only one form is required for the entire petition

We the proposer(s) of the petition, being electors of the Launceston Municipal area, declare:

There are 23 signatories to the petition.  
(number of signatories)

To the knowledge of the proposer(s), the signatories are electors of the Launceston Municipal area.

The petition was signed between 23/02/2017 and 24/02/2017  
(Commencement Date) (Completion Date)

The petition is proposed by (please print):

Full Name of Proposer	Address	Signature
Pamela Beeggs	3 MEDINA STREET	PR Beeggs

Launceston City Council  
(Template)

**Statutory Formal Petition**

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION "Nodafone Tower" PETITION  
(Please print the title of petition on the above line. E.g. "Development on river edge")

**To the Aldermen of Launceston City Council:**

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section 59(5) of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Nodafone Tower being erected on Young Town football & cricket oval & close to children's play ground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Jane Lehner	40 Wadven St, Youngtown	[Signature]
PAMELA SKEGGS	3 MEDINA St	P. Skeggs
Miriam Barry	25 Medina St. Youngtown	[Signature]
H Cunningham	23 " " "	[Signature]
Kristen Aylott	27 Medina St Youngtown	Kaylott
M. WALKER	34 Medina St. Y. Town	[Signature]
Kristy Thomson	30 Medina Street Ytown	K. Thomson
Paul Jenkins	28 Medina st ytown	[Signature]
Natasha Hughes	28 Medina st ytown	[Signature]
KATHY PERRI	22 MEDINA ST Ytown	K. Perri
FRANK PERRI	22 MEDINA ST Ytown	F. Perri
Mandy Derbyshire	3 Cue St Ytown	[Signature]

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

12

Launceston City Council  
(Template)

**Statutory Formal Petition**

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION" VODAFONE TOWER PETITION  
(Please print the title of petition on the above line. E.g. "Development on river edge")

**To the Aldermen of Launceston City Council:**

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section \_\_\_\_\_ of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Vodafone tower being erected on Young Town Football & Cricket oval + close to childrens' playground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Kevin Derbyshire	3 Cue St Ytown	<i>[Signature]</i>
Nyree Jarman	4 Cue St Ytown	<i>[Signature]</i>
Ben Langley	4 Cue St Ytown	<i>[Signature]</i>

3

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

Launceston City Council  
(Template)

**Statutory Formal Petition**

Please read Council's "How to Lodge a Petition with Council" information sheet first.

**PREVENTION 'Vodafone Tower' PETITION**  
(Please print the title of petition on the above line. E.g. "Development on river edge")

**To the Aldermen of Launceston City Council:**

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section \_\_\_\_\_ of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Vodafone tower being erected on Youngtown Football & Cricket Ground as close to childrens play ground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
BARBARA ALLEN	1 CLE ST, YOUNGTOWN	BAllen
HEATHER STANTON	15 MEDINA ST	
Warwick Medina	20 Medina Street Youngtown	A.A. Stanton
MARGARET RYAN	32A CHARENDEN ST	M Ryan

4

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

Reference No. 14-Fm-001  
Version: 11/01/2009  
Template Approved By: General Manager

Launceston City Council  
(Template)

**Statutory Formal Petition**

Please read Council's "How to Lodge a Petition with Council" information sheet first.

PREVENTION "Vodafone Tower" PETITION  
(Please print the title of petition on the above line. E.g. "Development on river edge")

**To the Aldermen of Launceston City Council:**

We, the **electors** of the Launceston Municipal Area, petition the Aldermen for a public meeting in accordance with section \_\_\_\_\_ of the *Local Government Act 1993* to:

(Please clearly state the purpose of your petition and the action you require of Council in the space provided below)

The purpose of the petition is to prevent Vodafone tower being erected on Young Town Football & Cricket oval & close to childrens Play ground

Petitioners, please PRINT your full name and address, and then sign. Thank you.

Full Name	Address	Signature
Mary BATH	26 HORNE ST. Young Town	Mary Bath
Ramona Sunetra	17 Clarendon St, Youngtown	Ramona Sunetra
Lil Sunetra	17 Clarendon St, Youngtown	Lil Sunetra
Queen Cooke	4 Medina St Y/Town	Queen Cooke

4

To be valid, a formal petition must meet the requirements specified in the *Local Government Act 1993*

Reference No. 14-Fm-001  
Version: 11/01/2009  
Template Approved By: General Manager

Part of petition

22 February 2017

The Mayor  
all Aldermen  
City Council manager  
Tollem Hall

FILE No.	DA0616/2016		
EO	OD	Box	
RCVD		24 FEB 2017	LOG
Doc No.			
Action Officer	Noted	Replied	
C WANKMORE			
E COPY TO J DAVIS			
← MAXINSBRIDGE			

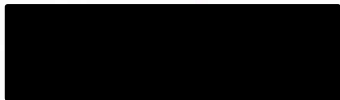
Dear Ladies & Gentlemen

The subject to the Noddyone Tower (25m) which is planned to be erected on the grounds of the Youngtown Football & cricket ground and which would also be in close proximity to the childrens play ground.

Yours Faithfully

D. G. Cooke  
4 Medina St Youngtown

D. G. Cooke





**6 COMMUNITY REPORTS**

*(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Aldermen.)*

**No Community Reports have been registered with Council as part of this Agenda**

**7 PUBLIC QUESTION TIME**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 31*

**7.1 Public Questions on Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(1)*

*(Questions on Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting. Questions on Notice will be researched by Council Officers and both the Question on Notice (as received) and the response will be provided at the Council Meeting and a reply in writing will also be provided.)*

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## 7.1.1 Public Questions on Notice - Mr Basil Fitch - Council Meeting - 27 February 2017

**FILE NO:** SF6381

**AUTHOR:** Anthea Rooney (Committee Clerk)

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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### QUESTIONS and RESPONSES:

The following questions were asked by Mr Basil Fitch at the Council Meeting of 27 February 2017 and have been answered by Mr Robert Dobrzynski (General Manager).

1. With reference to the Council's decision to approve the relocation of the University of Tasmania to the Inveresk site, could the General Manager investigate whether any Aldermen have business interests in the CBD?

***Response:***

The question is ambiguous. The General Manager does not intend to undertake such an investigation premised on the ambiguity of the question.

2. With reference to the use of an external Code of Conduct Panel, could Council consider amending the Model Code of Conduct for Aldermen to enable a Code of Conduct Panel to be set up as an internal Council Panel?

***Response:***

The question confuses the ability of a Council to amend the Model Code of Conduct, subject to the Minister's approval under section 28T(3) of the *Local Government Act 1993* and the legislative requirements for an independent Code of Conduct Panel to deal with the Code of Conduct complaints against Aldermen, which all Councils are required to comply with under sections 28V-28ZF of the *Local Government Act 1993*.

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**7.2 Public Questions without Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)*

*(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. Council Officers will endeavour to answer the question asked at the meeting, however, that is not always possible and more research may be required. If an answer cannot be provided at the Meeting, the question will be treated as a Question on Notice. A response will be provided at the next Council Meeting.)*

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Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 8 - Planning Authority.

## **8 PLANNING AUTHORITY**

### **8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure**

**FILE NO:** DA0616/2016

**AUTHOR:** Ashley Brook (Consultant Planner)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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#### **DECISION STATEMENT:**

For Planning Authority to consider and determine a Development Application in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

#### **PLANNING APPLICATION INFORMATION:**

Applicant:	Service Stream Mobile Communications on behalf of Vodafone
Property:	Youngtown Memorial Park, 21 Highgate Street, Youngtown
Zoning:	Recreation
Receipt Date:	15/12/2016
Validity Date:	02/02/2017
Further Information Request:	N/A
Further Information Received:	N/A
Deemed approval:	20/03/2017
Public exhibition period	11/02/2017 to 27/02/2017
Representations:	One

#### **RECOMMENDATION:**

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, Council approves DA0616/2016 for Utilities – telecommunications; construction of a 25m high telecommunications facility including a monopole and associated infrastructure at Youngtown Memorial Park, 21 Highgate Street, Youngtown subject to the following conditions:

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**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

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**1. ENDORSED PLANS & DOCUMENTS**

The development must be carried out in accordance with the following endorsed plans and documents to the satisfaction of the Planning Authority unless modified by a condition of the Permit:

- a. Cover letter (dated 12 December 2016).
- b. Planning Report (Service Stream, dated February 2017).
- c. Precautionary Approach to Site Selection Checklist.
- d. Environmental EME Report (dated 9 December 2016)
- e. Plans, including:
  - i. Site and Locality Plans (Service Stream, Drawing No 780033 – G1, Revision A).
  - ii. Site Setout Plan (Service Stream, Drawing No 780033 – G2, Revision A).
  - iii. South Western Elevation (Service Stream, Drawing No 780033 – G3, Revision A).
  - iv. Antenna Configuration and Ancillaries Table (Service Stream, Drawing No 780033 – G4, Revision A)

**2. AMENITY**

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

**3. VISUAL AMENITY**

To ensure that the proposal does not unreasonably affect the visual amenity of the area, all materials used are to be of muted, non-reflective finishes.

**4. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am to 6.00pm

Saturday - and 8.00am to 5.00pm

Sunday and Public Holidays - no works

**5. LEGAL TITLE**

All development and use associated with the proposal must be confined to the legal title of the subject land.

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**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

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**Notes**

A. General

*This permit was issued based on the proposal documents submitted for DA0616/2016.*

*This permit takes effect after:*

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined.*

*This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.*

B. Other Approvals

*This permit does not imply that any other approval required under any other by-law or legislation has been granted.*

C. Building Permit Required

*Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.*

D. Appeal Provisions

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au) <<http://www.rmpat.tas.gov.au>>*

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**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

**REPORT:**

In accordance with Council Policy the assessment of this application has been outsourced to an independent consultant planner as it relates to development of land in which Council has an interest.

**1. PROPOSAL**

It is proposed to install a telecommunications facility including a monopole and associated infrastructure on Council-owned land at 21 Highgate Street, Youngtown (CT 50364/1). The subject land comprises the Youngtown Memorial Park owned by Launceston City Council. The application was lodged by Service Stream on behalf of Vodafone.

The proposed monopole is 25m in height, including a 5m high turret headframe and associated infrastructure. It will be supported by an in-ground foundation approximately 4m X 4m in plan. The structure is enclosed by a new compound fence with access gates. The fence is to enclose an area of 6m X 6m and reach 2.4m in height.

**2. LOCATION AND AREA CHARACTER**

The Youngtown Memorial Park is situated to the north-east of Highgate Street. The sports ground is developed with a sports oval, main stand, change rooms and parking. The north-eastern portion of the site is separated from the sports ground by chain wire fence. Beyond this fence is a grouping of *Eucalypt* trees extending into the adjacent property, associated with Launceston Technopark. A small children's playground is situated partially on the subject land, to the north-east and accessed from Medina Street. The site is surrounded by residentially zoned and developed land to the north, south and east.

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

18.0 Recreation Zone

**18.1.1 Zone Purpose Statements**

18.1.1.1 *To provide land for a range of active and organised recreational uses or developments and complementary uses that do not impact adversely on the recreational use of the land.*

18.1.1.2 *To provide for the amenity of residential uses on land adjoining the zone.*

**Consistent**

The site will continue to be used as a sports ground and the proposed utilities infrastructure will not have an unreasonable impact on the existing use of the site.

**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

**3.2 Use Standards**

18.2 Use Table

Utilities is a discretionary use in the Recreation zone.

18.3.1 Hours of operation

<p><i>Objective</i>  <i>To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.</i></p>
<p><i>A1 Operating hours, except for office and administrative tasks, must be between:</i>                  (a) <i>8.00am and 10.00pm adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential Urban Mixed Use and Village zones; or</i>                  (b) <i>6.00am to midnight otherwise.</i></p>
<p><b>Not applicable</b>                  The application is for a communications tower and weather monitoring equipment which operates 24 hours per day for those purposes. As a provider of a public service operating hours are not relevant to the proposal.</p>

18.3.2 Mechanical plant and equipment

<p><i>Objective</i>  <i>To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.</i></p>
<p><i>A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.</i></p>
<p><b>Not applicable</b>                  Not proposed.</p>

18.3.3 Light spill and illumination

<p><i>Objective</i>  <i>To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.</i></p>
<p><i>A1 The use must:</i>                  (a) <i>Not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village Zones; and</i>                  (b) <i>Contain direct light from external light sources within the boundaries of the site.</i></p>
<p><b>Complies</b>                  Lighting is not proposed in the application.</p>



**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

18.3.4 External Storage of goods

*Objective*

*To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.*

*A1 Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.*

**Not applicable**

No external storage of goods is proposed.

**3.3 Development Standards**

18.4.1 Building height, setback and siting

*Objective*

*To ensure that building bulk and form, and siting:*

- (a) accommodates sport and recreation uses;*
- (b) is compatible with the streetscape and character of the surrounding area; and*
- (c) protects the amenity of adjoining lots and surrounding uses.*

**Consistent**

The proposed structure will not hinder the existing use of the oval, is compatible with the character of the area and will not have any unreasonable impacts on the adjoining lots and uses.

*A1 Building height must be no greater than 7m.*

**Relies on Performance Criteria**

The proposed facility will have a height of 25m.

*P1 Building height must be compatible with the character of the surrounding area, and protect the amenity of adjoining lots and surrounding uses, having regard to:*

- (a) the topography of the site;*
- (b) the height of buildings on the site, adjoining lots and adjacent lots;*
- (c) the requirements of the proposed use;*
- (d) the bulk and form of existing and proposed buildings;*
- (e) the allowable building heights;*
- (f) the apparent height when viewed from roads and public places;*
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;*
- (h) the privacy to private open space and windows of habitable rooms on adjoining lots;*
- (i) any existing screening or the ability to implement screening; and*
- (j) any overshadowing of adjacent lots or public places.*

**Complies**

The height of the structure is necessary to achieve the required coverage objectives. The structure is setback approximately 85m from the nearest residential properties and will therefore not affect the sunlight or overshadowing of adjacent properties. Given the slimline design of the tower, the proposal will not have an unreasonable impact in terms of the overshadowing of public space. It will be viewed partly in the context of the existing light poles associated with the sportsground and will be constructed in muted, non-

**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

<p>reflective finishes. The impact of the proposed utility tower when viewed from public spaces is therefore not considered unreasonable.</p>
<p><i>A2 Setback from all boundaries must be no less than 10m.</i></p>
<p><b>Complies</b> The proposed structure will have a minimum setback from the north-eastern boundary of approximately 60m.</p>
<p><b>18.4.2 Landscaping</b></p>
<p><i>Objective</i> <i>To ensure that development is landscaped to retain the natural values of the site and contributes to the broader landscape of the area.</i></p>
<p><b>Consistent</b></p>
<p><i>A1 If for:</i> <i>(a) no permit required uses; or</i> <i>(b) an extension or alteration to a permitted use that does not require the removal of existing vegetation.</i></p>
<p><b>Relies on Performance Criteria</b> The application is for a Discretionary use.</p>
<p><i>P1 Development must be landscaped to reduce the impact on the site and surrounding area, having regard to:</i> <i>(a) location and height of retaining walls;</i> <i>(b) the existing vegetation and its retention where it is feasible to do so;</i> <i>(c) the location of any proposed buildings, driveways, car parking, storage areas, signage and utility services;</i> <i>(d) proposed height and type of fencing;</i> <i>(e) proposed vegetation plantings;</i> <i>(f) the location of pedestrian movement routes;</i> <i>(g) maintenance of plantings, weed management and soil and water management; and</i> <i>(h) the character of the surrounding area;</i> <i>as shown in a detailed landscaping plan.</i></p>
<p><b>Complies</b> The existing landscaping of the Youngtown Memorial Park, as shown on the submitted Site and Locality Plans (drawing number 780033 – G1), is sufficient to meet the provisions of this Clause.</p>

**3.3 Overlays and Codes**

**E6.0 Parking and Sustainable Transport Code**

The Code applies to all use and development. There is no parking requirement is set for a Utilities use in the Code. Any parking requirement is therefore at the discretion of the planning authority. The proposal includes an area of 10m X 5m for the parking of an Elevating Work Platform (EWP) for the maintenance of the tower. Given the existing on-

**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

site parking and the accessibility of the telecommunications facility site for service vehicles, no additional on-site parking is considered to be necessary.

**E8.0 Biodiversity Code**

The land on which the structure, including fencing and EWP, is proposed consists of regularly mowed lawn and a gravel driveway. The priority habitat vegetation is situated to the north east of the development area, behind the sportsground fence and is not proposed or required to be cleared or modified. The provisions of the Code therefore do not apply to the application.

**E15.0 Telecommunications Code**

**E15.6.1 Visual Amenity**

<p><i>Objective</i>  <i>To:</i>                  (a) <i>minimise any detrimental impact upon the visual amenity of a locality by reducing the prominence of facilities; and</i>                  (b) <i>protect important public views, such as vistas to significant public buildings, streetscapes and areas reserved or designated for natural or scenic values.</i></p>
<p><b>Consistent</b>                  The proposed development complies with the performance criteria.</p>
<p><i>A1 No acceptable solution.</i></p>
<p><b>Relies on Performance Criteria</b></p>
<p><i>P1.2 Facilities not located within existing utility corridors and sites and using existing facilities, must minimise visual impact, having regard to:</i>                  (a) <i>the need to locate outside existing utility corridors or sites or not use existing facilities;</i>                  (b) <i>best practice methods to:</i>                  (i) <i>reduce the visual impact of facilities; or</i>                  (ii) <i>conceal facilities within the surrounding natural or built environment;</i>                  (c) <i>minimising clearing for facilities corridors and facilities to limit visible prominence;</i>                  (d) <i>functional and safety requirements in establishing, operating and maintaining facilities;</i>                  (e) <i>the siting and design of facilities to limit visual impacts on prominent skylines; and</i>                  (f) <i>the siting design and screening of equipment housing and other visually intrusive facilities to limit visual prominence in public areas.</i></p>
<p><b>Complies</b>                  The applicant has demonstrated that five opportunities for co-location were sought and investigated prior to finalising the current proposal. The co-location options were not found to be feasible for the proposed facility. The tower will be adjacent to existing light poles at the site. It is proposed to construct the tower in a muted and non-reflective finish to reduce the visual impacts of the tower. No vegetation clearance, other than a regularly mowed grassed area, is either proposed or required.</p>

**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

<i>A2.2 No acceptable solution relevant to the zone.</i>
<i>P2 The height of freestanding aerials, towers and masts must minimise visual impact on vistas to significant public buildings, streetscapes and land reserved or designated for natural or scenic values, having regard to:</i>
<i>(a) the existing height of infrastructure or vegetation in the surrounding area;</i>
<i>(b) best practice methods to reduce the visual impact of freestanding aerials, towers and masts;</i>
<i>(c) the functional and safety in establishing, operating and maintaining freestanding aerials, towers and masts;</i>
<i>(d) the siting and design of freestanding aerials, towers and masts to limit visual impacts on prominent skylines; and</i>
<i>(e) the siting design and screening of freestanding aerials, towers and masts to limit visual prominence in public areas.</i>
<b>Complies.</b>
The location of the proposed structure is not adjacent to any significant buildings or land reserved for natural or scenic values. The site is already developed as a sportsground with light poles. The structure is setback from Highgate Street by approximately 220m and the nearest residential property by approximately 60m. The proposal will not have an unreasonable impact on the streetscape or the adjacent properties.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Roads and Hydraulics	N/A
Environmental Health	Amenity condition requested.
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
<b>EXTERNAL</b>	
TasWater	N/A
TasGas	N/A
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

**5. REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a period of 14 days from 11 February 2017 to 27 February 2017. One representation, comprising a petition with 23 signatures, was received.

ISSUE	COMMENT
<p>Objection to the Vodafone Tower (25m in height) which is planned to be erected on the grounds Youngtown Football and Cricket Ground and which would also be in close proximity to the children's playground.</p>	<p>The application demonstrates compliance with the relevant planning scheme standards including E15.0 'Telecommunication Code', where visual amenity provisions are addressed.</p> <p>The application includes an Environmental EME Report, which demonstrates that the maximum EME level calculated for the proposed systems at the site is equivalent to 1.27% of the public exposure limit.</p> <p>A small children's playground with swing and seesaw are located in the north eastern corner of site approximately 90m from the proposed facility.</p>

**6. CONCLUSION**

It is considered that the proposal complies with the Launceston Interim Planning Scheme 2015 and is recommended for approval.

**ECONOMIC IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**8.1 Youngtown Memorial Park, 21 Highgate Street, Youngtown - Utilities - Telecommunications; Construction of a 25m High Telecommunications Facility Including a Monopole and Associated Infrastructure ...(Cont'd)**

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**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015

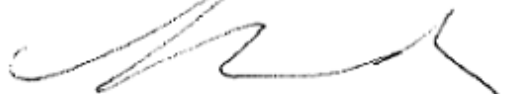
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Locality Map (distributed electronically)
  2. Plans of Proposal (distributed electronically)
  3. Copy of Representation (distributed electronically)
-

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses****FILE NO:** DA0601/2016**AUTHOR:** Catherine Mainsbridge (Senior Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

Applicant:	Miranda (Trufferie) Pastoral Company Pty Ltd
Property:	19 Jinglers Drive Youngtown
Zoning:	Low Density Residential
Receipt Date:	8/12/2016
Validity Date:	13/12/2016
Further Information Request:	16/12/2016
Further Information Received:	08/02/2017
Deemed Approval:	20/03/2017
Representations:	Six

**PREVIOUS COUNCIL CONSIDERATION:**

DA0225/2016 - Subdivision - subdivide land into 40 residential lots including road and open space (staged)

DA0422/2013 - Subdivide land to create 9 lots including road

DA0199/2015 - Rezone 19-22 Jinglers Drive from Open Space to Low Density Residential. Residential; Subdivision - Two Lot Subdivision (and planning scheme amendment SF6296)

DA0044/2016 - subdivision of land into 4 lots

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## 8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)

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### RECOMMENDATION:

That, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for Residential - multiple dwellings; construction and use of five townhouses at 19 Jinglers Drive, Youngtown subject to the following conditions:

#### 1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Site Plan, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 01 of 11, Scale NA, Dated 5/12/2016.
- b. Floor Plan dwelling 1, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 02 of 11, Scale 1:100, Dated 5/12/2016.
- c. Elevations dwelling 1, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 03 of 11, Scale 1:100, Dated 5/12/2016.
- d. Floor Plan dwelling 2, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 04 of 11, Scale 1:100, Dated 5/12/2016.
- e. Elevations dwelling 2, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 05 of 11, Scale 1:100, Dated 5/12/2016.
- f. Floor Plan dwelling 3, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 06 of 11, Scale 1:100, Dated 5/12/2016.
- g. Elevations dwelling 3, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 07 of 11, Scale 1:100, Dated 5/12/2016.
- h. Floor Plan dwelling 4, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 08 of 11, Scale 1:100, Dated 5/12/2016.
- i. Elevations dwelling 4, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 09 of 11, Scale 1:100, Dated 5/12/2016.
- j. Floor Plan dwelling 5, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 10 of 11, Scale 1:100, Dated 5/12/2016.
- k. Elevations dwelling 5, Prepared by Wilkin Design, Job No. DA-16055, Drawing No. 11 of 11, Scale 1:100, Dated 5/12/2016.

#### 2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

#### 3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2016/01899-LCC) (attached).

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## 8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)

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### 4. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

### 5. SITE LANDSCAPING PLAN

Prior to the commencement of works, a landscape plan must be submitted for approval by the Manager Planning Services. The plan must be prepared by a suitably qualified person, must be drawn to scale and must include the following details:

- a. Major site features such as building footprints, topography, contours existing vegetation and street boundaries; and
- b. Retention of native species where possible to maintain some diversity in the landscaping of the site; and
- c. Use of native rather than ornamental species; and
- d. Any stabilisation works required as a result of tree or vegetation removal; and
- e. All proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
- f. Suitable irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas; and

Once approved the plan will be endorsed and will form part of the permit. The landscaping must be:

- g. Installed in accordance with the endorsed plan; and
- h. Completed prior to the use commencing or at such time as agreed to in writing by the Manager Planning Services; and
- i. Maintained as part of the residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

### 6. FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (i.e. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
  - b. between 1.8m and 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.
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**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

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**7. MULTIPLE DWELLINGS - SERVICE FACILITIES**

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. Mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. Each multiple dwelling must be provided with a minimum 6m exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. Either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

**8. SPECIAL DRAINAGE REQUIREMENT**

A second stormwater connection is required for this development.

The roof and impervious areas of the proposed dwellings are to be connected to the existing stormwater connection located in the eastern corner of the property.

The shared driveway shall be connected to the main located on the Jinglers Drive frontage and shall include a transverse trench drain or similar inside the property boundary to intercept surface flows from the driveway.

An application for the second connection is to be made in accordance with the condition headed 'Application to Alter Stormwater Service'

**9. DRIVEWAY CONSTRUCTION**

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must;

- a. Be properly constructed to such levels that they can be used in accordance with the plans,
- b. Be surfaced with an impervious all weather seal,
- c. Be adequately drained to prevent stormwater being discharged to neighbouring property,
- d. Be line-marked or otherwise delineated to indicate each car space and access lanes,

Parking areas and access lanes must be kept available for these purposes at all times.

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**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

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**10. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

**11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

**12. APPLICATION TO ALTER A STORMWATER SERVICE**

To have an existing service connection physically removed/relocated/alterred, or to have a new connection installed, an application must be made using the Council's eServices web portal or on the approved form and accompanied by the prescribed fee. All work must be carried out by a suitably experienced contractor and in accordance with Council standards. All costs associated with these contractors are to be borne by the applicant.

**13. ROAD CROSSINGS FOR SERVICE CONNECTIONS**

Where it is required by a service provider (i.e. TasWater, Telstra, Aurora, etc) to upgrade, relocate or remove the existing connection or install a new connection, the developer must apply to Council's Roads and Hydraulics Manager for approval to install the connection across Jinglers Drive.

The approved installation method is direction drilling/boring. Open trench installation will not be permitted except in EXCEPTIONAL circumstances and

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**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

requires the written consent of the Council's Technical Services Manager who will specify the required construction and reinstatement works.

No work must commence for the installation, alteration or removal of the connection until such time as the service crossing approval has been obtained.

**14. SOIL AND WATER MANAGEMENT PLAN**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

**15. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS**

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

Dwelling No	Strata Lot No.	Street Address
2	1	1/19 Jinglers Drive
3	2	1/19 Jinglers Drive
4	3	1/19 Jinglers Drive
5	4	1/19 Jinglers Drive
1	5	5/19 Jinglers Driver

The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes.

**16. AMENITY**

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

## 8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)

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### 17. NO BURNING OF WASTE

No burning of any waste materials generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (e.g. Launceston Waste Centre).

#### Notes

A. Building Permit Required

*Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.*

B. Occupancy Permit Required

*Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.*

C. Plumbing Permit Required

*Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.*

D. General

*This permit was issued based on the proposal documents submitted for DA0601/2016. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.*

*This permit takes effect after:*

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

*This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.*

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## 8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)

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### E. Restrictive Covenants

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is effected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

### F. Appeal Provisions

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au) <<http://www.rmpat.tas.gov.au>>*

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## REPORT:

### 1. THE PROPOSAL

The application is for the construction and use of five dwellings on an internal vacant residential lot. Each dwelling has the same footprint, the footprint for dwelling 5 a mirror image of the others. All have a main bedroom suite, two other bedrooms and a bathroom, an L-shaped lounge/dining and kitchen, a garage with laundry at the end and an adjoining carport. Construction is of brick veneer with a hipped colorbond clad roof.

The access to the lot is over a portion of land that has a burdening easement where it provides access to 21 Jinglers Drive. The driveway is relatively long, given the configuration of the lot, with the dwellings having a circular type setout within the body of the site.

### 2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the southern end of the two cul-de-sacs of recent subdivisions that have been developed from the parent title. Jinglers Drive extends to the south west and Deeks Street to the north east. Access to the subdivision is off the southern side the circular road of Techno Park Drive. The neighbouring properties are primarily developed

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## 8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)

with single dwellings, although Gilmont Court, to the north west, contains a number of multiple dwelling developments. Immediately to the north, Techno Park Drive, originally developed for development and use of Call Centres retains such a use within two buildings with other building used for business premises and a child care centre.

The site has a battle-axe type shape where the frontage is 13.21m wide, and widens out over 52m to provide a larger near rectangular development area. It has a site area of 8944m and falls 15m to the north east over a distance of 101m.

Access to the site is directly off the street via sealed drove approximately 90m long to the position of the dwellings. As noted above, the access is burdened by a right of way access to 21 Jinglers Drive.

The site contains a scattering of mature native vegetation, the parent site recognised in the past for such qualities and contained within the biodiversity overlay. This significance has been reassessed over more recently and the status of the vegetation has been downgraded given the examples of similar communities in the general landscape.

The site is able to be connected to all reticulated services.

### 3. PLANNING SCHEME REQUIREMENTS

#### 3.1 Zone Purpose

##### 12.0 Low Density Residential Zone

##### 12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 To provide for development that is compatible with the natural character of the surrounding area.

##### **Consistent**

The proposed development has a low density residential character in an area surrounded by both medium and low density development where there is suitable land area for the provision of landscaping.

##### 12.4 Development Standards

##### 12.4.1 Site Coverage

Objective:

To ensure that site coverage:

- (a) is compatible with the character of the surrounding area;
- (b) provides sufficient area for private open space and landscaping; and
- (c) assists with the management of stormwater runoff.

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

**Consistent**

The proposed site cover is appropriate for the intended character of the zone, the provision of open space and pervious services.

A1.1 Site coverage must be no greater than 50%; and

A1.2 No less than 25% of the site must be free from impervious surfaces.

**Complies**

The site area is 8944m<sup>2</sup>, minus the portion of access of 865m<sup>2</sup>, to provide an effective area of 8079m<sup>2</sup>. Each dwelling has a roofed area of 247.47m<sup>2</sup> resulting in a total area of 1237.35m<sup>2</sup>. The site cover is therefore 15.3%.

The extent of sealed driveways and manoeuvring spaces is approximately 1385m<sup>2</sup> which along with the site cover creates a pervious area of 32.4% and ensures that at least 25% of the site is impervious.

12.4.2 Building height, setback and siting

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining lots.

**Consistent**

The proposed dwellings are single storey and will be appropriate to the site and setting.

A1 Building height, other than for outbuildings, must be no greater than 8m.

**Complies**

The maximum heights of the dwellings follow:

- Dwelling 1: 7m;
- Dwelling 2: 5.5m;
- Dwelling 3: 6.2m;
- Dwelling 4: 6.1m; and
- Dwelling 5: 6m.

All dwellings therefore comply.

A2.1 Setback from a primary frontage must be no less than:

- (a) 8m; or
- (b) for infill lots, within the range of the setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 12.4.2 below; and Figure 12.4.2 - Primary Frontage Setback for Infill Lots

A2.2 Setback from a frontage other than a primary frontage must be no less than 3m.



**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

<p><b>Complies</b> The dwellings are setback within the body of the site, approximately 60m from the frontage.</p>
<p>A3.1 Setback from a side boundary must be no less than 3m plus 0.5m for every metre of building height over 3m, or part thereof.</p>
<p>A3.2 Setback from a rear boundary must be no less than 5m.</p>
<p><b>Complies</b> The dwellings are all able to be contained within the building setback requirements.</p>

12.4.3 Outbuildings and other structures

<p>A2 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:</p> <ul style="list-style-type: none"> <li>(a) be located no less than 1.5m from each lot boundary;</li> <li>(b) be no higher than 1m (including the height of any batters) above existing ground level;</li> <li>(c) not require cut or fill more than 1m below or above existing ground level;</li> <li>(d) not concentrate the flow of surface water onto an adjoining lot; and</li> <li>(e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.</li> </ul>
<p><b>Complies</b> Plans indicate earthworks are limited to minor filling of land for turning areas for each dwelling and for minor terracing to the rear and south west of the southern most dwellings. A maximum depth of 900mm is nominated and in all cases the earth works is in excess of the building setback, the minimum distance being 5.5m.</p>

12.4.4 Development for discretionary uses

<p><b>Objective:</b> To ensure that discretionary uses are compatible with the form and scale of residential development and do not adversely impact on the amenity of nearby sensitive uses.</p>
<p><b>Consistent</b> The proposal for five dwellings on the 8944m<sup>2</sup> lot is considered to have a minimal impact on the amenity of the area. While the number of dwellings on the site is higher than most multiple dwelling developments, the density of dwellings per site area is maintained and there is an ample area of open space and landscaping.</p>
<p>A1 No acceptable solution</p>
<p><b>Relies on Performance Criteria</b></p>
<p>P1 Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the setback of the building to a frontage;</li> <li>(b) the streetscape;</li> <li>(c) the topography of the site;</li> <li>(d) the building height, which must not be greater than 8.0m;</li> </ul>

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

- (e) the bulk and form of the building;
- (f) height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

**Complies**

The proposed residential development is considered to be compatible with the form and scale of residential development in the area and to not cause unreasonably impact on the amenity of neighbouring dwellings in the area. In relation to the matters to consider:

- (a) *the setback of the building to a frontage;*
- (b) *the streetscape;*

The proposal is barely visible from the street with only one dwelling likely to be visible from the driveway.

- (c) *the topography of the site;*

The site has a gradual fall across the site to the east. Dwelling 2 runs with the contours but the other dwellings run slightly cross the contours. Minimal earthworks are required to provide suitable levels for parking and open space.

- (d) *the building height, which must not be greater than 8.0m;*

Resulting from the terrain the dwellings have a level surface to entry the garage to have a single storey height but are one and half storey at the opposing corners. The maximum height of any portion of the buildings would be 7.5m.

- (e) *the bulk and form of the building;*

The dwellings are all similar in bulk and form to a single dwelling on a slightly sloped site, single at the entrance and up to storey at the far corner.

- (f) *height, bulk and form of buildings on the site, adjoining lots and adjacent lots;*

The west of the site is established development primarily in the form of single dwellings on lots around 750m<sup>2</sup>. To the east the land is currently being developed with residential development on lots of around 1500m<sup>2</sup>.

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## 8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)

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*(g) setbacks to side and rear boundaries;*

The setbacks comply with acceptable solutions of 3m to the side boundaries and 5m to the rear.

*(h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;*

*(i) the degree of overshadowing and overlooking of adjoining lots;*

The dwellings are all suitably setback from each other and external boundaries to all allow for solar access and privacy to be achieved and maintained and to prevent overshadowing

*(j) mutual passive surveillance between the road and the building;*

The property is an internal lot in that the development is proposed beyond the access. This will limit passive surveillance between development and the street. This is no different to the situation of a single dwelling on the site and as that there are other dwellings on the site to have surveillance over one another, surveillance of the site will be provided.

*(k) any existing and proposed landscaping;*

Scattered native vegetation is proposed to be removed with ornamental species proposed. An ancillary report has been provided that states the existing vegetation is not specifically important. It is considered that a supplementary plan be submitted so to include the retention of some of the existing specimens to maintain some of the existing character of the site and minimise change to neighbouring properties.

*(l) the visual impact of the building when viewed from adjoining or immediately opposite lots;*

The dwellings are relatively low key and conservative in design. The density should not impact on adjoining dwellings.

*(m) the location and impacts of traffic circulation and parking;*

Each dwelling has its own parking with two visitor spaces proposed. all vehicles will be able to enter and exit in a forward direction.

and

*(n) the character of the surrounding area.*

The area has a low density residential character suitable for its location adjoining the more rural charactered land to the south.

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### E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
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**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

**Consistent**

Adequate parking can be provided on site.

**E6.5 Use Standards**

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

**Consistent**

Suitable parking can be provided for the five multiple dwellings proposed.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

**Complies**

Table E6.1 requires two car spaces per dwelling and one visitor space. Each dwelling is proposed with an attached garage and carport and two visitor spaces are proposed therefore the development complies.

**E6.6 Development Standards**

E6.6.1 Construction of parking areas

Objective:

To ensure that parking areas are constructed to an appropriate standard.

**Consistent**

Parking will be appropriately constructed.

A1 All parking, access ways, manoeuvring and circulation spaces must:

- (a) have a gradient of 10% or less;
- (b) be formed and paved;
- (c) be drained to the public stormwater system, or contain stormwater on the site;
- (d) except for a single dwelling, and all uses in the Rural Resource, Environmental

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

<p>Management and Open Space zones, be provided with an impervious all weather seal; and</p> <p>(e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p><b>Complies</b> The two parking spaces will be constructed simultaneously with the dwellings. The spaces will be level and have a concrete surface.</p>

**E6.6.2 Design and layout of parking areas**

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>Consistent</b> The parking areas are appropriately designed.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</p> <p>(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;</p> <p>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</p> <p>(d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and</p> <p>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</p> <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p><b>Complies</b> The proposed parking meets the acceptable solutions:</p> <p>(a) <i>provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</i></p> <p>All vehicles will be able to turn on site.</p>

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

*(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;*

The table requires a minimum drive width of 4.5m for the first 7m from the road carriageway and 3m thereafter, which has been provided. A passing bay is proposed approximately 15m in from the frontage.

*(c) have parking space dimensions in accordance with the requirements in Table E6.3;*

Parking spaces provided as part of the dwelling are each provided with their own turning bay within the proposed strata allotments. .

*(d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and*

Manoeuvring spaces are at a variety of angles with each over 3m wide and 5.5m in length

*(e) have a vertical clearance of not less than 2.1 metres above the parking surface level.*

Each space has a clearance of greater than 2.1m.

**E6.6.3 Pedestrian access**

**Objective:**

To ensure pedestrian access is provided in a safe and convenient manner.

**Consistent**

Pedestrians should be able to walk within the site safely and efficiently.

**A1.1 Uses that require 10 or more parking spaces must:**

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:
  - (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
  - (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and

**A1.2** In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

**Relies on Performance Criteria**

Eleven car parking spaces are required but no separate footpath is proposed to access each dwelling from the street.

P1 Safe pedestrian access must be provided within car parks, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

**Complies**

Given the length of the access a footpath from the street alongside the driveway is considered appropriate but excessive in this case as the driveway would generally only be used by residents. The speed of the users should be minimal given the nature of travel within the site.

**E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area**

**E8.0 Biodiversity Code**

E8.1 The purpose of this provision is to:

- (a) support the conservation of biodiversity in the planning scheme area and the northern region, including the extent, condition and connectivity of important habitats and priority vegetation communities, and the number and status of threatened species; and
- (b) consider and manage the impact of use or development on biodiversity through:
  - (i) minimisation of vegetation and habitat loss or degradation; and
  - (ii) appropriate location of development.

**Consistent**

The proposal is submitted with justification as to why the future development will not have a significant impact on the code, this primarily as two species that were present on the site when initial assessments were undertaken, and that were recognised as being threatened, are no longer listed as such. In addition, the community type mapped by TASVEG is not correct. Therefore, the community that exists is *Eucalyptus amygdalina* forest and woodland on dolerite, which is not threatened. The supplementary report also notes that, especially given the corrected classifications of the site, that the proposal will not impact on the priority vegetation.

**E8.6 Development Standards**

**E8.6.1 Habitat and vegetation management**

Objective:

To appropriately protect or manage vegetation identified as priority habitat and priority

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

vegetation communities.
<p><b>Consistent</b>                  The proposal is submitted with justification that it will not have a significant impact on vegetation communities.</p>
<p>A1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan.</p>
<p><b>Relies on Performance Criteria</b>                  The native vegetation proposed to be removed has been reclassified to <i>Eucalyptus amygdalina</i> forest and woodland on dolerite, which is not threatened nor priority habitat. The site is mapped as such but given the reclassification a Forest Practice Plan was not undertaken.</p>
<p>P1 Clearance or disturbance of native vegetation within priority habitat or areas identified as priority vegetation communities does not compromise the adequacy of representation of species or vegetation communities, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the quality of the site to provide habitat of significance to the maintenance or protection of biodiversity in the planning scheme area;</li> <li>(b) the need for the clearance or disturbance of the vegetation;</li> <li>(c) the method of clearance or disturbance of the vegetation;</li> <li>(d) the extent and quality of the vegetation or habitats affected by the proposal;</li> <li>(e) the value of the vegetation as a wildlife corridor;</li> <li>(f) the value of riparian vegetation to the protection of habitats and wildlife corridors;</li> <li>(g) any rehabilitation and maintenance measures;</li> <li>(h) the impacts of development and vegetation clearance, in proximity to the priority habitat or priority vegetation communities;</li> <li>(i) any conservation outcomes achieved and the long term security of any offset for the loss of the vegetation, provided in accordance with the General Offset Principles document published by the Department of Primary Industries, Parks, Water and Environment, available at <a href="http://dpiuwe.tas.gov.au/Documents/General-Offset-Principles.pdf">http://dpiuwe.tas.gov.au/Documents/General-Offset-Principles.pdf</a> ;</li> <li>(j) any agreement under section 71 of the Act relating to vegetation management;</li> <li>(k) any conservation covenant made under the <i>Nature Conservation Act 2002</i>, that exists on or adjacent to the site of the proposed development; and</li> <li>(l) any recommendations or advice contained in a flora and fauna report.</li> </ul>
<p><b>Complies</b></p>
<p>While the overlay maps cover the site, in respect of priority habitat, expert advice within a supplementary report to the original Ecological assessment for the site, has corrected the classification of the vegetation on site including at caused the site to be included. The report states that while there are 'biodiversity values' on the site, "<i>the contribution is not significant because it does not involve threatened vegetation types, populations of threatened flora or significant potential habitat or known sites</i>".</p>



**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

The vegetation is proposed to be removed to allow for construction of five dwelling, their access and infrastructure to service the dwellings. As it is considered that the site does not have any significant contribution, the retention of vegetation where possible and replanting/replenishing with native vegetation should provide for the site is substantiated to ensure a level of biodiversity for the area.

The reclassification of the community to *Eucalyptus amygdalina* forest and woodland on dolerite, with further statements in the reports that the landscape is of a low quality given its use over the years has reduced the ecological value of the site. In addition, the proposed development is not considered to effect the broader quantity of this community or habitat in the area.

There are no riparian values in the vicinity, no other controls in respect of protecting vegetation and no rehabilitation measures identified as necessary. It is although considered in this respect that landscaping of the site must be predominantly of native vegetation.

As noted above, the proposal is submitted with justification as to why the future development will not have a significant impact on the code, this primarily as two species that were present on the site when initial assessments were undertaken, and that were recognised as being threatened, are no longer listed as such. In addition, the community type mapped by TASVEG is not correct. Therefore the community that exists is *Eucalyptus amygdalina* forest and woodland on dolerite, which is not threatened. The supplementary report also notes that, especially given the corrected classifications of the land does not support any significant potential habitat of fauna listed as threatened.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Services	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes apply.

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

<b>EXTERNAL</b>	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2016/1899 - LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**5. REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 11 February to 27 February 2017. Six representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

<b>ISSUE</b>	<b>COMMENTS</b>
Concern about the density of the development - in particular is the number of dwellings proposed on the lot where it was expected that there would be one dwelling per lot given the recent subdivision approval.	The zone allows for the development of multiple dwellings with a site area per dwelling of not less than 1,500m <sup>2</sup> . With deletion of nominally 865m <sup>2</sup> as the access strip the effective area reduces 8079m <sup>2</sup> to result in a density of one dwelling per 1615.8m <sup>2</sup> to comply.
Precedence of development that may result if this approved.	Each application is considered on its merits against the particular planning scheme that may be in place at the time. The use and development on adjoining land is relevant as much as the planning scheme requires consideration of such.
Subsequent increase in noise and traffic.	There is likely to be a difference in noise and traffic but this is not necessarily to the detriment of an area as each residential household contains individuals of various ages, character and number of vehicles.

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

ISSUE	COMMENTS
Misrepresentation by real estate agents as to the level of development ever expected upon the land from the first stage.	This is not a planning consideration. The status of development in an area changes over time.
Loss of vegetation and bird life.	It is acknowledged that the character of the area has changed over the last couple of years as the subdivision has proceeded. Comment from the developer follows: "This land was removed from the original rezoning to allow greater study of the priority habitat in the area. This study was done and it was found that there were no species listed as priority habitat in this area and the current mature gum trees were well past their usable life and presented a danger to any use of this site. This work has been repeated now on three occasions with the same results. Whether the land was going to be developed or not the vegetation in this area is in transition – from age of trees and due to a long history of illegal felling by “wood hookers” who until the subdivision took place would blatantly cut wood and fill their trailers and trucks with the logs."

**6. CONCLUSION**

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

**ECONOMIC IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**8.2 19 Jinglers Drive, Youngtown; Residential - Multiple Dwellings; Construction and Use of Five Townhouses ...(Cont'd)**

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**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.

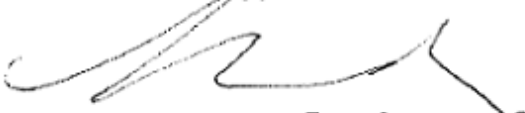
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Locality Map (distributed electronically)
  2. Plans of Proposal (distributed electronically)
  3. Representations (distributed electronically)
-

## 8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings

**FILE NO:** DA0047/2017

**AUTHOR:** Claire Fawdry (Town Planner)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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### DECISION STATEMENT:

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*

### PLANNING APPLICATION INFORMATION:

Applicant:	Honed Architecture & Design
Property:	21 Ann Street, East Launceston
Zoning:	Inner Residential
Receipt Date:	7/02/2017
Validity Date:	9/02/2017
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	23/03/2017
Representations:	Six

### RECOMMENDATION:

That, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0047/2017 Residential - multiple dwellings; demolish existing dwelling; construction and use of two multiple dwellings at 21 Ann Street, East Launceston subject to the following conditions:

#### 1. ENDORSED PLANS

- The use and development must be carried out in accordance with the endorsed plans to the satisfaction of the Council unless modified by a condition of the Permit:
- a. Cover Sheet by Honed Architecture & Design, Drawing No. A-DA-01, Rev. A, Project No. 1625, Dated: October 2016;
  - b. Site Plan by Honed Architecture & Design, Drawing No. A-DA-03, Rev. A, Project No. 1625, Dated: October 2016;
  - c. Townhouse 1 - Level 1 Plan by Honed Architecture & Design, Drawing No. A-DA-04, Rev. A, Project No. 1625, Dated: October 2016;
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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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- d. Townhouse 1 - Level 2 Plan by Honed Architecture & Design, Drawing No. A-DA-05, Rev. A, Project No. 1625, Dated: October 2016;
- e. Townhouse 1 - Northern & Eastern Elevations by Honed Architecture & Design, Drawing No. A-DA-07, Rev. A, Project No. 1625, Dated: October 2016;
- f. Townhouse 1 - Southern & Western Elevations by Honed Architecture & Design, Drawing No. A-DA-08, Rev. A, Project No. 1625, Dated: October 2016;
- g. Townhouse 2 - Level 1 Plan by Honed Architecture & Design, Drawing No. A-DA-09, Rev. A, Project No. 1625, Dated: October 2016;
- h. Townhouse 2 - Level 2 Plan by Honed Architecture & Design, Drawing No. A-DA-10, Rev. A, Project No. 1625, Dated: October 2016;
- i. Townhouse 2 - Northern & Eastern Elevations by Honed Architecture & Design, Drawing No. A-DA-12, Rev. A, Project No. 1625, Dated: October 2016;
- j. Townhouse 2 - Southern & Western Elevations by Honed Architecture & Design, Drawing No. A-DA-13, Rev. A, Project No. 1625, Dated: October 2016;
- k. Landscape Plan by Honed Architecture & Design, Drawing No. A-DA-19, Rev. A, Project No. 1625, Dated: October 2016 **(To Be Amended)**;
- l. Front Fence Detail by Honed Architecture & Design, Drawing No. A-DA-20, Rev. A, Project No. 1625, Dated: October 2016.

**2. AMENDED PLANS REQUIRED**

Prior to building approval, an amended Landscape Plan must be submitted to the satisfaction of the Manager Planning Services to replace plan annotated as "To Be Amended" and attached to the Permit. Once approved, this plan will be endorsed and will then form part of the Permit. The amended plan must show:

- a. A screen of trees or shrubs must be planted between the driveway and the boundary fence with 19 Ann St for a distance of at least 23m from the frontage to ensure reasonable privacy and separation. The plant screen must be a species that will grow to a height of at least 2m.

**3. LEGAL TITLE**

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

**4. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/00191-LCC) (attached).

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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**5. HOURS OF CONSTRUCTION**

Construction works must only be carried out between the hours of:

Monday to Friday - 7.00am and 6.00pm

Saturday - 9.00am to 6.00pm

Sundays and Public Holidays - 10.00am to 6.00pm

**6. SITE LANDSCAPING**

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing or a further period as agreed by the Manager Planning Services; and
- c. Maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Manager Planning Services.

**7. FENCING**

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (i.e. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m - 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

**8. MULTIPLE DWELLINGS - SERVICE FACILITIES**

Prior to the commencement of the use, the following site facilities for multiple dwellings must be installed:

- a. Mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. Either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

**9. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS**

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

Dwelling No	Strata Lot No.	Street Address
1	1	1/21 Ann Street
2	2	2/21 Ann Street

The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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**10. DRIVEWAY CONSTRUCTION**

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must:

- a. Be properly constructed to such levels that they can be used in accordance with the plans,
- b. Be surfaced with an impervious all weather seal,
- c. Be adequately drained to prevent stormwater being discharged to neighbouring property,
- d. Be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times.

**11. DAMAGE TO COUNCIL INFRASTRUCTURE**

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

**12. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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**13. VEHICULAR CROSSINGS**

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council's eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

All new works must be constructed to Council standards by a contractor authorised to perform such work. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra, and TasNetworks etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

**14. SOIL AND WATER MANAGEMENT**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

**15. AMENITY**

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil; the presence of vermin, or otherwise.

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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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**16. DEMOLITION**

The Developer must:

- a. protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary;
- b. not undertake any burning of waste materials on site;
- c. remove all rubbish from the site for disposal at a licensed refuse disposal site;
- d. dispose of any asbestos found during demolition in accordance with the Worksafe Tasmania 'How to Safely Remove Asbestos' Code of Practice 2012 or any subsequent versions of the document.

**Notes**

**A. Building Permit Required**

*Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2016. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.*

**B. Occupancy Permit Required**

*Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016, Section 225. A copy of this planning permit should be given to your Building Surveyor.*

**C. General**

*This permit was issued based on the proposal documents submitted for DA0047/2017. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.*

*This permit takes effect after:*

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or.*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

*This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.*

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## 8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)

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### D. Restrictive Covenants

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is effected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

### E. Appeal Provisions

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Resource Management and Planning Appeal Tribunal website [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au) <<http://www.rmpat.tas.gov.au>>*

### F. Permit Commencement

*If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.*

### G. Strata Title Approval

*The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.*

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## REPORT:

### 1. THE PROPOSAL

A development application was lodged by Honed Architecture & Design for the demolition of an existing dwelling to facilitate the use and development of two new dwellings at 21 Ann Street in East Launceston. While the built form and character of the dwelling at 21 Ann Street is not detrimental to the surrounding area, it may be argued that it is not consistent with the predominant character of the area.

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## 8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)

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The applicant provided the following perspectives to assist with how the development will look when viewed from the street.



## **8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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The two proposed dwellings will have three bedrooms and parking for two cars in a double garage under each respective roofline. Due to the slope of the site, the designer has chosen to have garaging and storage on the ground level with living areas entirely upstairs.

### Dwelling 1:

Dwelling 1 will be located closest to the street and will be the predominant built form visible from the frontage. The dwelling will read as double storey from the frontage, however will only be marginally higher than a single storey dwelling in height (approx. 4m), when viewed from the west due to the slope of the land. This is somewhat representative of the existing single dwelling on the site which contains a single car garage on the ground level with living areas above.

The proposed dwelling will have an open plan living area which encompasses the kitchen, dining and living room with a northerly aspect. French doors open onto a large deck (5.8m x 4m) off the kitchen/dining room. The existing retaining wall/fence across the frontage will be replaced and increased by 700mm on the lower side to allow for backfill of the front yard to create useable space which will be accessible from the proposed deck. A 1.2m high picket fence will be constructed atop the retaining wall.

Level 1 floor area (garage and storage) = 66m<sup>2</sup>

Level 2 floor area = 143m<sup>2</sup>

Level 2 deck = 23m<sup>2</sup>

Total Floor Area = 232m<sup>2</sup>

### Dwelling 2:

Dwelling 2 will be tucked behind dwelling 1 and will be accessed via a driveway which will run parallel to the eastern title boundary. This dwelling will be double storey in height, however all habitable rooms will be upstairs. Similarly to dwelling 1, a 12m<sup>2</sup> deck is proposed with access from the living room.

Level 1 floor area (garage and storage) = 65m<sup>2</sup>

Level 2 floor area = 108m<sup>2</sup>

Level 2 deck area = 12m<sup>2</sup>

Total Floor Area = 185m<sup>2</sup>

### Generally:

The proposed dwellings have been designed to be compatible and sympathetic to the character of Ann Street and East Launceston more broadly. The exterior cladding will be James Hardie 'Primeline' weatherboard and 'EasyLap' with a pitched form colorbond clad roof.

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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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A 1m wide garden bed is proposed along the fence line to allow for appropriate landscaping and separation between the sealed driveway and the fence. The existing vehicular crossover will be shifted to the east to maximise site area. The relocation of the crossover also allows sufficient length for two vehicles to park out the front of the site. This is relevant as a variation to the provision of an on-site visitor parking is sought.

The developer is proposing to replace all three boundary fences with 19 and 23 Ann Street and 3 Philip Street as sections are not solid and are relatively low. The developer proposes to construct 1.8m high fences (i.e. 2.1m is the maximum height allowable without planning approval).

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**Location:

The site is located on the southern side of Ann Street between Philip and Oxford Streets. The site is situated in the suburb of East Launceston, on the eastern side of High Street ridgeline within 170m of St George's Square and to the north west of the East Launceston Primary School oval. It shares neighbouring boundaries with 19 and 23 Ann Street and 3 Philip Street. The area is zoned Inner Residential with scattered pockets of Local Business zoning for cafes and local shops in the surrounding street network.

Subject Site:

The site is rectangular in shape with an area of 626m<sup>2</sup> and is formally described in Certificate of Title Volume 13732 Folio 1. The site rises from the frontage to the centre of the site and then falls to the south with an overall slope direction which runs from the north-west to the south east of the site. The average slope of the site is 10%. The existing driveway has been levelled and is relatively flat. The site is not mapped as being within a class 4 or 5 landslip area. The site contains planted hedging along its eastern and western side boundaries with associated landscaping and lawn areas in the front and rear yards.

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8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)



Figure 1: Aerial Imagery identifying subject site

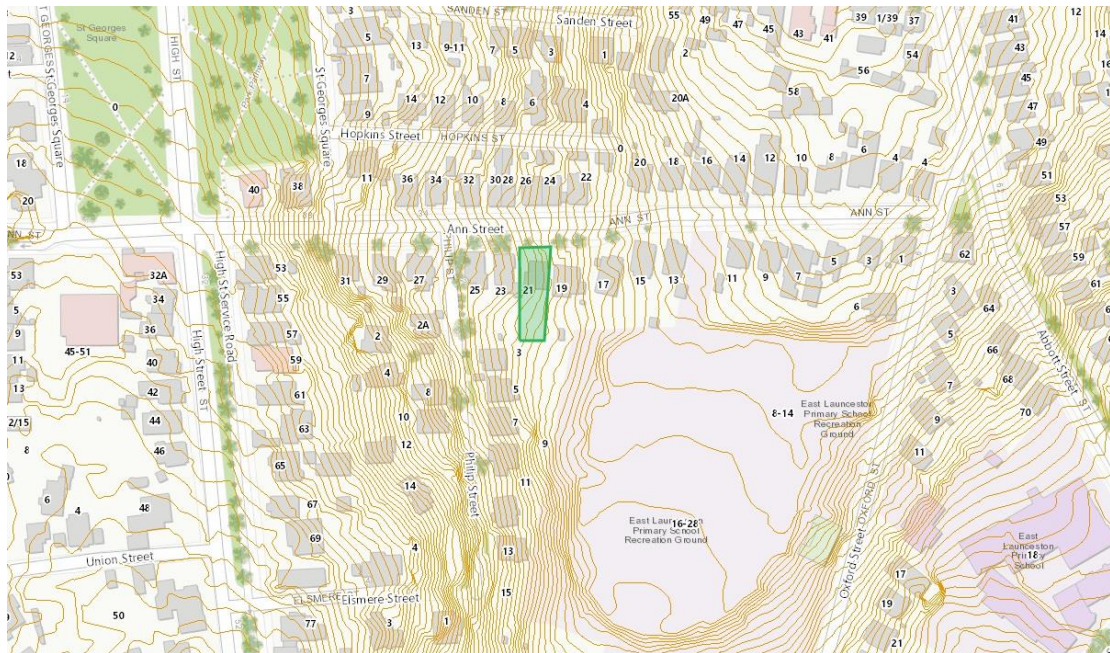


Figure 2: Contour Plan identifying subject site

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

Character:

There is an existing dwelling on the site which is likely to be of the 1950s or early 1960s, whereas the house on the adjoining lot to the east and the neighbouring properties on this side of the street are bungalows of timber construction with weatherboard cladding and gable roof forms. These appear to be from the Edwardian period (early 1900s-1910s), while the development to the west and opposite the site, along the northern side of Ann Street appears to be mostly from the late Victorian period (around 1890). These buildings are a mix of detached and attached cottages and terrace houses, also of timber construction with weatherboard cladding, however, hipped roof forms and richly decorated verandahs are common for these properties, with many retaining their original timber fretwork and iron lacework.

Services:

The road is sealed with bitumen and drained to a Council standard. The existing vehicular crossover is also bitumen with drainage underneath into the public stormwater system. The site is connected to the reticulated water, sewer and stormwater systems as well as telecommunications and NBN. The closest bus stop is less than 200m walk in High Street. A power pole is located to the west of the front title boundary.

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

**11.0 Inner Residential Zone**

11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

11.1.1.3 To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.

11.1.1.4 To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.

11.1.1.5 To provide for development that provides a high standard of amenity and contributes to the streetscape.

**Consistent**

The proposed multiple dwelling development is located in an established area of East Launceston to the south east of St George's Square and north west of the East Launceston Primary School oval. The wider area is characterised by single dwellings with scattered multiple dwellings, conjoined terrace houses and heritage properties. The density of the area is therefore reflective of the established character.



**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

The proposed multiple dwelling development will create two dwellings on a 626m<sup>2</sup> title. The acceptable solution minimum density requirement for multiple dwellings is 350m<sup>2</sup>, however, the absolute minimum is 250m<sup>2</sup> in the performance criteria (P1) of clause 11.4.16. The density of the proposed development will be 313m<sup>2</sup> per dwelling. It is noted that the acceptable solution (A1.1 of clause 11.4.24) stipulates a minimum lot size for subdivision at 300m<sup>2</sup> with no absolute minimum in the performance criterion (P1). This means that an application for subdivision at the densities proposed for this multiple dwelling development would comply with the minimum lot size acceptable solution. The density of development therefore aligns with the intended lot sizes set out in the Inner Residential Zone.

This area of East Launceston is developed with predominantly single and double storey dwellings. It is suggested that the proposed dwellings, would be more compatible with the surrounding character of the area than if they were of a more standard design which is characteristic of many multiple dwelling developments in new subdivisions throughout Launceston.

**Local Area Objectives - There are no local area objectives**

**Desired Future Character Statements - There are no desired future character statements**

**11.3 Use Standards**

**Not applicable**

**11.4 Development Standards**

**11.4.7 Site coverage**

Objective:

To:

- (a) ensure that the site coverage of residential development and ancillary buildings respects the character of the surrounding area;
- (b) reduce the impact of increased stormwater runoff on the drainage system; and
- (c) provide for landscaping and private open space.

**Consistent**

The proposed site coverage of the development is considered to be compatible with character of the surrounding area. Rainwater will be directed through appropriate design and drainage to the public stormwater system. The proposal plans indicate the areas on the site where shrubs and trees will be planted. Private open space areas will be located to the north in dedicated private deck areas which will act as an extension to the living area.

A1.1 Site coverage must be no greater than 60%; and

A1.2 No less than 25% of the site must be pervious to rainfall.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Complies**

Site coverage means the proportion of the site (excluding any access strip) covered by roofed buildings as defined in clause 4.1.3 of the planning scheme.

Total title area = 626m<sup>2</sup>

Dwelling 1 = 143m<sup>2</sup>

Dwelling 2 = 108m<sup>2</sup>

Total site coverage = 40% (251m<sup>2</sup>)

Approximately 190m<sup>2</sup> of the total site will be covered by soft landscaping. This equates to approximately 30% of pervious area on the site (ie. the driveway occupies approximately 185m<sup>2</sup> of sealed area).

The proposal complies with A1.1 and A1.2.

**11.4.8 Building height**

Objective:

To ensure that the building height respects the character of the surrounding area.

**Consistent**

The proposed building heights of the two dwellings will be compatible with the area and consistent with other similar development in the immediate surrounds.

A1 Building height must be no greater than 9m.

**Complies**

Building height means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents as defined in clause 4.1.3 of the planning scheme.

The maximum building height of dwelling 1 will be 6.6m at the apex of the roof. The approximate height of the building taken from the various elevations is set out below:

- 6.2m, closest to 19 Ann Street (setback distance ranging between 4.2m and 4.8m)
- 4.2m, closest to 23 Ann Street (1m setback distance)

The maximum building height of dwelling 2 will be 7.8m at the apex of the roof. The approximate height of the building taken from the various elevations is set out below:

- 5.6m, closest to 19 Ann Street (setback distance ranging between 1m and 2.6m)
- 4.5m closest to 23 Ann Street (1m setback distance)
- 6m (2.5m rear setback distance)

The proposed heights comply with A1.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**11.4.9 Frontage setbacks**

Objective: To ensure that the setbacks from a frontage respect the character of the surrounding area.
<b>Consistent</b> The proposed frontage setback distance is considered appropriate for the site and surrounding area.
A1.1 The primary frontage setback must be no less than: (a) 4m; or (b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in the Figure 11.4.9 below; and Figure 11.4.9 - Primary Frontage Setback for Infill Lots A1.2 Setback from a frontage other than a primary frontage must be no less than 3m; and A1.3 Porches, pergolas, verandas, that are less than 3.6m high and eaves may encroach no greater than 1.5m into the setbacks of this standard.
<b>Complies</b> The existing dwelling on the site is proposed to be demolished and two new dwellings constructed. The site must therefore be considered as an infill lot for the purposes of assessment against this standard.  The frontage setback distances of 19 and 23 Ann Street are approximately 8.3m and 3m respectively. The proposed development has been designed with a front setback of 4m and therefore complies with the acceptable solution (A1.1(b)). Notwithstanding, A1.1(a) also requires a frontage setback of 4m.

**11.4.10 Rear and side setbacks**

Objective: To ensure that the setbacks are compatible with the character of the surrounding area and minimise the impacts on the amenity and solar access of adjoining dwellings.
<b>Consistent</b> The setbacks to the side boundaries are considered appropriate for the site and will be compatible with the character of the surrounding area.
A1 Buildings must be set back from the rear boundary no less than 2.5m.
<b>Complies</b> The proposed development (specifically dwelling 2) will have a rear boundary setback of 2.5m and complies with A1.
A2 Buildings must be set back from side boundaries no less than: (a) for lots 1,000m <sup>2</sup> or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or (b) for lots greater than 1,000m <sup>2</sup> , 2.0m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Relies on Performance Criteria**

The subject site has a title area of 626m<sup>2</sup> so A2(a) applies.

Dwelling 1 will have a side setback distance of 1m to the west and 4m to the east. Dwelling 2 will have a side setback to the west and east of 1m. The Elevation Plans provided as part of the lodgement documentation identify the maximum building height allowable based on the side setback distance.

The Northern Elevation Plan - Townhouse 1 (dwelling 1) identifies that the western eave and approximately 500mm of the western wall will protrude. The Northern Elevation Plan - Townhouse 2 (dwelling 2) identifies 'wedges' of the dwelling to the east and west which exceed the height requirements for a 1m side setback.

Assessment against the performance criteria is required to achieve compliance with this standard.

P2 Building setback to the rear boundary must be appropriate to the location, having regard to:

- (a) the ability to provide adequate private open space;
- (b) the character of the area and location of buildings on adjoining lots;
- (c) the impact on the amenity, solar access and privacy of habitable rooms, windows, and private open space of nearby or adjoining buildings; and
- (d) the size, shape and orientation of the lot.

**Complies**

It is noted that the standard refers to a 'rear' boundary instead of a 'side' boundary. This is considered to be an error and the standard will be considered on the basis that it applies to a side boundary setback.

Dwelling 1:

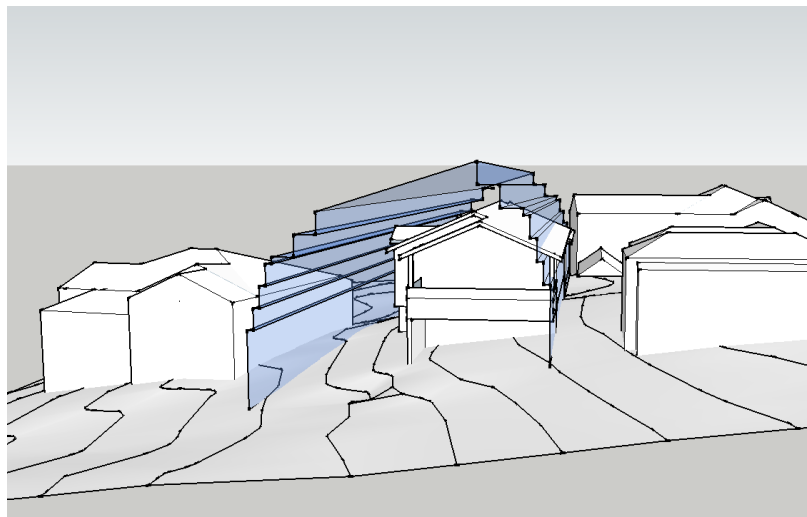
The Northern Elevation Plan - Townhouse 1 (dwelling 1) identifies that the western eave and approximately 500mm of the western wall will exceed the height requirement for this setback distance. When considering the impacts of overshadowing, it is only the offending portion of the building which is to be considered. This is not to say that development within the acceptable height and setback will not have an overshadowing impact, but that the planning scheme standards have been developed on the basis that this level of shading is considered to be reasonable in an Inner Residential Zone context. It is not anticipated that this 'wedge' which runs parallel to the boundary will itself result in an unreasonable degree of overshadowing.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

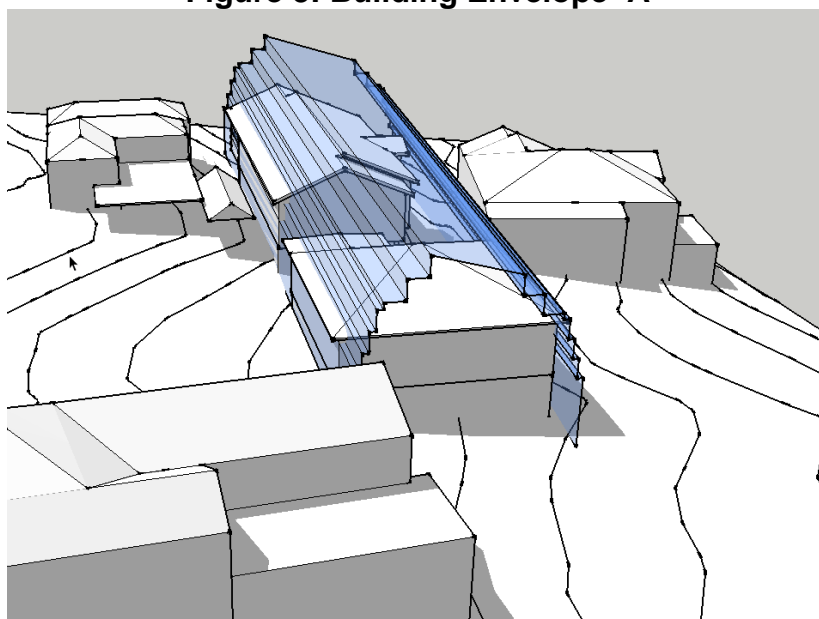
Dwelling 2:

The Southern Elevation Plan - Townhouse 2 (dwelling) identifies that portions of the eastern and western eaves exceed the height requirement for a setback distance of 1m. Similarly to dwelling 1, this dwelling is located substantially within the specified parameters and the protrusions are unlikely to result in an unreasonable level of overshadowing.

A 3D model was internally prepared to assist with the assessment of this development application. The model identifies the proposed dwellings, and immediately adjoining dwellings, and the degree of height encroachment. The blue 'envelope' identifies the allowable height based on the setback distance.

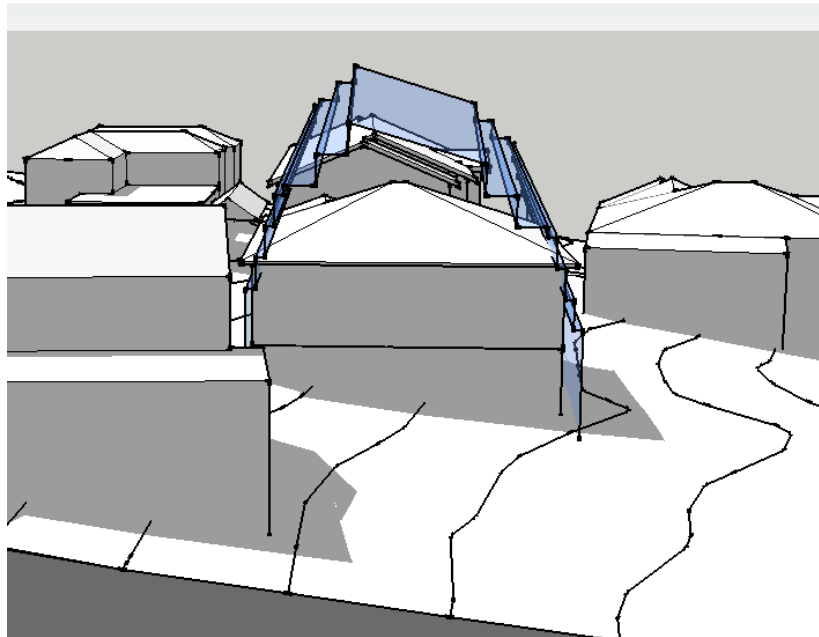


**Figure 3: Building Envelope A**



**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Figure 4: Building Envelope B**



**Figure 5: Building Envelope C**

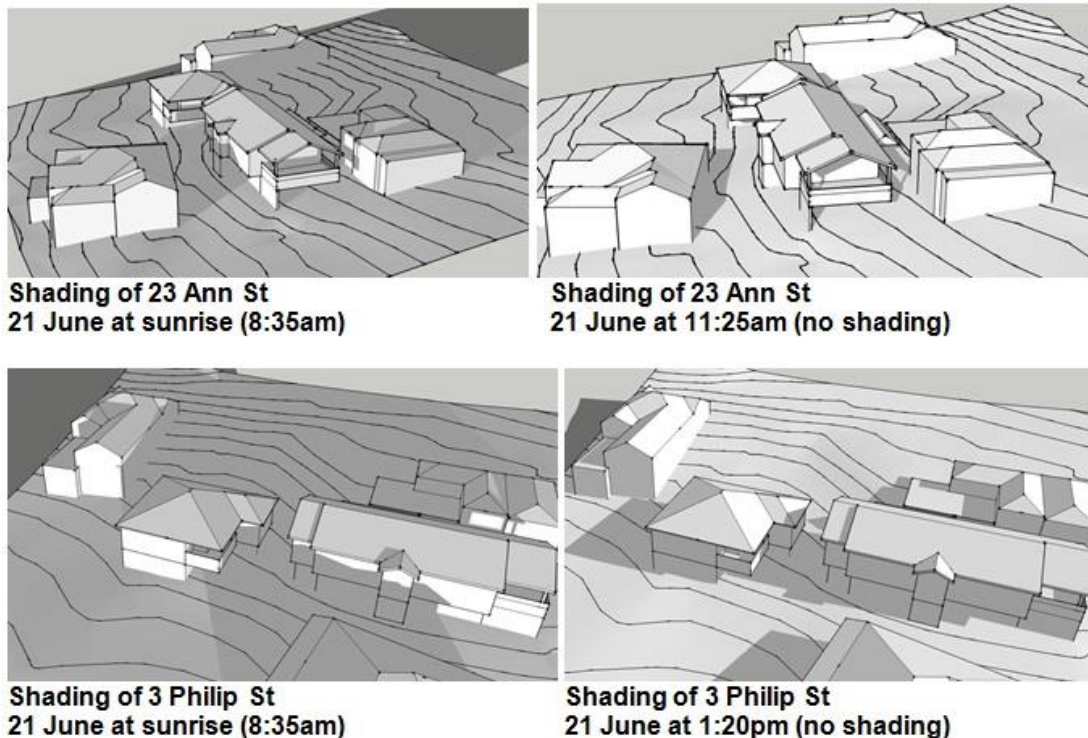
Shadow diagrams provided by the applicant with the lodgement documentation illustrate that although some shading will occur, each of the neighbouring dwellings will receive at least four hours of direct sunlight on 21 June. The east facing windows of 23 Ann Street may be shaded at sunrise (7:38am) till late morning on 21 June, however, this dwelling will not be shaded by the development after approximately 11.00am according to the shading diagrams provided. Similarly, the property at 3 Philip Street to the south will be affected by a degree of shading from sunrise till 12.00pm to varying windows on 21 June. It is noted however, that this property is double storey to the rear (i.e. the second storey deck will have a higher floor level to the second storey floor level of proposed dwelling 2) and the shadow indicated on the diagrams does not take into account the built form and the degree at which the shadow creeps up a wall. The neighbouring dwelling at 19 Ann Street will be affected by potential shading from 2.00pm onwards, noting that sunset on 21 June is prior to 5.00pm.

To assist with the assessment of overshadowing, the 3D model prepared internally identifies the overshadowing of neighbouring properties on 21 December (summer solstice and longest day of the year when the sun is at its highest) and 21 June (winter solstice and shortest day of the year when the sun is at its lowest and casts the longest shadows).

The model illustrates that shading of 23 Ann Street in the middle of summer will only be half way up the eastern wall of the dwelling (i.e. kitchen window may not be affected due to raised floor level) at sunrise and be entirely out of shadow shortly thereafter. In winter, the

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

shadow line will creep up the eastern wall of 23 Ann Street, however, this partial shadow only lasts for a few hours and from midday has entirely gone.



**Figure 6: 3D Model Shading Diagrams**

Shading of 19 Ann Street or 3 Philip Street from the proposed development does not occur in the model in summer due to the angle of the sun. The model indicates that shading of 19 Ann Street in the afternoon in winter barely reaches the dwelling in the late afternoon. Shading of the ground floor of 3 Philip Street will occur to some extent in winter from sunrise till midday to varying windows.

The private open space areas for the two dwellings are substantially comprised in the deck areas which act as an extension to the respective living areas. Dwelling 1 will also have additional private open space within the frontage between the deck and the proposed fence. The private open space areas for each dwelling complies with the specific private open space acceptable solution in clause 11.4.17 A1.2 of the zone.

The general topography of this section of Ann Street means that small portions of dwellings may protrude from the height based setback requirement as the dwellings are stepped down the hill, many with double storey components where the ground level is usable or not. The photograph below indicates the slope of this section of Ann Street.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**



**Figure 7: Slope of Ann Street**

In suburban areas of Launceston, shading impacts from neighbouring dwellings is a reality. The planning scheme attempts to regulate the point at which shading becomes unreasonable. It is assessed that the proposed development will not result in an unreasonable level of shading to neighbours.

The proposal complies with P2.

**11.4.12 Location of car parking**

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

**Consistent**

Each dwelling will contain appropriate on-site garaging for two vehicles. The garages will not be visible when viewed from the street.

A1 Shared driveways or car parks of residential buildings must be located no less than 1.5m from the windows of habitable rooms.

**Relies on Performance Criteria**

The east and south facing windows of dwelling 1 and north facing windows of dwelling 2 will be within 1.5m of the proposed driveway.

Assessment against the performance criteria is required to achieve compliance with this clause.

P1 Shared driveways or car parking spaces must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to:

- (a) the width of the driveway;
- (b) the location of the existing dwellings and habitable rooms;
- (c) the location of car spaces;



**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

- (d) the number of car spaces served by the driveway; and
- (e) any noise mitigation measures including screening or landscaping

**Complies**

The floor level of both dwellings will be elevated so that garaging can be located on the ground floor. The floor level of the habitable rooms in dwellings 1 and 2 will be approximately 2.8m and 3m respectively which mitigates the impacts from the shared driveway.

The width of the driveway will be at least 3m and will provide access for four cars which will be garaged. The impacts of the shared driveway on habitable room windows are not considered to be unreasonable.

The proposal complies with P1.

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

**Complies**

No parking or turning is proposed within the front setback.

A3 A garage or carport must be:

- (a) within 10m of the dwelling it serves; and
- (b) located no less than 5.5m from a frontage; or
- (c) with a setback equal to or greater than the setback of the dwelling to the frontage; or
- (d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.

**Complies**

Each dwelling will have a double car garage located under the roofline of the dwelling. The garage for dwelling 1 will be located approximately 8.1m from the frontage perpendicular to the driveway. The dwelling will have a frontage setback of 4m.

The proposal complies with A3.

**11.4.13 Overlooking**

Objective:

To minimise:

- (a) overlooking into private open space and habitable room windows; and
- (b) the impact on the amenity of the adjoining and the subject site.

**Consistent**

The proposed dwellings have been designed to maximise reasonable privacy between neighbours.

A1.1 A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:

- (a) be offset no less than 1.5m from the edge of one window to the edge of the other; or

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

- (b) have sill heights no less than 1.7m above floor level; or
  - (c) have fixed, obscure glazing in any part of the window less than 1.7m above floor level; or
  - (d) have permanently fixed external screens to no less than 1.7m above floor level; and
  - (e) have obscure glazing and screens must be no greater than 25% transparent; or
- A1.2 New habitable room windows, balconies, terraces, decks or patios that face a property boundary at ground level must have a visual barrier no less than 1.8m high.

**Relies on Performance Criteria**

There are four windows on the western elevation of dwelling 1. These windows will be approximately 3m - 3.5m from the east facing windows of 23 Ann Street.

There will be a 6.4m separation distance between the east facing windows of dwelling 1 and the west facing windows of 19 Ann Street.

Dwelling 2 will be located 10m from the southern wall of 19 Ann Street, however, will have passive views from east facing windows in the rear yard of 19 Ann Street.

Dwelling 2 will be separated by 5.5m from the deck of 3 Philip Street however there is only one bedroom window proposed on the southern elevation of dwelling 2 which will have a sill height of 1.2m and will not be within 1.5m of any neighbouring window. Passive views into the rear yard of 3 Philip Street may however occur. Similarly passive views into the rear yard of 23 Ann Street may occur from west facing windows of dwelling 2.

Assessment against the performance criteria is required to achieve compliance with this standard.

P1 Buildings must be designed to minimise the potential for loss of amenity caused by overlooking of adjacent dwellings having regard to:

- (a) the setback of the existing and proposed building;
- (b) the location of windows and private open spaces areas within the development and the adjoining sites;
- (c) the level and effectiveness of physical screening by fences or vegetation;
- (d) the topography of the site; and
- (e) the characteristics and design of houses in the immediate area.

**Complies**

The existing carport on the site at 23 Ann Street is setback approximately 16m from the frontage and extends for approximately 7.8m along the boundary. This is relevant as the three windows to the rear of proposed dwelling 1 (refer to Western Elevation - Townhouse 1 Plan which are to bedroom 2, bathroom and bedroom 3) will be obstructed/separated by the existing carport at 23 Ann Street. There do not appear to be any east facing windows of 23 Ann Street which are directly opposite these windows of dwelling 1. Established *pittosporums* are also planted on 23 Ann Street and extend from several metres between the kitchen window and the carport of 23 Ann Street.

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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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The proposed kitchen window of dwelling 1 will presumably act as a splashback to the hotplates and bench in the kitchen. The floor level of the kitchen will be approximately 0.7m above natural ground level. It is noted that due to the topography of Ann Street, the dwelling at 23 Ann Street has a higher floor level than proposed dwelling 1 and therefore will not be within a horizontal plane of one another. There may be a degree of passive overlooking between neighbours, but it is not anticipated that this will be unreasonable. This level of passive overlooking is generally accepted in urban areas where dwellings are located relatively close to one another.

There is a significant hedge between the dwellings which is located on both sides of the fence line. The portion of the hedge from the frontage which extends for approximately 7m is located on 21 Ann Street and is anticipated to be removed.

There will be a 6.4m separation distance between dwelling 1 and 19 Ann Street. Again, due to the slope of the area, the east facing windows of dwelling 1 will look out over the roof of 19 Ann Street. Given the concerns of representors, a permit condition has been recommended to require vegetative screening along the fence line. Plantings have been identified on the Landscape Plan for this garden bed, however, the permit condition will specify the mature height of the selected shrubs.

Views from the windows on the eastern and western elevations of dwelling 2 into the rear yards of 19 and 23 Ann Street will be obstructed by existing vegetation. Significant native shrubs in the rear yard of 23 Ann Street will provide screening of the proposed dwelling. Notwithstanding, the windows on the western elevation of dwelling 2 will be to a walk-in-robe, ensuite, bathroom, toilet (each anticipated to be opaque), and bedroom 2 to the rear which will likely be obstructed from view by a significant liquid amber tree in the south western corner of 23 Ann Street. The dining room and kitchen windows as well as the deck on the eastern elevation of dwelling 2 will again be obstructed from direct view into the rear yard of 19 Ann Street by vegetation. The applicant has advised that significant shrubs on the subject site to the north east of the deck will ideally be retained if possible. The usable private open space area for 19 Ann Street is significant, however is most likely to occur closest to the dwelling. With a separation distance between dwellings of 10m, unreasonable overlooking would be unlikely. Dwelling 2 appears to have been designed to maximise outlook over the East Launceston Primary School oval and beyond rather than directly into the rear yard of 19 Ann Street.

There is only one bedroom window on the southern elevation of dwelling 2. Given that the use of this room is for a bedroom, deliberate overlooking into the rear yard of 3 Philip Street is not considered to be reasonable. The potential for overlooking is again restricted by the variation in horizontal plane due to the slope of the land and the double storey nature of dwelling 2. A deliberate view down would be required to look into the rear yard of 3 Philip Street.

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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

The proposal complies with P1.

**11.4.14 North-facing windows**

Objective:

To allow adequate solar access to existing north-facing habitable room windows.

**Consistent**

The dwelling has been designed to receive maximum sunlight to habitable rooms. The street pattern in an east/west direction means that direct obstruction of north facing windows from neighbouring dwellings cannot occur.

A1 If a north-facing habitable room window of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be set back from the boundary no less than 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m for a distance of 3m from the edge of each side of the window as indicated in Figure 11.4.14

**Not Applicable**

The lot layout in Ann Street is aligned so that the frontage of the subject site faces north. Obstruction of north facing habitable room windows is therefore not a concern.

**11.4.15 Daylight to windows**

Objective:

To allow adequate daylight into habitable room windows.

**Consistent**

The dwelling has been designed to receive maximum sunlight to habitable rooms.

A1 Where the minimum distance between:

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window, is less than 3.0m, a light court with an area of no less than 3m<sup>2</sup> and dimension of no less than 1m clear to the sky must be provided.

**Not Applicable**

The separation distance between the habitable room windows of the proposed dwellings will not be less than 3m of a habitable room window of a neighbouring dwelling.

**11.4.16 Density control of multiple dwellings**

Objective:

To ensure that multiple dwellings and other forms of residential development are interspersed with single dwellings in a manner that ensures that single dwellings remain the primary form of dwellings in a road and the surrounding area.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Consistent**

The development of the site for multiple dwellings will not result in multiple dwellings becoming the primary dwelling type in the surrounding area. The properties adjoining the site and in Ann Street are single dwellings. The Residential (multiple dwelling) use class is discretionary in the Inner Residential Zone which means that any application for a multiple dwelling development will require public advertising as required under Section 57 of the *Land Use Planning and Approvals Act 1993*.

A1 Multiple dwellings must have a site area per dwelling of no less than 350m<sup>2</sup> .

**Relies on Performance Criteria**

The proposed multiple dwelling development will create two private lots (lot 1: approximately 237m<sup>2</sup> and lot 2: approx. 263m<sup>2</sup>) and one common property lot (approximately 145m<sup>2</sup>); on average 626m<sup>2</sup> ÷ 2 = 313m<sup>2</sup>.

Assessment against the performance criteria is required to demonstrate compliance with this standard.

P1 Multiple dwellings must not detract from the character of the surrounding area, having regard to:

- (a) the character of the streetscape;
- (b) the density of dwellings in the surrounding area;
- (c) the proximity of multiple dwellings on nearby sites; and
- (d) the proximity to public transport routes and services; and must have a site area per dwelling of not less than 250m<sup>2</sup> .

**Complies**

The site does not adjoin any multiple dwellings nor are there any multiple dwellings in this section of Ann Street (east of High Street). It is clear that the proposed development will not distort the predominant single dwelling character of the area. The site is within a reasonable walking distance of the CBD, St Georges Square, Launceston Aquatic as well as local shops and cafes in Arthur and Abbott Streets. The site is less than 200m from the metro bus stops on High Street. It is in some respects an ideal location to promote higher density development.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**



**Figure 8: Multiple dwelling sites in surrounding area**

It is noted that the acceptable solution (A1.1 of clause 11.4.24) stipulates a minimum lot size for subdivision at 300m<sup>2</sup> with no absolute minimum in the performance criterion (P1). This means that an application for subdivision at the densities proposed for multiple dwelling development would comply with the minimum lot size acceptable solution.

The proposed site area per dwelling exceeds the 250m<sup>2</sup> minimum stipulated in P1.

The proposal complies with P1.

A2 Dwellings must have a density no greater than 40% by lot number, of the number of lots on land zoned Inner Residential along the road to which the site has frontage.

**Complies**

As identified by the image above, there are currently no other multiple dwellings in this section of Ann Street between High and Oxford Streets.

**11.4.17 Private open space for multiple dwellings**

**Objective:**

To provide adequate and useable private open space for the needs of residents.

**Consistent**

Each dwelling will be provided with well-designed and usable private open space areas.

A1.1 Each multiple dwelling must have private open space:

- (a) with a continuous area of 24m<sup>2</sup> and a horizontal dimension of no less than 4m;

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

- (b) directly accessible from, and adjacent to, a habitable room other than a bedroom;
- (c) with a gradient no steeper than 1:16;
- (d) located on the side or rear of the dwelling; and
- (e) that is not provided within the setback from a frontage.

A1.2 Where all bedrooms and living areas in a multiple dwelling are above ground floor, each multiple dwelling must have private open space, with direct access from a habitable room other than a bedroom, of:

- (a) a balcony of 8m<sup>2</sup> with a minimum dimension of 2m<sup>2</sup> ; or
- (b) a roof-top area of 10m<sup>2</sup> with a minimum width of 2m<sup>2</sup> .

**Complies**

As all the bedrooms and living areas of both dwellings will be above ground floor, A1.2 applies. It is noted that there is a typographical error in A1.2(a) which state that a balcony is to have a minimum horizontal dimension of 2m<sup>2</sup>. It is taken that this is intended to be '2m' and assessed accordingly.

Dwelling 1 will have a private open space area of 23m<sup>2</sup> (deck) which is accessed via French doors off the living area with a minimum horizontal dimension of 4m. The deck will also provide access to additional grassed private open space area (32m<sup>2</sup>) within the frontage.

Dwelling 2 will have a private open space area of 13m<sup>2</sup> (deck) which is accessed via glass sliding doors off the living area with a minimum horizontal dimension of 2m.

The proposal complies with A1.2.

A2 The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space, no less than (2m + 0.9h) metres, where 'h' is the height of the wall as indicated in Figure 11.4.17.

**Complies**

The private open space area is located to the north of each dwelling. There are no walls to the north of these private open space areas and are therefore not impacted by any consequent shading.

**11.4.18 Site facilities for multiple dwellings**

Objective:

To provide adequate site and storage facilities for multiple dwellings.

**Consistent**

Each dwelling will be provided with adequate site and storage facilities to meet the requirements of this clause.

A1 Each multiple dwelling must have access to 6m<sup>3</sup> of secure storage space not located between the primary frontage and the facade of a dwelling.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

<p><b>Complies</b> Storage areas in excess of 6m<sup>3</sup> are identified on the level 1 plans adjacent to the garage.</p> <p>The proposal complies with A1.</p>
<p>A2 Mailboxes must be provided at the frontage.</p>
<p><b>Complies</b> Mailboxes are proposed to be located at the frontage of the lot in common property.</p> <p>The proposal complies with A2.</p>
<p>A3 No less than 2m<sup>2</sup> per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence of no less than 1.2m.</p>
<p><b>Complies</b> Bin storage areas are identified for each dwelling in private property behind the building line.</p> <p>The proposal complies with A3.</p>

**11.4.19 Common property for multiple dwellings**

<p>Objective: To ensure that common areas are easily identified.</p>
<p><b>Consistent</b> The proposal plans clearly delineate areas of private and common property.</p>
<p>A1 Site drawings must clearly delineate private and common areas, including:</p> <ul style="list-style-type: none"> <li>(a) driveways;</li> <li>(b) parking, including visitor parking;</li> <li>(c) landscaping and gardens;</li> <li>(d) mailboxes; and</li> <li>(e) storage for waste and recycling bins.</li> </ul>
<p><b>Complies</b> Each dwelling will have its own private lot which contains the dwelling, landscaping, parking and bin storage. The access driveway and mailboxes will be located in common property as delineated on the Future Strata Diagram. There may be a few minor issues with the strata lot boundaries identified when it comes to Strata Title approval, however, these issues can be rectified prior to execution of the Strata Title.</p> <p>The proposal complies with A1.</p>

**11.4.20 Streetscape integration and appearance**

<p>Objective: To:</p> <ul style="list-style-type: none"> <li>(a) integrate the layout and form of residential development with the road; and</li> <li>(b) promote passive surveillance; and</li> </ul>
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**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

(c) enhance streetscapes.
<p><b>Consistent</b> Both dwellings will have excellent passive surveillance and have an attractive and open streetscape presence.</p>
<p>A1 Dwellings, other than outbuildings, must:</p> <ul style="list-style-type: none"> <li>(a) have a front door and a window to a habitable room in the wall that faces a road; or</li> <li>(b) if not immediately adjacent to a road, face an internal driveway or common open space area.</li> </ul>
<p><b>Complies</b> Dwelling 1 will have its front door facing Ann Street and French doors which open onto the proposed deck facing the street. Dwelling 2, which is located to the rear of the site and will not have a direct relationship with the street, will have its front door facing the internal driveway.</p>
<p>A2 Dwellings, other than outbuildings, must provide a porch, shelter, awning, recess, or similar architectural feature that identifies and provides shade and weather protection to the front door.</p>
<p><b>Complies</b> Both dwellings have been designed with an architectural feature that provides shade and weather protection to the front door.</p>
<p>A3 The height of fences on and within 4.5m of a frontage must be no higher than:</p> <ul style="list-style-type: none"> <li>(a) 1.2m if solid; or</li> <li>(b) 1.8m, provided that the part of the fence above 1.2m has openings which provide no less than 50% transparency.</li> </ul>
<p><b>Relies on Performance Criteria</b> Due to the slope of the site, and the desire to create a levelled open space area within the frontage of dwelling 1, a new retaining wall is proposed across the frontage which will range in height from 375mm and 1.8m (i.e. 700mm increase from existing retaining wall). A 1.2m high timber picket fence is proposed on top of the retaining wall to provide privacy.  Assessment against the performance criteria is required to achieve compliance with this standard.</p>
<p>P3 Fences on and within 4.5m of a frontage must be designed to:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy of residents while allowing for mutual passive surveillance of the road;</li> <li>(b) take account of the prevailing height, design and character of neighbouring fences;</li> <li>(c) attenuate noise from high volume traffic;</li> <li>(d) take account of steep slope or other topographical constraints; and</li> <li>(e) have regard to streetscape.</li> </ul>

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Complies**

The fence atop the retaining wall will contain adequate separation between the pickets to maintain passive surveillance. The existing dwelling contains a short retaining wall across the frontage to manage the changing ground level. To create a useable front yard, the applicant has proposed to increase the height of a retaining wall across the frontage and backfill. Retaining walls with picket fences across the frontage of lots in East Launceston are a common characteristic as identified below from 25 and 23 Ann Street.



**Figure 9: Retaining walls across the frontage in Ann St**

**11.4.22 Earthworks and retaining walls**

**Objective:**

To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.

**Consistent**

The retaining walls proposed are considered to be appropriate for the site and will not compromise or impact upon the amenity of neighbouring dwellings.

A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

**Relies on Performance Criteria**

The proposed retaining wall across the frontage of the lot will exceed 600mm in height within 900mm of the title boundary.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

<p>Assessment against the performance criteria is required to achieve compliance with this standard.</p>
<p>P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the appearance, scale and extent of the works;</li> <li>(c) overlooking and overshadowing of adjoining lots;</li> <li>(d) the type of construction of the works;</li> <li>(e) the need for the works;</li> <li>(f) any impact on adjoining structures;</li> <li>(g) the management of groundwater and stormwater; and</li> <li>(h) the potential for loss of topsoil or soil erosion.</li> </ul>
<p><b>Complies</b></p> <p>As discussed against P3 of clause 11.4.20, a new retaining wall is proposed across the frontage of the lot which will range in height from 375mm and 1.8m due to the slope of the site. A 1.2m high picket fence will be constructed atop the retaining wall to provide privacy to the private open space area of dwelling 1. As identified on the elevation plans, a degree of excavation is also required for each dwelling so that the impacts are reduced. The decision by the applicant to excavate the site to sit the dwellings into the site will assist with reducing the height and any unreasonable overlooking.</p> <p>It is understood that during construction, appropriate measures will be taken by the building surveyor to ensure that excavation works will not impact upon the integrity of neighbouring dwellings. The retaining walls will be appropriately engineered (as is required by the building approval process) and appropriately designed to manage soil, groundwater and stormwater runoff.</p> <p>The proposal complies with P1.</p>

**11.4.23 Development for discretionary uses**

<p><b>Objective:</b></p> <p>To ensure that development for discretionary uses is sympathetic to the form and scale of residential development and does not adversely impact on the amenity of nearby sensitive uses.</p>
<p><b>Consistent</b></p> <p>The proposed Residential (multiple dwellings) development is a discretionary use in the zone. Although this clause is anticipated to apply only to discretionary uses which are not a single or multiple dwelling, unfortunately the applicability of this clause in the scheme does not apply in this way. Consequently assessment is required against this standard. Notwithstanding, consideration of the specific development standards which apply to multiple dwellings should inform and demonstrate compliance with this standard.</p>
<p>A1 No acceptable solution.</p>

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Relies on Performance Criteria**

In the absence of an acceptable solution, compliance with the performance criterion must be demonstrated.

P1 Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the setback of the building to a frontage;
- (b) the streetscape;
- (c) the topography of the site;
- (d) the building height, which must not be greater than 8.0m;
- (e) the bulk and form of the building;
- (f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

**Complies**

The only measurable standard in P1 is building height. The building height for multiple dwellings is dealt with in the assessment against clause 11.4.8 of this report. The maximum building height of dwelling 1 is 6.6m and dwelling 2 is 7.8m. The other considerations of P1 above have been dealt with throughout the report as they apply to specific clauses.

**E4.0 Road and Railway Assets Code**

E4.1 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.

**Consistent**

This code applies to the use or development of land that will require a new vehicle crossing, junction or level crossing, that intensifies the use of an existing access or that involves a sensitive use, a building, works or subdivision within 50m of a Utilities zone that is part of a rail network or a category 1 or 2 road. The existing access will be intensified by the proposed development of two multiple dwellings and therefore assessment against the code is required.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

The proposed access off Ann Street is assessed as being appropriate to manage the anticipated traffic movements to the site. It is not considered that Ann Street, or the surrounding road network, will be unreasonably burdened as a consequence.

The proposal is consistent with the purpose statements through compliance with the standards of the code.

**E4.5 Use Standards**

**E4.5.1 Existing road accesses and junctions**

**Objective:**

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

**Consistent**

The proposed relocated access is appropriate for the site.

A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

**Complies**

Ann Street has a speed limit of less than 60km/h. Each of the proposed multiple dwellings will have three bedrooms. It is generally accepted that a three bedroom dwelling will generate nine vehicle movements per day. Therefore, it is anticipated that the two dwellings would generate approximately 18 movements per day. This is significantly less than 40 movements per day.

The proposal complies with A3.

**E4.6 Development Standards**

**E4.6.2 Road accesses and junctions**

**Objective:**

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.

**Consistent**

The proposed relocation of the driveway by shifting it slightly to the east will continue to allow for safe and efficient access to the site.

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.

**Complies**

The proposed use and development will be accessed by one crossover.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**E4.6.4 Sight distance at accesses, junctions and level crossings**

Objective: 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.
<b>Consistent</b> Sight distances from the proposed access will be sufficient to allow for safe movement of traffic and pedestrians. The proposal is consistent with the objective.
A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.
<b>Not Applicable</b> This standard applies to new intersections rather than new driveway crossovers.

**E6.0 Parking and Sustainable Transport Code**

E6.1 The purpose of this provision is to: (a) ensure that an appropriate level of parking facilities are provided to service use and development; (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas; (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; (d) ensure that parking does not adversely impact on the amenity of a locality; (e) ensure that parking spaces and accesses meet appropriate standards; and (f) provide for the implementation of parking precinct plans.
<b>Consistent</b> An appropriate level of parking is proposed for the two townhouses within walking distance of the main services of the city. The proposal is consistent with the purpose statements of the Code. Further assessment is conducted against individual standards of the Code below.

**E6.5 Use Standards**

**E6.5.1 Car parking numbers**

Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use.
<b>Consistent</b> An appropriate level of parking is proposed. Assessment against the standards below demonstrates that the proposal is consistent with the objective.
A1 The number of car parking spaces must: (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

**Relies on Performance Criteria**

Table E6.1 requires two spaces for residential uses with more than two bedrooms and one dedicated space per four dwellings (rounded up to the nearest whole number). Each dwelling will have three bedrooms and a double car garage for parking of its residents. A dedicated on-site visitor parking space is not proposed.

Assessment against the performance criteria is required to achieve compliance with this standard.

P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
- (b) the ability of multiple users to share spaces because of:
  - (i) variations in car parking demand over time; or
  - (ii) efficiencies gained by consolidation of car parking spaces;
- (c) the availability and frequency of public transport within reasonable walking distance of the site;
- (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (f) an assessment of the actual car parking demand determined in light of the nature of the use and development;
- (g) the effect on streetscape; and
- (h) the recommendations of any traffic impact assessment prepared for the proposal; or

P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the locality; or

P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Complies**

As the proposal is for a residential use, P1.2 applies.

It is generally accepted that a three bedroom dwelling will generate nine vehicle movements per day. Therefore, it is anticipated that the two dwellings would generate approximately 18 movements per day.

The relocation of the vehicular crossover further to the west will allow sufficient length for two visitor parking spaces on the street outside the property. The dwellings on the northern side of Ann Street have double frontages to Ann Street and Hopkins Street to the north. Many of these dwellings have garaging off Hopkins Street and do not rely on Ann Street for on-street parking.

Traffic calming measures (speed bumps) are located in the section of Ann Street between Philip and Oxford Street to ensure that traffic moves at a speed which is appropriate for the residential street.

The proposal is complies with P1.2.

A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

**Not Applicable**

There is no requirement for delineated accessible parking spaces for a Class 1 building.

**E6.5.2 Bicycle parking numbers**

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

**Not Applicable**

There is no requirement for bicycle parking for a Residential multiple dwelling development. Notwithstanding, bicycle parking and storage can be accommodated in each garage or storage area.

**E6.6 Development Standards**

**E6.6.1 Construction of parking areas**

Objective:

To ensure that parking areas are constructed to an appropriate standard.

**Consistent**

The proposed parking areas will be constructed to an appropriate standard to service the use and development.

A1 All parking, access ways, manoeuvring and circulation spaces must:

- (a) have a gradient of 10% or less;
- (b) be formed and paved;



**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

- (c) be drained to the public stormwater system, or contain stormwater on the site;
- (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and
- (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.

**Complies**

The proposed driveway will have a slope which will be reflective of the slope of the existing driveway. The applicant has advised that the gradient will be less than 10%. Spot levels indicated on the Site Survey provided with the lodgement documentation indicate that the driveway will be relatively flat. The driveway will be sealed with concrete and appropriately drained to the stormwater system.

**E6.6.2 Design and layout of parking areas**

**Objective:**

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

**Consistent**

The proposed parking areas have been designed and laid out to provide convenient, safe and efficient parking options for future residents.

**A1.1 Car parking, access ways, manoeuvring and circulation spaces must:**

- (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;
- (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;
- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
- (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and
- (e) have a vertical clearance of not less than 2.1m above the parking surface level.

A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.

A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

**Complies**

The proposed multiple dwelling development will provide for four on-site parking spaces and therefore the requirement for vehicles to enter and exit in a forward direction is not required. Notwithstanding, as detailed by swept paths cars will be able to enter and exit in a forward direction. Table E6.2 requires a minimum driveway width of 3m where 1-5 parking spaces are served. The proposed driveway will be at least 3m wide.

The two parking spaces in the garage for dwelling 1 will be 6m long and 3m wide. There is a 6m distance between the garage door and the boundary fence for manoeuvring. Table E6.3 requires a minimum manoeuvring distance of 5.2m for a 3m wide space which is at least 5.4m long.

The two parking spaces in the garage for dwelling 2 will be 6m long and 3m wide. There is a 9m distance between the garage door and the southern wall of dwelling 1 for manoeuvring into the dedicated turning bay. Table E6.3 requires a minimum manoeuvring distance of 5.2m for a 3m wide space which is at least 5.4m long.

The proposal complies with A1.1.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Assets	<p>Road owners consent from the City of Launceston for the lodgement of the development application was granted on 9 February 2017.</p> <p>Application was internally referred for comment and consent provided with recommended conditions relating to:</p> <ul style="list-style-type: none"> <li>• Basic - soil and water management plan</li> <li>• Urban - vehicular crossings</li> <li>• Works within/occupation of the road reserve</li> <li>• Damage to council infrastructure</li> <li>• Car parking construction</li> <li>• Strata lot numbers and addresses for dwellings</li> <li>• Construction of retaining walls</li> </ul>

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Environmental Health	Consent provided with recommended conditions relating to: <ul style="list-style-type: none"> <li>• Amenity - residential</li> <li>• Demolition</li> </ul>
Parks and Recreation	No referral required
Heritage/Urban Design	Referred for comment on architectural features of existing and proposed dwelling and neighbourhood character.
Building and Plumbing	As required by the Building Act 2016
<b>EXTERNAL</b>	
TasWater	Development application referred to TasWater on 10 February 2017  TasWater provided their conditional consent via a Submission to Planning Authority Notice (TWDA 2017/00191-LCC) on 14 February 2017.
DIER	No referral required
TasFire	No referral required
Tas Heritage Council	No referral required
Crown Land	No referral required
TasRail	No referral required
EPA	No referral required
Aurora	No referral required

**5. REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 15 February 2017 to 2 March 2017. Notification of neighbours was undertaken pursuant to the Act by a site notice at the frontage, notification cards posted to residents and owners of neighbouring properties and an advertisement in The Examiner. The following neighbours were sent notification cards: 17, 19, 23, 24, 25, 26 and 28 Ann Street and 3 and 5 Philip Street. Regulation 9(1)(c) of the *Land Use Planning and Approvals Regulation 2014* requires notification of immediate neighbours, however in the interests of neighbourhood awareness, the Planning Department generally notifies more broadly.

Six formal representations were received.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

Richard Jamieson, Manager Planning Services, and Claire Fawdry, Town Planner, met with representors on-site on 8 March 2017 to better understand the concerns of representors. The process was explained and each person in attendance had the opportunity to voice their concerns and ask questions.

The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

ISSUE	COMMENTS
Multiple dwellings will be out of character with the established character of Ann Street. Family friendly street will be compromised. Single dwelling development would be more appropriate.	The dwellings have been designed to be compatible with the existing dwellings in the street with a weatherboard look with window and facade trim. The density and site coverage of the development is considered to be appropriate
Adverse visual impact.	There will be no adverse visual impact from the street. The proposed front dwelling will be narrower than the existing house. The proposed design has been chosen to belong in the surrounding environment and streetscape.
Loss of view.	The planning scheme does not specifically protect views.
Loss of vegetation on-site will exacerbate the loss of privacy.	This site is not in a scenic management area and therefore there is no mechanism to require approval for any vegetation removal in Ann Street. Privacy and overlooking concerns have been substantially addressed in the assessment against clause 11.4.13.
Overshadowing impact on private open space and habitable rooms of neighbouring dwellings. Loss of natural light to kitchen/dining area.	Shadow diagrams indicate that although there will be some expected shading, each immediate neighbour will receive over four hours of direct sunlight throughout the day on 21 June. This issue has been discussed in detail against clause 11.4.10 noting that the overshadowing will be significantly less in summer.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

ISSUE	COMMENTS
Stormwater management not detailed on plans.	This is not entirely a planning matter and will substantially be address in the building application phase. Appropriate drainage will be installed to manage runoff from sealed surfaces.
Parking congestion on the street will be increased.	The parking variation sought is for one visitor parking space. There will be sufficient length outside the site for two parking spaces.
Disruption to the area by a semi-commercial development in a street characterised by single dwellings.	Multiple dwellings are not considered to be semi-commercial in nature.
This development will set a precedent for the future of Ann Street.	The Residential (multiple dwellings) use class is discretionary in the Inner Residential Zone. There are also current development standards relating to the number of sites which can be developed in the street. The planning scheme does not operate based on a precedent in the street for use.
Demolition may cause impacts on neighbouring dwellings	This is not a planning issue and will be dealt with by the building surveyor should the development proceed.

**6. CONCLUSION**

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

**ECONOMIC IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**8.3 21 Ann Street, East Launceston: Residential - Multiple Dwellings; Demolish Existing Dwelling; Construction and Use of Two Multiple Dwellings ...(Cont'd)**

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**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015

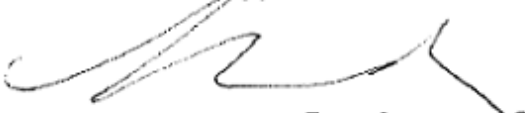
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Locality Plan (distributed electronically)
  2. Advertised Plans (distributed electronically)
  3. Representations (distributed electronically)
  4. Plans to be Endorsed (distributed electronically)
  5. Plan to be Amended (distributed electronically)
  6. TasWater SPAN (distributed electronically)
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**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged)**

**FILE NO:** DA0526/2016

**AUTHOR:** Duncan Payton (Town Planner)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

Applicant:	MSR Property Investments Pty Ltd
Property:	51-55 Westbury Road, South Launceston 27 Peel Street, South Launceston and 29 Peel Street, South Launceston
Zoning:	General Residential
Receipt Date:	31/10/2016
Validity Date:	8/11/2016
Further Information Request:	11/11/2016
Further Information Received:	16/01/2017
Deemed Approval:	20/03/2017
Representations:	Four

**PREVIOUS COUNCIL CONSIDERATION:**

D15/79 - 31 Peel Street and 51-55 Westbury Road, South Launceston - construction of three pairs of single storey units.

DA0618/2015 - 51-55 Westbury Road and 27 and 29 Peel Street, South Launceston - Subdivision and Residential - construction of four additional dwellings. Application, substantially similar to the current proposal was listed for the 29/06/2016 agenda with a recommendation for refusal. The application was withdrawn by the applicant prior to determination.

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**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

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**RECOMMENDATION:**

That, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, Council refuses DA0526/2016 for Residential - multiple dwellings - subdivision; subdivide land off the rear of 27 and 29 Peel Street and consolidate with 51-55 Westbury Road to allow for construction and use of four additional dwellings (staged) on land located at 51-55 Westbury Road and 27 and 29 Peel Street, South Launceston on the following grounds:

- The development application does not comply with Clause 10.4.2 P3 (a) (iv) of the Launceston Interim Planning Scheme 2015 on the basis that the proposed setback to the east and building height will result in an unacceptable visual impact in terms of scale, bulk and proportions when viewed from adjoining properties.
  - The development application does not comply with Clause 10.4.3 P2 on the basis that the areas of private open space associated with the existing units 4 and 5 is not capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
  - The development application does not comply with Clause 10.4.6, P2 of the Launceston Interim Planning Scheme 2015 on the basis that the proposed balconies, of units 7/8, have not been designed to minimise overlooking of the private open space of adjoining lots to the north.
  - The development application does not comply with Clause 10.4.6, P2 of the Launceston Interim Planning Scheme 2015 on the basis that the windows to the habitable rooms on the eastern elevation of both unit blocks have not been designed to minimise direct views to the private open space of the adjacent dwellings.
  - The development application does not comply with the Management Objectives of the Western Hillside Precinct at clause E7.6.3.3 of the Launceston Interim Planning Scheme 2015 in that the proposal interrupts the existing or historical pattern of development and does not maximise available open space available for vegetation.
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**REPORT:**

**1. THE PROPOSAL**

The proposal involves a subdivision to increase the size of 51-55 Westbury Road for the purpose of the use and development of four additional multiple dwellings on that title (there are six existing multiple dwellings on the site).

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**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

Detailed description of the proposed works is outlined below:

Subdivision

The subdivision deals with the following lots:

Original Lot No.	Existing	Change	New	New Lot No.
Lot 1	2752m <sup>2</sup>	526m <sup>2</sup> - Lot 4 and 5	3278m <sup>2</sup>	Lot 1
Lot 2	1326m <sup>2</sup>	(501m <sup>2</sup> ) - Lot 4	825m <sup>2</sup>	Lot 2
Lot 3	653m <sup>2</sup>	(25m <sup>2</sup> ) - Lot 5	628m <sup>2</sup>	Lot 3

It is proposed to:

- subdivide 501m<sup>2</sup> (Lot 4) from 29 Peel Street, leaving a balance lot of 825m<sup>2</sup> (Lot 2);
- subdivide 25m<sup>2</sup> (Lot 5) from 27 Peel Street, leaving a balance lot of 628m<sup>2</sup> (Lot 3);
- consolidate lots 4 and 5 with 51-55 Westbury Road (Lot 1) to create a lot of 3278m<sup>2</sup>.

Multiple Dwellings

It is proposed to construct two separate, identical buildings, each containing two multiple dwellings of one bedroom and a two bedroom configuration. The proposed dwellings are to be located to the east of the existing dwellings 3/4 and 5/6.

Specifics of the proposed development are:

- Each building is built across three levels with a maximum height of 9.7m;
- The ground floor is proposed to contain a partly enclosed three space carport, storage areas and access stairs.
- The first floor is proposed to contain dwellings 7 and 9 being a 2-bedroom dwelling with a bathroom/laundry, kitchen/living/dining and alfresco balcony area on the northern façade.
- Second floor comprising Units 8 and 10 being a single bedroom unit plus study bathroom/laundry, an open plan kitchen/living/dining area and an alfresco balcony area on the northern façade.
- Construction materials include a mix of brick blockwork, colorbond cladding, colorbond roofing, easylap cladding, finished timber screening and axon cladding.
- Provision of a communal open space area of approximately 25m<sup>2</sup> in the south-eastern corner.
- Access via existing, widened (4.5m) crossover onto Peel Street, construction of driveway and one visitor space situated at the northern end of units 9/10.
- Removal of one tree and its subsequent replacement.
- Installation of masonry/timber mailboxes for dwellings 1, 7, 8, 9 and 10.

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## **8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

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This application varies, but is not significantly different from DA0618/2015. The following are the principal changes:

- Increasing the buildings setback to 2m off the rear eastern boundary versus 1m which decreases the height of the buildings relative to the of adjoining sites;
- Increasing the northern setback of dwellings 7 and 8 to 2m versus 1.5m,
- Increasing the northern setback of dwellings 9 and 10 to 2m versus 1.5m,
- Relocation of a visitor car park from between dwellings 5/6 and 9/10, to the north of dwellings 9/10;
- Upgrade of the geotechnical information with detail reflected in the plans.

## **2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is located within the Western Hillside precinct at the corner of Westbury Road and Peel Street. The area is characterised by older, predominately single, dwellings built over the hill side on relatively large lots. Houses are built towards the front of the lots, providing larger areas of vegetation from adjoining back yards.

The subject property already contains four pairs of units. Access to the proposed development area will be via the existing access on Peel Street, although this will require substantial upgrading.

The area is fully serviced.

Westbury Road is a busy arterial road with some parking bays to provide safe parking areas.

## **3. PLANNING SCHEME REQUIREMENTS**

### **3.1 Zone Purpose**

#### **10.0 General Residential Zone**

##### **10.1.1 Zone Purpose Statements**

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.

10.1.1.5 To encourage residential use and development that facilitates solar access,

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integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

**Consistent**

The proposal is to create a consolidated lot and to develop and use four additional units. However, the size and bulk of the units is not consistent with the existing neighbourhood character.

**10.3 Use Standards**

10.3.1 Hours of operation

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

**Consistent**

Clause 10.3.1 - 10.3.5 do not apply to the use class Residential uses

**10.4 Development Standards**

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

**Consistent**

The proposed density of development allows of an efficient use of the fully serviced site with a compliant area per dwelling.

A1 Multiple dwellings must have a site area per dwelling of not less than:

- (a) 325m<sup>2</sup> or
- (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.

**Complies**

Following the consolidation of the land parcels the total site area will 3278m<sup>2</sup>, resulting in a site density of 327.8m<sup>2</sup>. Therefore, the proposal complies with the Acceptable Solution in relation to site density.

10.4.2 Setbacks and building envelope for all dwellings

Objective:

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and

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- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

**Not Consistent**

Notwithstanding this lot is the result of subdivision and consolidation of land from 27 and 29 Peel Street and that the minimum area per unit requirement can be met, the proposed siting of the units, 2m from adjoining boundaries, is constrained by the shape and topography of the lot.

The proposal to develop four units in this manner results in two three storey buildings, each 17.5m x 6.5m and up to 9.75m high.

The resulting scale and bulk is not consistent with surrounding development and will impact adversely on the private open space of adjoining properties and dwellings.

A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

**Complies**

The site has the predominant characteristics of a corner lot. Therefore, Peel Street is the primary frontage and requires a setback of 4.5m. The proposed dwellings will be located internally on the site and behind the setback of the existing units 1 and 2 in accordance with A1(a), above.

Westbury Road, as the secondary frontage, requires a setback of 3m. The proposed buildings are well behind this.

A2 A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5 m, or alternatively 1m behind the facade of the dwelling; or
- (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is

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- located above the garage or carport; or
- (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

**Complies**

The two proposed buildings propose garages at ground level, with units above in accordance with A2(b), above.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
  - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
  - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and
- (b) only have a setback within 1.5m of a side boundary if the dwelling:
  - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or
  - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).

**Relies on Performance Criteria**

As a corner lot, diagram 10.4.2C as referred to above applies. This means that the building envelope starts 4.5m from the northern boundary at a height of 8.5m. On the eastern boundary, the envelope starts on the boundary at a height of 3m, increasing in height at an angle of 45 degrees up to 8.5m high.

The proposed dwellings (7/8 and 9/10) breach this envelope to a varying extent. Dwelling 7/8 is proposed to be setback only 2m from the northern boundary, which effectively places the first 2.5m (9.5m high) within the designated setback (it is noted that the proposal plans depict a prescribed building envelope as if the northern boundary was a side boundary rather than a frontage). This part of the building will also breach the building envelope from the eastern boundary.

The top 800mm of the eastern wall of dwelling 9/10 breaches the building envelope, although only for a depth of 1m as the height of the envelope increases at 45 degrees.

P3 The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

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- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
- (iii) overshadowing of an adjoining vacant lot; or
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

**Does Not Comply**

The siting and scale of the proposed units is considered against the matters under P3 as follows:

- (a) (i) The siting and scale of proposed units will not cause a reduction in sunlight to a habitable room of a dwelling on an adjoining lot. The residences on adjoining lots 8 and 10 Merivale Street are situated towards the frontage of those lots and have large rear, private open space areas abutting the proposed units.
- (ii) The siting and scale of the proposed units will not significantly overshadow the large private open space areas of the dwellings on the adjoining lots.
- (iii) N/A - There are no vacant lots adjoining the site.
- (iv) The siting and scale of proposed units 9/10 will be visually prominent in terms of scale, bulk and proportions when viewed from the dwelling on 10, 12 and 14 Merivale Street. Whilst somewhat ameliorated by existing trees, it is considered that the visual impact of a building of this size and bulk, intruding into the prescribed building envelope, is significant and discretion should not be granted. The impact of units 8/9 on 8 Merivale Street and 27 Peel Street - notwithstanding that the site of these units is to be subdivided from 27 Peel Street - is likely to be greater given the greater encroachment beyond the building envelope.
- (b) The characteristics of the prevailing area, particularly the suburb 'block' on which the development is proposed is that of larger allotments with dwellings sited towards the front of the allotments such that the rear private open space areas of the allotments abut each other, creating a significant separation between the dwellings. The proposed development will alter this pattern. Notwithstanding Council's strategic direction to encourage infill development, the proposed increase in density is contrary to the Western Hillside Precinct as there will be an unreasonable proximity between dwellings on adjoining lots. Therefore, compliance with P3(b) is not achieved.

**10.4.3 Site coverage and private open space for all dwellings**

Objective:

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and

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- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

**Not Consistent**

The proposal includes an area of communal open space in the south east corner of the site. All four of the proposed dwelling units have al fresco areas, within their footprint and open to northern sunlight, to provide private open space. However, this adversely impacts upon the private open space of some of the existing units on site.

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

**Complies**

- (a) The proposed site coverage is less than 25%.
- (b) All units have floor levels entirely more than 1.8m above the finished ground level.
- (c) More than 25% of the site is free from impervious surfaces.

A2 A dwelling must have an area of private open space that:

- (a) is in one location and is at least:
  - (i) 24m<sup>2</sup>; or
  - (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (b) has a minimum horizontal dimension of:
  - (i) 4m; or
  - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and
- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and
- (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and
- (f) has a gradient not steeper than 1 in 10; and
- (g) is not used for vehicle access or parking.

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**Relies on Performance Criteria**

Each of the proposed dwellings has a 5.1m wide x 3.025m deep alfresco area, within their footprint and open to northern sunlight. The proposed dwellings are all located more than 1.8m off ground level, (below, if not adjacent). The al fresco areas are accessed from the living room in each dwelling.

A communal area of 30m<sup>2</sup> of open space is also proposed in the south eastern corner of the lot.

It is noted that the proposal plans include two Location and Site Plans, one at 1:200 and one at 1:500, both marked as revision 2 and dated 24.10.16. The private open space for unit 4, and correspondingly units 3 and 2 are not consistent between the two plans.

As the access and parking areas associated with the proposed units encroaches into the areas of private open space for the existing units, the requirement for a minimum horizontal dimension of 4m is no longer achieved at units 4 (on the 1:500 plan sheet) and 5 and the performance criteria must therefore be relied upon.

Additionally, with the proposed driveway being above and only one metre from these areas, the extent of their privacy is questioned.

P2 A dwelling must have private open space that:

- (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:
  - (i) conveniently located in relation to a living area of the dwelling; and
  - (ii) oriented to take advantage of sunlight.

**Does Not Comply**

The existing private open space areas for units 4 and 5 appear to currently be satisfactory for the needs of the residents. They are constrained by the topography of the site and present as a flat, generally grassed area, each dominated by a clothesline and bordered by the building and a steep, thickly vegetated, slope.

The loss of the minimum 4m dimension in the private open space, combined with a new driveway above and only 1m away, has a significant impact upon the amenity of these areas. The resulting areas are not capable of serving as an extension of the dwellings for outdoor relaxation, dining, entertaining and children's play. The proposed area for unit 4 is not considered to be conveniently located in relation to a living area of the dwelling.

Compliance with P2 is not achieved.



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10.4.4 Sunlight and overshadowing for all dwellings

<p>Objective: To provide:</p> <ul style="list-style-type: none"> <li>(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and</li> <li>(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul>
<p><b>Consistent</b> The proposed dwelling units will all achieve sunlight in habitable rooms. However, given the scale and bulk of the buildings, through overshadowing, they will reduce the available sunlight to the private open space of units 3, 4, 5 and 6, albeit not below acceptable levels.</p>
<p>A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>
<p><b>Complies</b> All proposed units have northerly facing windows from their living areas.</p>
<p>A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> <li>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):             <ul style="list-style-type: none"> <li>(i) at a distance of 3m from the window; and</li> <li>(ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal.</li> </ul> </li> <li>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</li> <li>(c) That part, of a multiple dwelling, consisting of:             <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height no more than 2.4m; or</li> <li>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.</li> </ul> </li> </ul>
<p><b>Complies</b> Whilst units 7 and 8 are located to the north of units 9 and 10 and of the existing units 5 and 6, they are sufficiently separated and offset such that they will not cause habitable rooms to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> <li>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):             <ul style="list-style-type: none"> <li>(i) at a distance of 3m from the northern edge of the private open space; and</li> </ul> </li> </ul>

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- (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal.
- (b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.
- (c) That part, of a multiple dwelling, consisting of:
  - (i) an outbuilding with a building height no more than 2.4m; or
  - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.

**Complies**

Units 7 and 8 are located to the north of units 9 and 10 and of the existing units 5 and 6, they are sufficiently separated and offset such that they will not cause 50% the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.

10.4.5 Width of openings for garages and carports for all dwellings

**Objective:**

To reduce the potential for garage or carport openings to dominate the primary frontage.

**Consistent**

Garage openings do not face the primary frontage.

A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

**Complies**

The garage openings do not face the primary frontage.

10.4.6 Privacy for all dwellings

**Objective:**

To provide reasonable opportunity for privacy for dwellings.

**Consistent**

A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:

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- (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
- (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

**Complies**

Each of the four proposed units includes an al fresco area at the northern end which is intended to be viewed as a balcony/deck area. Whilst the bulk of the proposed buildings are to be setback 2m from the eastern boundary, these al fresco areas are all set back 3m and include timber screening of 50% transparency.

Separation to the northern boundary remains at 2m, however, this is a frontage rather than a side or rear boundary and the provision does not apply.

Separation to the existing dwellings on site is greater than 6m.

A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

- (a) The window or glazed door:
  - (i) is to have a setback of at least 3m from a side boundary; and
  - (ii) is to have a setback of at least 4m from a rear boundary; and
  - (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
  - (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.
- (b) The window or glazed door:
  - (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or
  - (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or
  - (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.

**Relies on Performance Criteria**

The floor levels of proposed units 7 and 9 are not more than 1m above the natural ground level at the rear of the buildings. As such A2 does not apply to these first floor units.

Units 8 and 10 are each setback only 2m from the eastern side boundary and consequently rely upon the performance criteria.

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<p>Units 8 and 10 both have floor levels well above 1m from natural ground level. Both units are more than 6m from the window of a dwelling on an adjoining lot or the private open space of dwellings on the same lot.</p>
<p>P2 A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) window or glazed door, to a habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling; and</li> <li>(c) an adjoining vacant residential lot.</li> </ul>
<p><b>Complies</b>                  Relevantly, the performance criteria requires that the windows on the eastern wall of units 8 and 10 be screened to minimise direct views to the private open space of another dwelling.</p> <p>Obscure glazing is proposed for the kitchen and bathroom windows. No screening has been proposed for the windows to the study and walk-in-robos of each unit.</p> <p>Compliance with the performance criteria can be achieved through an appropriate condition requiring either obscure glazing or permanent external screening with a uniform transparency of not more than 25%.</p>
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> <li>(a) 2.5m; or</li> <li>(b) 1m if:                         <ul style="list-style-type: none"> <li>(i) it is separated by a screen of at least 1.7m in height; or</li> <li>(ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</li> </ul> </li> </ul>
<p><b>Complies</b></p>

10.4.7 Frontage fences for all dwellings

<p>Objective:                  To control the height and transparency of frontage fences to:</p> <ul style="list-style-type: none"> <li>(a) provide adequate privacy and security for residents; and</li> <li>(b) allow the potential for mutual passive surveillance between the road and the dwelling; and</li> <li>(c) provide reasonably consistent height and transparency.</li> </ul>
<p><b>Consistent</b></p>
<p>A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p>

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- (a) 1.2m if the fence is solid; or
- (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

**Complies**

No front fence is proposed. However, it is likely that some fencing will be included and as such it is considered appropriate to include a suitable condition if the proposal is approved.

10.4.8 Waste storage for multiple dwellings

**Objective:**

To provide for the storage of waste and recycling bins for multiple dwellings.

**Consistent**

Suitable storage areas are provided within the garage area for each unit.

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m<sup>2</sup> per dwelling and is within one of the following locations:

- (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) in a communal storage area with an impervious surface that:
  - (i) has a setback of at least 4.5m from a frontage; and
  - (ii) is at least 5.5m from any dwelling; and
  - (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.

**Complies**

Separate areas are provided within the garage area for each unit.

10.4.9 Site facilities for multiple dwellings

**Objective:**

To provide adequate site and storage facilities for multiple dwellings.

**Consistent**

Separate areas are provided within the garage area for each unit.

A1 Each multiple dwelling must have access to 6m<sup>3</sup> of secure storage space not located between the primary frontage and the facade of a dwelling.

**Complies**

Separate areas are provided within the garage area for each unit

A2 Mailboxes must be provided at the frontage.

**Complies**

Mailboxes are proposed at the frontage, once substantial works are completed to provide suitable access.

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10.4.10 Common property for multiple dwellings

Objective: To ensure that common areas are easily identified.
<b>Consistent</b>
A1 Site drawings must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.
<b>Complies</b> These are all clearly shown on the proposal plans.

10.4.12 Earthworks and retaining walls

Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.
<b>Consistent</b>
A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.
<b>Relies on Performance Criteria</b> Two retaining walls are proposed between the driveway and the private open space for units 3, 4 and 5. These walls will be up to 2.1m high and 12m and 9m long. The proposal relies upon the performance criteria.
P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to: (a) the topography of the site; (b) the appearance, scale and extent of the works; (c) overlooking and overshadowing of adjoining lots; (d) the type of construction of the works; (e) the need for the works; (f) any impact on adjoining structures; (g) the management of groundwater and stormwater; and (h) the potential for loss of topsoil or soil erosion.

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**Complies**

The proposed retaining walls will be on the edge of the reduced private open space for units 3, 4 and 5 and will replace the vegetated embankments that currently border these areas,

They will not result in significant overshadowing or overlooking of any other lots as they are located centrally within the site.

The applicants advise that construction will be consistent with the recommendations of the July 2016 landslide risk assessment undertaken by Tasman Geotechnics. If approved, a condition requiring this would be appropriate.

10.4.13 Location of car parking

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

**Consistent**

Appropriate car parking and driveways are provided to meet the needs and protect the amenity of residents.

A1 Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.

**Relies on Performance Criteria**

As a result of car parking being located under the units, the shared driveways must abut the unit buildings and therefore be within 1.5m of the windows to the living/dining areas.

P1 Shared driveways or car parking spaces (other than for single dwellings) must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to:

- (a) the width of the driveway;
- (b) the location of the existing dwellings and habitable rooms;
- (c) the location of car parking spaces;
- (d) the number of car spaces served by the driveway; and
- (e) any noise mitigation measures including screening or landscaping.

**Complies**

This configuration is frequently used on sites where the topography calls for elevated buildings and is not considered to result in an unreasonable impact on residential amenity.

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

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**Relies on Performance Criteria**

The northern boundary is the primary frontage. The visitor carpark, turning areas and the parking for units 7 and 8 are within this area.

P2 The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

- (a) the visual impact of the car parking location viewed from the road;
- (b) access for users of the site;
- (c) pedestrian and vehicular traffic safety;
- (d) the nature and characteristics of the street;
- (e) the need for the location;
- (f) any landscaping of the car parking or turning area location; and
- (g) construction methods and pavement types.

**Complies**

The location of the parking is safe, convenient and will have no impact on, or be visible from, the streetscape.

10.4.15 Lot size and dimensions

**Objective:**

To ensure the area and dimensions of lots are appropriate for the intended use of the lots.

**Consistent**

A1.1 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 500m<sup>2</sup>; and
- (b) be able to contain a rectangle measuring 10m by 15m; or

A1.2 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

**Complies**

The proposed subdivision and consolidation will result in lots with the following areas:

- Lot 1: 3278m<sup>2</sup>
- Lot 2: 825m<sup>2</sup>
- Lot 3: 628m<sup>2</sup>

Each lot will contain the prescribed rectangle



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10.4.16 Frontage and access

Objective: To ensure that lots provide: (a) appropriate frontage to a road; and (b) safe and appropriate access suitable for the intended use.
<b>Consistent</b> The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.
<b>Complies</b> The proposed subdivision creates two new lots (4 and 5) only for the purpose of being joined with lot 1. The resulting three lots (1, 2 and 3) from the subdivision will all have a minimum 3.6m frontage.
A2 No acceptable solution.
<b>Relies on Performance Criteria</b>
P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the character of the area; and (e) the advice of the road authority.
<b>Complies</b> The access points to each resultant lot will not be impacted as a result of the subdivision

10.4.17 Discharge of stormwater

Objective: To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
<b>Consistent</b> The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

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**Complies**

Each resultant lot is already connected to the public stormwater system.

10.4.18 Water and sewerage services

**Objective:**

To ensure each lot provides for appropriate water supply and wastewater disposal.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

**Complies**

Each resultant lot is connected to a reticulated water supply.

A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

**Complies**

Each resultant lot is connected to a reticulated sewerage system.

10.4.19 Integrated urban landscape

**Objective:**

To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Subdivision does not create any new road, public open space or other reserves.

**Complies**

No new roads, public open spaces or reserves are created.

10.4.20 Walking and cycling network

**Objective:**

To:

- (a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists;
- (b) design footpaths, shared path and cycle path networks that are safe and accessible; and
- (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

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**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Subdivision does not create any new road, footpath or public open space.

**Complies**

No new roads, footpaths or public open space is proposed.

10.4.21 Lot diversity

**Objective:**

To provide a range and mix of lot sizes to suit a variety of dwelling and household types.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Subdivision is for 10 lots or less.

**Complies**

The subdivision and consolidation will result in 3 lots in total.

10.4.22 Solar orientation of lots

**Objective:**

To provide for solar orientation of lots and solar access for future dwellings.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Any lot for residential use with an area of less than 500m<sup>2</sup>, in a subdivision of 10 or more lots, must have the long access between 30 degrees west of north and 30 degrees east of north.

**Complies**

The subdivision is for fewer than 10 lots.

10.4.23 Neighbourhood road network

**Objective:**

To provide for convenient and safe movement, through and between neighbourhoods, for motor vehicles, pedestrians, cyclists and public transport using the road network.

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**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Subdivision does not create any new road.

**Complies**

No new roads are proposed.

10.4.24 Public transport network

**Objective:**

To provide for access to public transport.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to assessment against the specific provisions of the standard in the report below which demonstrates compliance.

A1 Subdivision does not create any new road.

**Complies**

No new roads are proposed.

E3.0 Landslide Code

E3.1 The purpose of this provision is to:

- (a) ensure that use and development subject to risk from landslide is appropriately located and managed; and
- (b) ensure that use and development does not cause, or have potential to cause an increased risk of landslide.

**Consistent**

The proposed use and development has been assessed as being consistent with the purpose of the Code. Refer to the assessment against the specific provisions of the Code in the following section

**E3.6 Development Standards**

E3.6.1 Development on Land Subject to Risk of Landslip

**Objective:**

To ensure that development is located and constructed to manage landslide risk through suitable measures to avoid the risk of injury to, or loss of human life, or damage to land, property and public infrastructure.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

<p><b>Consistent</b></p> <p>The applicants have supplied a Landslide Risk Assessment, prepared by Tasman Geotechnics Pty Ltd, July 2016, which defines the site as low risk and provides a list of limitations on development to maintain the risk profile at low.</p>
<p>A1 No acceptable solution.</p>
<p><b>Relies on Performance Criteria</b></p> <p>P1 Human life, land, property and public infrastructure is protected from landslide risk, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the level of risk identified in a landslide risk management assessment;</li> <li>(b) any declaration of a landslip area under Part 9A of the <i>Mineral Resources Development Act 1995</i>;</li> <li>(c) measures proposed to mitigate the risk;</li> <li>(d) the nature, degree, practicality and obligation for any management activities to mitigate the risk;</li> <li>(e) the need for and permanency of any on-site or off-site maintenance arrangements;</li> <li>(f) the responsibility for and the permanency of any on-site or off-site maintenance arrangements;</li> <li>(g) impacts on public infrastructure; and</li> <li>(h) the impact of any mitigation works on the character of the area.</li> </ul>
<p><b>Complies</b></p> <p>The Landslide Risk Assessment accompanying the application shows that the development presents a low risk level provided the limitations listed in Section 6 of the report are incorporated in the design.</p> <p>Those limitations include:</p> <ul style="list-style-type: none"> <li>• Permanent cut slopes should be designed at 55° (1v:1.4H) or flatter. Cut slopes should be limited to 1m in vertical height. Cuts greater than 1m should be retained by an engineer designed retaining wall. Any proposed cuts greater than 1.5m should be reviewed by a Geotechnical Engineer.</li> <li>• Fill earthworks should be limited to a maximum height of 1m.</li> </ul> <p>The proposal includes cuts and retaining walls greater than 1m in height. If approved, appropriate conditions requiring compliance with the risk assessment limitations should be included.</p> <p>Fill earthworks are kept below 1m.</p>

**E4.0 Road and Railway Assets Code**

<p><b>E4.1</b> The purpose of this provision is to:</p> <ul style="list-style-type: none"> <li>(a) protect the safety and efficiency of the road and railway networks; and</li> <li>(b) reduce conflicts between sensitive uses and major roads and the rail network.</li> </ul>
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**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

**Consistent**

The proposed development has been assessed as being consistent with the purpose of the Code. Refer to the assessment against the relevant standards and provisions which demonstrates compliance.

**E4.5 Use Standards**

**E4.5.1 Existing road accesses and junctions**

**Objective:**

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to the assessment against specific provisions of the standard below which demonstrates compliance.

A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

**Relies on Performance Criteria**

The existing access onto Peel Street serves existing dwelling 1. The RTA Guide to Traffic Generating Developments (NSW) estimates traffic generation for medium density residential buildings (up to two bedrooms) at 4.5 movements per dwelling per day. Therefore, the use of the existing Peel Street access can be estimated to be 4.5 movements per day. It is proposed that this access will service five dwellings in total, therefore creating daily movements of 22.5 which represent an increase of more than 20%. Therefore, the application relies on the Performance Criteria.

P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature and efficiency of the access or the junction;
- (d) the nature and category of the road;
- (e) the speed limit and traffic flow of the road;
- (f) any alternative access to a road;
- (g) the need for the use;
- (h) any traffic impact assessment; and
- (i) any written advice received from the road authority.

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**Complies**

Infrastructure services have reviewed the application and indicated that the proposed access will be upgraded to a satisfactory standard although it is noted that significant works will be required to achieve the design as proposed.

**E4.6 Development Standards**

**E4.6.4 Sight distance at accesses, junctions and level crossings**

**Objective:**

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.

**Consistent**

A1 Sight distances at:

- (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and
- (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.

**Complies**

The access from Peel Street is an existing access which will be upgraded to meet the required standard.

**E6.0 Parking and Sustainable Transport Code**

**E6.1 The purpose of this provision is to:**

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

**Consistent**

The proposed development has been assessed as being consistent with the purpose of the Code. Refer to the assessment against the relevant standards and provisions which demonstrates compliance

**E6.5 Use Standards**

**E6.5.1 Car parking numbers**

**Objective:**

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

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**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to the assessment against specific provisions of the standard below which demonstrates compliance.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

**Relies on Performance Criteria**

Table E6.1 requires one space per single bedroom dwelling, two spaces per two or more bedroom dwelling plus one dedicated space per four dwellings. Given there are 8 x 2-bedroom dwellings and 2 x 1-bedroom dwellings on the site, the required number of car parking spaces is 21 and provision of 19 spaces is proposed therefore the application relies on the Performance Criteria.

P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
  - (b) the ability of multiple users to share spaces because of:
    - (i) variations in car parking demand over time; or
    - (ii) efficiencies gained by consolidation of car parking spaces;
  - (c) the availability and frequency of public transport within reasonable walking distance of the site;
  - (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
  - (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
  - (f) an assessment of the actual car parking demand determined in light of the nature of the use and development;
  - (g) the effect on streetscape; and
  - (h) the recommendations of any traffic impact assessment prepared for the proposal;
- or

P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and



**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

(c) the pattern of parking in the locality; or  
 P1.3 The number of car parking spaces complies with any relevant parking precinct plan.

**Complies**

Once the site is fully developed, there will be a shortfall of two car parking spaces. However, this is the current situation with the existing eight units on site and this appears to meet the reasonable needs of the occupants.

The current proposal, for development and use of four dwellings, generates a requirement for seven additional car parking spaces and these are provided as part of the proposal.

A2 The number of accessible car parking spaces for use by persons with a disability for uses that require six or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

**Complies**

There is no requirement for this residential development.

**E6.6 Development Standards**

**E6.6.1 Construction of parking areas**

Objective:

To ensure that parking areas are constructed to an appropriate standard.

**Consistent**

The proposed development has been assessed as being consistent with the objective of the standard. Refer to the assessment against specific provisions of the standard below which demonstrates compliance.

A1 All parking, access ways, manoeuvring and circulation spaces must:

- (a) have a gradient of 10% or less;
- (b) be formed and paved;
- (c) be drained to the public stormwater system, or contain stormwater on the site;
- (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and
- (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.

**Complies**

The applicant asserts that "with appropriate conditions contained in an approval, the proposal is considered to comply with the acceptable solution".

If approved, appropriate conditions regarding slope, construction and drainage of driveways should be included.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>Consistent</b> The proposed development has been assessed as being consistent with the objective of the standard. Refer to the assessment against specific provisions of the standard below which demonstrates compliance.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</li> <li>(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;</li> <li>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</li> <li>(d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and</li> <li>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</li> </ul> <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p><b>Complies</b> In this instance, the proposed internal driveway including all parking, access ways, manoeuvring and circulation spaces will:</p> <ul style="list-style-type: none"> <li>• allow for vehicles to exit the site in a forward direction;</li> <li>• be designed to comply with the requirements of Tables E6.2 and E6.3; and</li> </ul> <p>will have a vertical clearance of not less than 2.1m.</p>

E6.6.3 Pedestrian access

<p>Objective: To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p><b>Consistent</b> The proposed development has been assessed as being consistent with the objective of the standard. Refer to the assessment against specific provisions of the standard below which demonstrates compliance.</p>

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

- A1.1 Uses that require 10 or more parking spaces must:
- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:
    - (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
    - (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
  - (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and

A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.

**Relies on Performance Criteria**

P1 Safe pedestrian access must be provided within car parks, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

**Complies**

A total of 19 car parking spaces are provided over the whole of the site, with 10 being accessed via the Westbury Road access and the remaining nine accessed via the upgraded access off Peel Street. The car parking spaces are not consolidated in one area, rather they are dispersed to the individual units.

Given this and the relatively low usage of the driveways, pedestrians using the driveways will have ample opportunity to step to the side and allow vehicles to pass.

**E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area**

**E7.0 Scenic Management Code**

E7.1 The purpose of this provision is to:

- (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
- (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
- (c) ensure that vegetation is managed for its contribution to the scenic landscape.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

**Not Consistent**

The proposal is for infill development which will have residential development above and below when viewed from tourist roads. However, it does not compliment the visual amenity of the locality and landscape in that its bulk is not consistent with surrounding development and it is inconsistent with the pattern of vegative contribution to the scenic landscape.

**E7.6 Development Standards**

**E7.6.1 Scenic road corridor**

**Objective:**

To ensure the visual amenity of the scenic road corridors is managed through appropriate siting and design of development, including subdivision, to provide for views that are significant to the traveller experience and avoid obtrusive visual impacts on skylines, ridge lines and prominent locations.

**Consistent**

The proposal is infill development. Views across the scenic road corridor will not be interrupted by this development as it has other residential development on the hillside above and below.

A1 Development (not including subdivision), must not be visible when viewed from the scenic road.

**Relies on Performance Criteria**

Whilst it is unlikely that this development will be specifically seen from the scenic road, it will be visible.

P1 The visual impact of development (not including subdivision) should be minimised when viewed from the scenic road, having regard to:

- (a) the impact on skylines, ridge lines and prominent locations;
- (b) the proximity to the scenic road and the impact on views from the road;
- (c) the need for the development to be prominent to the scenic road;
- (d) the specific requirements of the development;
- (e) the retention or establishment of vegetation to provide screening;
- (f) the need to clear existing vegetation;
- (g) the requirements for any hazard management;
- (h) the need for infrastructure services;
- (i) the existing landscape character and the scenic qualities of the site; and
- (j) the design treatment of development including:
  - (i) the bulk and form of buildings, including materials and finishes;
  - (ii) earthworks for cut or fill; and
  - (iii) complementing the physical (built or natural) characteristics of the site.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

<p><b>Complies</b> Having acknowledged that this development may be seen from the scenic road, such vision will only be incidental to viewing a residentially developed hillside. Whilst the proposed development has considerable bulk, visually from the scenic road it will not intrude beyond the existing development or take particular prominence.</p>
<p>A2 Subdivision must not alter any boundaries within the scenic road corridor.</p>
<p><b>Relies on Performance Criteria</b> The nature of the subdivision is that of a boundary adjustment, where the total number of lots does not change.</p>
<p>P2 Subdivision that alters any boundaries within the scenic road corridor must have regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and orientation of the lot;</li> <li>(b) the density of potential development on lots created;</li> <li>(c) the need for the clearance or retention of vegetation;</li> <li>(d) the requirements for any hazard management;</li> <li>(e) the need for infrastructure services;</li> <li>(f) the extent of works required for roads or to gain access to sites, including cut and fill;</li> <li>(g) the specific requirements of the subdivision;</li> <li>(h) the physical characteristics of the site and locality;</li> <li>(i) the pattern of development in the surrounding area; and</li> <li>(j) the scenic qualities of the site.</li> </ul>
<p><b>Complies</b> The proposed subdivision is concurrent with the proposal to develop and use the site for four dwellings. All relevant matters have been addressed within that assessment.</p>

**E7.6.2 Scenic management areas**

<p><b>Objective:</b> The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.</p>
<p><b>Not Consistent</b> The units proposed will be relatively unobtrusive in terms of their scenic impact. However, as a result of their bulk and the intensity of development on site, they are not complimentary to the character of the scenic management area.</p>
<p>A1 No acceptable solution.</p>
<p><b>Relies on Performance Criteria</b></p>
<p>P1 Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:</p> <ul style="list-style-type: none"> <li>(a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;</li> <li>(b) the impact on skylines, ridgelines and prominent locations;</li> </ul>

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

- (c) the nature and extent of existing development on the site;
- (d) the retention or establishment of vegetation to provide screening;
- (e) the need to clear existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the development;
- (i) the location of development to facilitate the retention of trees; and
- (j) design treatment of development, including:
  - (i) the bulk and form of buildings including materials and finishes;
  - (ii) any earthworks for cut or fill;
  - (iii) the physical (built or natural) characteristics of the site or area;
  - (iv) the nature and character of the existing development; and
  - (v) the retention of trees.

**Does Not Comply**

The subject site is within the Western Hillside Precinct and whilst the visual impact of the proposed dwellings, from the scenic road, will be significantly mitigated by the backdrop of existing residential development, the proposal is not consistent with the management objectives of the precinct.

Specifically, Objective (d) states:

*Increased residential density is encouraged, but only where development does not adversely interrupt the existing historic pattern of development, and ability of the site to maintain significant vegetation. The favoured form of this type of development is one building, with shared driveways and gardens to maximise the open space available for vegetation.*

The proposed development seeks to maximise the residential footprint over the expanded site and is contrary to the preferred development of one building to maximise open space available for vegetation. Additionally, the representor's argument, that the proposed development is inconsistent with the historic pattern of development in the area, is supported. The dominant form of development in the area is that of single dwellings, of one or two levels, with substantial vegetated areas. The subject site will contain four two level buildings and two three level buildings.

A2 No vegetation is to be removed.

**Relies on Performance Criteria**

P2 Development that involves only the clearance or removal of vegetation must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the physical characteristics of the site;
- (c) the location of existing buildings;

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

- (d) the type and condition of the existing vegetation;
- (e) any proposed revegetation; and
- (f) the options for management of the vegetation.

**Complies**

The proposed development will result in the removal of unkempt grasses and shrubs and one tree. However, it is proposed to replace the removed tree with a new one at the southern end to units 9/10. Additionally, it is proposed to plant a vegetative screen along the eastern and much of the northern boundary. Most of the eastern boundary planting will be obscured by the proposed buildings.

**4. REFERRALS**

REFERRAL	COMMENTS
<b>INTERNAL</b>	
Infrastructure Services	Conditional consent provided. Conditions recommended.
Environmental Health	Conditional consent provided. Conditions recommended.
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
<b>EXTERNAL</b>	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2016/01676 - LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

**5. REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 21 January 2017 to 6 February 2017. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

ISSUE	COMMENTS
The proposed siting of the development is particularly ill-considered in regards to location and height	The proposed position on the lot does not meet the acceptable solutions of Clause 10.4.2 but is able to be considered against the performance requirements (P3).
Proposal is too close to the eastern rear boundary and too high. Privacy will be lost with residents looking straight into backyards and living areas.	The buildings are proposed to be only 2m from the rear boundary and up to a maximum height of 9.72m. Overlooking to properties to the east could be addressed by a decrease in the deck screens transparency and obscuring the glass or screening the windows. However, no such measures were proposed in this second iteration and obscuring the windows of the study and walk-in-robe is unlikely to be acceptable to residents. Similarly, overlooking to the north may adversely impact upon residents at 27 Peel Street and screening with less than 50% transparency will significantly impact upon the amenity of the al fresco areas.
Views will be lost.	The development is not considered to significantly impact on views from adjoining properties given that the site is lower than those along Merivale Street. Views to the north, down the river, will not be obscured and those to the west should not be significantly altered. The planning scheme does not specifically address preservation of distant views.
Development will devalue adjoining properties.	The planning scheme does not provide the means to consider possible reduction of property values. However, it does seek to address issues of amenity and include other means in an attempt to maximise a variety of lifestyle choices.



**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

ISSUE	COMMENTS
Concern of the potential for landslip especially given the building height with cracked walls and brickwork likely. The report lacks certainty as to the potential future risk.	If the development of the additional two buildings is approved it will be subject to appropriate engineering designs. If approved the Geotechnical report forms part of the endorsed plans and any requirements must be addressed for the building approval. It is noted that the report limits and qualifies depths of excavations along with other restraints on building on sloping sites, including water runoff.
The height of the buildings and proximity to the boundary will overshadow existing units and private open space on site. The proposal documents have incorrectly dismissed this.	The impact of overshadowing, along with the reduction in size of private open space, has been considered and the report concludes that this impact will prevent the private open space of units 4 and 5 from being capable of use as intended by the scheme.
Future development plans of adjoining residents will be adversely impacted.	Possible future development of adjoining sites cannot be considered. The proposal and its assessment can only have regard to existing or approved development.
The overall scale and bulk of the buildings is not compatible with the streetscape and encroaches into the prescribed building envelope.	The scale and bulk of the proposed buildings are not compatible with the character of existing development in the area and conflicts with the Western Hillside Precinct management objectives. The proposed building for dwellings 7/8 significantly encroaches into the building envelope and has the potential to present an overwhelming bulk to the rear yard of 27 Peel Street, including significant overlooking.
Units may require additional parking	The proposal has been assessed against the relevant code and there is no capacity to require additional spaces.
Communal open space may result in pollution through noise, light, rubbish or cigarette smoke.	A small communal open space area is proposed to the rear of the dwellings adjacent to the boundary. The future behaviour of residents in regard to the use of this area cannot be governed by the planning scheme. However, reasonable fencing could be expected to alleviate most of these concerns.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

ISSUE	COMMENTS
The internal vehicle manoeuvring and driveways are too tight and could be dangerous.	These areas comply with the provisions of the parking and sustainable transport code and are considered acceptable.
The access to Peel Street is dangerous.	Significant upgrade works are proposed to bring the existing access to a standard suitable for the increased usage proposed.

**6. CONCLUSION**

Following the assessment, it has been determined that the proposal does not comply with the Interim Planning Scheme and it is appropriate to recommend refusal for the following reasons:

- The development application does not comply with Clause 10.4.2 P3 (a) (iv) of the Launceston Interim Planning Scheme 2015 on the basis that the proposed setback to the east and building height will result in an unacceptable visual impact in terms of scale, bulk and proportions when viewed from adjoining properties.
- The development application does not comply with Clause 10.4.3 P2 on the basis that the areas of private open space associated with existing dwellings 4 and 5 is not capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
- The development application does not comply with Clause 10.4.6, P2 of the Launceston Interim Planning Scheme 2015 on the basis that the proposed balconies have not been designed to minimise overlooking of the private open space of adjoining lots to the north.
- The development application does not comply with Clause 10.4.6, P2 of the Launceston Interim Planning Scheme 2015 on the basis that the windows to the habitable rooms on the eastern elevation of both dwelling blocks have not been designed to minimise direct views to the private open space of the adjacent dwellings.
- The development application does not comply with the Management Objectives of the Western Hillside Precinct at clause E7.6.3.3 of the Launceston Interim Planning Scheme 2015 in that the proposal interrupts the existing or historical pattern of development and does not maximise available open space available for vegetation.

If the decision was to approve the application a number of conditions would be required to justify the number of variations to the acceptable solutions that have been sought.

**8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**

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**ECONOMIC IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2015.


**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

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- 8.4 Residential - Multiple Dwellings, Subdivision; Subdivide Land off the Rear of 27 and 29 Peel Street, South Launceston and Consolidate with 51-55 Westbury Road, South Launceston to Allow for Construction and Use of Four Additional Dwellings (Staged) ...(Cont'd)**
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**ATTACHMENTS:**

1. Locality map (distributed electronically)
  2. Plans of Proposal (distributed electronically)
  3. Representations (distributed electronically)
-

**9 ANNOUNCEMENTS BY THE MAYOR****9.1 Mayor's Announcements****FILE NO: SF2375**

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**Wednesday 1 March 2017**

- Attended Morning Tea with the Premier in St John Street

**Friday 3 March 2017**

- Officiated at the Opening Night of Wicked at the Princess Theatre

**Saturday 4 March 2017**

- Officiated at the UTAS Welcome to Town Event at the Harvest Market
- Cut the ribbon at the start of Relay for Life at UTAS Stadium

**Wednesday 8 March 2017**

- Attended the Rotary Tamar Sunrise 2017 Women's International Day Breakfast at the Hotel Grand Chancellor

**Friday 10 March 2017**

- Attended the Clifford Craig International Women's Day Lunch at the Hotel Grand Chancellor

**Sunday 12 March 2017**

- Presented trophies and certificates at the Launceston Henley Regatta at the Royal Park

**Thursday 16 March 2017**

- Attended the Jansz Night Party as part of Ten Days on the Island

**Friday 17 March 2017**

- Attended the Welcome High Tea for the Women's Croquet Australian Championships at the Northern Tasmanian Croquet Centre
-

**9.1 Mayor's Announcements ...(Cont'd)**

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**Saturday 18 March 2017**

- Attended the Examiner's 175<sup>th</sup> Anniversary Celebration at the UTAS Academy Gallery

**Sunday 19 March 2017**

- Attended the Stadium Step-up for inclusion at UTAS Stadium
  - Attended the Bible Society Bicentennial Service at St John's Anglican Church
  - Presented medals at the Harmony Soccer Match
-

**10 ALDERMEN'S REPORTS**

*(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)*

**11 QUESTIONS BY ALDERMEN****11.1 Questions on Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 30*

*(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)*

**No Aldermen's Questions on Notice have been identified as part of this Agenda**

**11.2 Questions without Notice**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 29*

*(Questions without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)*

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**12 COMMITTEE REPORTS****12.1 Northern Youth Coordinating Committee Meeting - 2 February 2017****FILE NO:** SF0136**AUTHOR:** Claudia Garwood (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Northern Youth Coordinating Committee's Meeting held on 2 February 2017.

**RECOMMENDATION:**

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 2 February 2017.

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**REPORT:**

The Northern Youth Coordinating Committee (NYCC) met on Thursday, 2 February 2017, and the following business was conducted:

- A presentation by Metal Minds Robotics about their two youth robotics programs for 10-14 year olds and 15-18 year olds. Metal minds teach both teams to design, build and program robots, offer demonstrations and present at expos such as Brixibition.
  - An update from the Youth Network of Tasmania on the results of the 2016 Mission Australia Youth Survey Report stating the top three issues of concern for young people were stress, school or study problems and body image.
  - Committee members provided input into Youth Network of Tasmania's 2017/2018 budget to the Department of Treasury and Finance.
  - The committee has submitted a \$5,000 grant application to the Department of Premier and Cabinet (Sport and Recreation) under their 2017 National Youth Week Grants Program in order to host a regional National Youth Week event in Launceston in April.
-



**12.1 Northern Youth Coordinating Committee Meeting - 2 February 2017 ...(Cont'd)**

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At the meeting, members agreed:

- To support a funding request for \$625 from Youth Network of Tasmania to fund five Tasmanian Youth Conference 2017 registrations for Launceston-based young people.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Consideration contained in report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 4 - A diverse and welcoming City of Launceston

Ten-year goal - To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities

Key Direction -

4. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community

Youth Engagement Framework

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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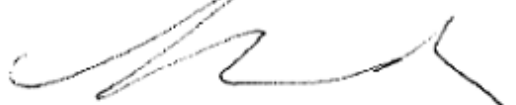
**12.1 Northern Youth Coordinating Committee Meeting - 2 February 2017 ...(Cont'd)**

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

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**12.2 Audit Panel Meeting - 16 February 2017****FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To receive a report from the Audit Panel following the Meeting on 16 February 2017.

**RECOMMENDATION:**

That Council receives the report from the Audit Panel Meeting held on 16 February 2017.

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**REPORT:**

The following is a precis of the substantive Agenda Items dealt with at the Meeting:

**6.2 Internal Audit**

**Details** The Internal Auditors gave a verbal update on the Management Reporting Review Plan and the final report will be received by the Council in the next few weeks.

**Action** Items raised will be addressed once the final report is received.

**7.2 External Audit**

**Details** The upcoming Financial Audit Strategy for 30 June 2017 was discussed and the Tasmanian Audit Office's interest in key regional projects such as the UTAS relocation, the Northern Stimulus Package and Combined Drainage were noted. Discussion was also had regarding the new accounting standard being introduced on 1 July 2016 relating to "Disclosure of Related Party Transactions".

The Panel also discussed the appointment of an additional independent member of the Audit Panel to keep step with other major Councils and to help with potential quorum requirements from time to time.

**Action** The Panel noted the report and recommended that an Agenda item be prepared for Council recommending that a third Independent Audit Panel member be appointed.

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**12.2 Audit Panel Meeting - 16 February 2017 ...(Cont'd)**

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**9.1 Budget Funding Overview**

Details The Panel received the report and noted that amendments related to transfers from operations to capital and adjustments to capital and operations to reflect a net decrease in external funds granted.

Action The Panel recommended the changes to the 2016/2017 Statutory Budget be presented to Council for approval.

**9.2 Budget Amendments**

Details The Panel received that report and noted that changes to the 2016/2017 budget.

Action The Budget Amendments to be recommended to Council.

**9.3 Budget Reallocations**

Details The Panel received the report on transfers within the budget that do not require a change to the total budget.

Action The Panel noted the reallocations and transfers.

**9.4 - 10.4 Financial Reports and KPI's**

Details The Panel received the operating results in the six months to 31 December 2016 as well as reports on capital, debtors and investments.

Action The Panel noted the reports.

**13.1 - 13.3 Risk Management**

Details The Panel received reports reviewing the progress of Directorate level Risk Registers for Corporate Services, Facilities Management and QVMAG Directorates as well as an update on Fraud Management and Prevention and Personal Information Protection (Privacy) Risk Registers.

Action The Panel noted the reports.

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## 12.2 Audit Panel Meeting - 16 February 2017 ...(Cont'd)

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### 14.2 Code of Conduct (External) Members of Committees

Details The Code of Conduct that Council has adopted for external members was presented for consideration and discussion.

Action The Policy and expectations of external members of committees was noted.

#### **ECONOMIC IMPACT:**

Not considered relevant to this report.

#### **ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

#### **SOCIAL IMPACT:**

Not considered relevant to this report.

#### **STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 8 - A secure, accountable and responsive Organisation  
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders  
Key Direction -  
6. To maintain a financially sustainable organisation

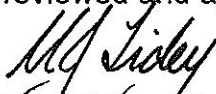
#### **BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

#### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
Michael Tidey, Director Corporate Services

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**12.3 Heritage Advisory Committee Meeting - 2 March 2017****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Urban Design and Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To receive and consider a report from the Heritage Advisory Committee Meeting held on 2 March 2017.

**RECOMMENDATION:**

That Council receives the report from the Heritage Advisory Committee Meeting held on 2 March 2017.

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**REPORT:**

At its Meeting held on 2 March 2017, the Committee discussed the following items:

**Heritage Planning Review**

The Committee noted the report including costings for stages and recommendations included in the 'Heritage List Review Project Update - February 2017' (ECM Reference - 4000335) and a report and recommendation is prepared for consideration by Council.

**Heritage Awards 2017**

The Committee agreed the date for the Awards Ceremony is 11 May 2017.

**DA0440/2016 - Civic Square (Macquarie House) 92 Cameron Street Launceston**

The Committee were provided with an update on the development.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**12.3 Heritage Advisory Committee Meeting - 2 March 2017 ...(Cont'd)**

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**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders

Key Direction -

1. To develop and consistently use community engagement processes

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

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## 13 COUNCIL WORKSHOPS

Council Workshops conducted on 6 March 2017 were:

- Improving the Health of the Tamar River - Making it Happen
  - Masters Games Special Event Application
  - Proposed Fee Schedule 2017/2018 Financial Year
  - Launceston City Heart Wayfinding Signage
  - Northern Suburbs Community Centre Men and Community Shed Request
-



**14 NOTICES OF MOTION**

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 16(5)*

**14.1 Notice of Motion - Cricket Tasmania - Alderman R L McKendrick****FILE NO:** SF5547**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

---

**DECISION STATEMENT:**

To consider at Notice of Motion from Alderman R L McKendrick regarding Cricket Tasmania.

**RECOMMENDATION:**

1. That the City of Launceston enter into formal negotiations with Cricket Tasmania which culminate in the signing of a Memorandum of Understanding (MOU) between the two parties, with the aim of providing an agreed level of additional cricket content for the University of Tasmania Stadium.
  2. The additional content within the MOU to include, but not be limited to the following:
    - a) Big Bash T20 matches.
    - b) Women's Big Bash League matches.
    - c) Matador Cup limited overs matches.
    - d) Sheffield Shield matches.
    - e) Age category and youth men's and women's representative matches.
    - f) International cricket opportunities.
  3. That a working group from the City of Launceston including two Aldermen and the General Manager progress the matters in 1. and 2. above with the President and Chief Executive Officer of Cricket Tasmania.
- 

**REPORT:**

Alderman McKendrick will speak to the item as this is very important to the University of Tasmania Stadium and Northern Tasmania.

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**14.1 Notice Of Motion - Cricket Tasmania - Alderman R L Mckendrick ...(Cont'd)**

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**OFFICER COMMENTS:**

*Robert Dobrzynski (General Manager)*

Notice of Motion is self-explanatory.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To seek and champion collaboration to address major issues for Northern Tasmania

Key Direction -

1. To develop and consistently use community engagement processes


**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
**Robert Dobrzynski: General Manager**

**ATTACHMENTS:**

1. Notice of Motion - Cricket Tasmania - Alderman R L McKendrick
-

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**Attachment 1 - Notice of Motion - Cricket Tasmania - Alderman R L McKendrick**

## CITY OF LAUNCESTON

### MEMORANDUM

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AFILE NO: SF5547 / SF2277  
RLMc  
DATE: 2 March 2017

**TO:** Robert Dobrzynski                      General Manager  
**Cc**    Committee Clerks

**FROM:** Robin McKendrick                      Alderman

**SUBJECT: Notice of Motion - Cricket Tasmania**

In accordance with Clause 16 (5) of the Local Government Regulations 2015 (Meeting Procedures) please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on Monday 20 March 2017.

#### Motion

1. That the City of Launceston enter into formal negotiations with Cricket Tasmania which culminate in the signing of a Memorandum of Understanding (MOU) between the two parties, with the aim of providing an agreed level of additional cricket content for the University of Tasmania Stadium.
2. The additional content within the MOU to include, but not be limited to the following:
  - a) Big Bash T20 matches.
  - b) Women's Big Bash League matches.
  - c) Matador Cup limited overs matches.
  - d) Sheffield Shield matches.
  - e) Age category and youth men's and women's representative matches.
  - f) International cricket opportunities.
3. That a working group from the City of Launceston including two Aldermen and the General Manager progress the matters in 1. and 2. above with the President and Chief Executive Officer of Cricket Tasmania.

#### Background

Alderman McKendrick will speak to the item as this is very important to the UTAS Stadium and Northern Tasmania.

#### Attachments

Nil



**Alderman Robin McKendrick**

**14.2 Notice of Motion - River Health Within the Tamar Estuary - Alderman E K Williams****FILE NO:** SF5547**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To consider at Notice of Motion from Alderman E K Williams regarding river health within the Tamar Estuary.

**RECOMMENDATION:**

That the Council calls on the State Government to urgently convene a meeting of key State Government, TasWater, Hydro Tasmania and City of Launceston stakeholders, in order to resolve the strategic and financial commitments from each stakeholder to a series of evidence based priority projects directed at addressing the unacceptable level of river health within the Tamar Estuary.

---

**REPORT:**

Repeated TEER (Tamar Estuary and Esk Rivers Program) reports into the health of the Tamar Estuary indicate that the zone of the Tamar within the urban area of Launceston has poor and degraded ecosystem health, based on reporting indicators. These poor results represent not only a threat to environmental and human health, but other social and economic matters including tourism, lifestyle and business investment opportunities.

A body of evidence-based work has been produced identifying influencing factors in the current state of the Tamar, including the TEER Water Quality Improvement Plan (2015). However, these factors can only be addressed by a multi-stakeholder approach to responsibilities.

The community of Launceston is well aware of the problems of the Tamar Estuary and has an expectation that solid steps are being made to resolve problems, where possible, reasonably and across stakeholder roles and responsibilities.

Therefore, the motion sees the City of Launceston respond to this expectation and the needs of the City, in calling on the State Government to convene a meeting of key stakeholders in order to seek a multi-party resolution to a range of issues contributing to the poor health of the Tamar Estuary.

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**14.2 Notice of Motion - River Health Within the Tamar Estuary - Alderman E K Williams ...(Cont'd)**

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These considerations will include, but not be limited to:

1. Sewage discharges into the river system.
2. Environmental flows and strategic flushing of the Estuary.
3. Surcharging from the combined system into the river.
4. Land management practices to reduce pollutant inflows.
5. Investigation of hydro electricity generation.
6. Funding and project timing commitments from the key stakeholders.

**OFFICER COMMENT:**

*Robert Dobrzynski (General Manager)*

Notice of Motion is self-explanatory.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders

Key Direction -

1. To develop and consistently use community engagement processes

**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

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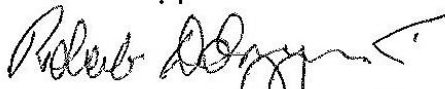
**14.2 Notice of Motion - River Health Within the Tamar Estuary - Alderman E K Williams ...(Cont'd)**

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
**Robert Dobrzynski: General Manager**

**ATTACHMENTS:**

1. Notice of Motion - River Health Within the Tamar Estuary
-

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**Attachment 1 - Notice of Motion - River Health Within the Tamar Estuary**

## CITY OF LAUNCESTON

### MEMORANDUM

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FILE NO: SF5547 / SF2377  
EW  
DATE: 9 March 2017

TO: Robert Dobrzynski                      General Manager  
c.c.    Committee Clerks

FROM: Emma Williams                      Alderman

SUBJECT: **Notice of Motion –River Health within the Tamar Estuary**

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In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on Monday 20 March 2017.

#### Motion

That the Council calls on the State Government to urgently convene a meeting of key State Government, TasWater, Hydro Tasmania and City of Launceston stakeholders, in order to resolve the strategic and financial commitments from each stakeholder to a series of evidence based priority projects directed at addressing the unacceptable level of river health within the Tamar Estuary.

#### Background

Repeated TEER (Tamar Estuary and Esk Rivers Program) reports into the health of the Tamar Estuary indicate that the zone of the Tamar within the urban area of Launceston has poor and degraded ecosystem health, based on reporting indicators. These poor results represent not only a threat to environmental and human health, but other social and economic matters including tourism, lifestyle and business investment opportunities.

A body of evidence-based work has been produced identifying influencing factors in the current state of the Tamar, including the TEER Water Quality Improvement Plan (2015). However, these factors can only be addressed by a multi-stakeholder approach to responsibilities.

The community of Launceston is well aware of the problems of the Tamar Estuary and has an expectation that solid steps are being made to resolve problems, where possible, reasonably and across stakeholder roles and responsibilities.

Therefore, the motion sees the City of Launceston respond to this expectation and the needs of the city, in calling on the State Government to convene a meeting of key stakeholders in order to seek a multi-party resolution to a range of issues contributing to the poor health of the Tamar Estuary.

## CITY OF LAUNCESTON

### MEMORANDUM

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These considerations will include, but not be limited to:

1. Sewage discharges into the river system
2. Environmental flows and strategic flushing of the Estuary
3. Surcharging from the combined system into the river
4. Land management practices to reduce pollutant inflows
5. Investigation of hydro electricity generation
6. Funding and project timing commitments from the key stakeholders

**Attachments**

None



**Alderman Emma Williams**



**15 DEVELOPMENT SERVICES DIRECTORATE ITEMS****15.1 Australian Masters Games Funding Request****FILE NO:** SF5892**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider a request from the Cradle Coast Authority to contribute towards the licensing fee to host the 2017 Australian Masters Games in October 2017, incorporating events in Launceston.

**RECOMMENDATION:**

That Council agrees to pre-commit \$40,000 event sponsorship from the 2017/2018 budget for the 2017 Australian Masters Games, subject to the pool based sports being conducted at the Launceston Aquatic Centre as a minimum component of the overall event program.

---

**REPORT:**

Cradle Coast Authority (CCA) has secured the rights to host the 16<sup>th</sup> Australian Masters Games (AMG) to be held from the 21 - 28 October 2017. The cost of hosting is \$2.1m.

The swimming pool based events (Swimming and Pool Lifesaving) will be held at the Launceston Aquatic Centre, attracting in excess of 300 direct visitors as participants and support staff. A conservative projection of the total economic impact over the three competition days is \$160,000. This does not take into account the pre- and post- tour opportunities and repeat visitations to the City and region in subsequent holidays.

Additional anticipated, but not confirmed, events to be held in the region are track cycling and mountain biking, with in excess of 200 visitors expected across those events.

Requests for funding under the City of Launceston Events Sponsorship programs are referred to the Event Sponsorship Assessment Panel for consideration and recommendation to Council. However, in this instance the application for the AMG could not be assessed by the Panel as it did not meet eligibility requirements, which preclude local government agencies and bodies from applying in the Special Events category.

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**15.1 Australian Masters Games Funding Request ...(Cont'd)**

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The following factors were taken into account when assessing the merits of whether the request should be referred directly to Council for a decision:

- At the time the original application was received, it was eligible for assessment under previous events incentive guidelines, which have been superseded by the most recently adopted Events Sponsorship Policy;
- The request is to assist with the licensing costs associated with securing the event for northern Tasmania. The information provided in the application is unlikely to enable direct assessment against the newly endorsed criteria under the new Policy's Special Event category; and
- The AMG will commence in October 2017 and a decision on the funding application is required for event planning and promotion.

Given the overall economic and profile benefits that the event is likely to bring to Launceston, it is appropriate that the Council considers the request. Officers have considered the submission against current and previous incentive/special events criteria, and it is recommended that the Council agrees to pre-commit funding for the full requested amount in order to enable the Cradle Coast Authority to meet its licensing fee commitments for the Australian Masters Games.

As with any other event sponsorship commitment, a funding agreement will be applied, that will specify the full set of conditions commensurate with this level of funding.

**ECONOMIC IMPACT:**

Consideration contained in report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Consideration contained in report.

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**15.1 Australian Masters Games Funding Request ...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

Ten-year goal - To foster creative and innovative people and industries

Key Direction -

3. To optimise the use and usability of our assets for different types of activities

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston

6. To promote active and healthy lifestyles

Priority Area 7 - A city that stimulates economic activity and vibrancy

Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Directions -

3. To promote tourism and a quality Launceston tourism offering

4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar

City of Launceston Event Strategy 2016-2019

4.1 Goal 5 - Tourism, economic and profile

1. Generate increased visitation, length of stay and high economic yields

2. Positively promote the profile of Launceston and the region in intra and interstate markets, and align with the unique brand attributes of Launceston

3. Fill gaps in the existing events calendar, particularly when there is low accommodation occupancy and minimal impacts on existing events

4. Utilise the Council's key facilities as event venues

4.2 Goal - Community, social and lifestyle outcomes

1. Contribute to a vibrant and diverse calendar of events throughout the year that are affordable and accessible to local residents

2. Strengthen Launceston's position as a highly desirable place to live, visit and invest

3. Encourage and support creativity, innovation and local talent

4. Builds community spirit, pride and sense of place

5. Enable social connections to take place within the community, including volunteering and participation opportunities

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## 15.1 Australian Masters Games Funding Request ...(Cont'd)

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4.3 Goal 3 - Maximising the promotion, usage of and financial return on City of Launceston owned and managed facilities and infrastructure as event venues

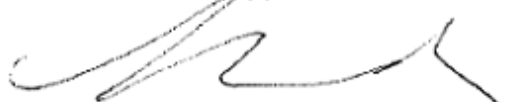
### **BUDGET & FINANCIAL ASPECTS:**

The draft budget for the 2017/2018 financial year includes (based on previous discussions with aldermen in regard to the Events Strategy) an overall provision that would enable this contribution to be funded. This level of funding could be pre committed on a 'first come basis'. Other requests will need to be considered in the context of the proposed budget for 2017/2018.

### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

### **ATTACHMENTS:**

1. Cradle Coast Authority Special Event Application - February 2017
-

### ***Attachment 1 - Cradle Coast Authority Special Event Application - February 2017***

- **An overview of the Masters Games**

The Australian Masters Games (AMG) is a biennial sporting event regarded as the largest participation sporting event in Australian and premier sporting event for over 35s. With over 50 events and up to 7,500 participants and their families, the AMG creates a festival atmosphere and the opportunity for communities to celebrate.

A highlight for participants is the social aspect associated with the AMG. The AMG encompasses side events designed to showcase tourism opportunities and experiences. The key to the longevity of the AMG is the widespread participation opportunities that it provides. This enables a large demographic group to enjoy competition in a variety of sporting fixtures with other like-minded competitors from throughout Australia.

The AMG is owned by the Confederation of Australian Sports (CAS). CAS was established in 1976 to advance the interests of the Australian sports community and to give the industry a united voice in discussions and negotiations with governments and key stakeholders

- **An overview of the structure arrangement for the games e.g. CCA role within the Masters Games and also the responsibility of the individual event organisers**

The Cradle Coast Authority, on behalf of its council shareholders, secured the rights to host the 16<sup>th</sup> AMG to be held on October 2017. Under the hosting agreement, CAS is responsible for all aspects of the AMG.

Specifically, CAS is responsible for the planning, management, coordination and delivery of the AMG including:

- Registration system and web site
- Staffing
- Stakeholder management and sponsors
- Administration and Office support
- Ceremonies and Social Program
- Accreditation
- Sports Medicine
- Medals
- Workforce uniforming and catering

An AMG Management Team has been established to deliver the AMG. Mr Scott Wade is the Games General Manager and is supported by a local team of ten (10) plus additional expert consultants.

CAS enters agreements with State Sporting Organisations (SSO) who are responsible for the individual events. The SSO's recover costs from a participation fee. SSO's have the opportunity to organise social events in partnership with local business which is a key part

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of participants' expectations. SSO's are able to make a profit from the running of sports and social events which is used to reinvest in their organisation.

- **Overview of events confirmed for Launceston, dates of competition, including the estimated numbers of attendees**

Pool event (swimming and pool life saving) have been confirmed with an estimated 200 participants plus accompanying others. It is expected that the total number of AMG visitors associated with pool events will be more than 300.

Events confirmed and planned are pool events (swimming and pool life saving), track cycling and mountain biking with an estimated 380 participants plus accompanying others. It is expected that the total number of AMG visitors associated with these events will be more than 500.

The AMG will run between 21 – 28 October with competition dates being negotiated between the SSO and AMG management team.

- **Overview of events that are not confirmed for Launceston as yet, proposed days of competitions, including estimated numbers of attendees;**

The AMG is currently finalising negotiations with track cycling and mountain biking with an estimated 150 participants plus accompanying others. It is expected that the total number of AMG visitors associated with these events will be more than 200.

The AMG will run between 21 – 28 October with competition dates being negotiated between the SSO and AMG management team.

- **How the event sponsorship funding will be utilised by CCA, what the funds will contribute towards e.g. what costs etc. You can also include a budget, if this assists in providing this information**

The hosting cost for the AMG is \$2.15M. The \$40,000 event sponsorship will be used to offset the costs.

- **Inclusion of your sponsorship prospectus if available**

CAS, as the AMG organisers, hold the sponsorship rights.

- **Any additional information that you feel would be relevant**

The 16<sup>th</sup> AMG will directly impact the Launceston economy through accommodation, food and beverage, hire car and local attractions. The event organisers have contracted to provide a minimum 3,500 participants and \$12M in direct economic

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benefit. On the basis of the 370 participants, this equates to \$880,000 for a \$40,000 contribution. Participants spend on average \$300 per day per person.

The marketing of the 16<sup>th</sup> AMG has a focus on promoting and encouraging participants to use the opportunity to travel within Tasmania. In addition, Launceston Airport is promoted as the primary air access port for interstate visitors. A large number of AMG visitors will embark, visit and stay in Launceston either before, during or after the event. News of the Games and promotion of the destination will be broadcast through the AMG social media channels.

As a direct result of hosting this event, Launceston will be promoted to 50,000 previous participants. Launceston is a niche destination celebrated for great wine, food and attractions, which will be exposed during the marketing of the 2017 games. A Report by RDA Tasmania identified that the event would provide indirect benefits of longer term tourism exposure and well as repeat visitation opportunities for competitors, family members and friends. It provides an opportunity to leverage the games and promote Launceston's profile to a national and international sporting community, promoting the adventure sports and wilderness opportunities in the region.

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### 16<sup>th</sup> Australian Masters Games Northern Tasmania

The following information is provided in support of a request for financial contribution for the 16<sup>th</sup> Australian Masters Games (AMG) from the Cradle Coast Authority on behalf of the councils of North West Tasmania. The councils have invested \$2.1M to secure the rights to the AMG and are seeking \$40,000 from Launceston City Council in recognition of the economic benefit associated with the events that will be hosted in the area. The event is supported by the State Government and Events Tasmania.

The AMG will attract more than 5,000 visitors to North West and Northern Tasmania with a direct economic benefit of \$12M over the 1 week from 21-28 October 2017. Many of the more than 3,500 interstate and international visitors will tour before and after the event. The AMG visitor has time and readily disposable funds.

For the Launceston area, pool based sports (swimming and pool lifesaving) have been confirmed with indoor cycling and mountain biking in the final stages of negotiation. These events will attract more than 500 participants and partners. In addition, event organisers and volunteers will be required to support the event.





The AMG is working with the NW councils to create individual community "parties" to attract the participants to specific locations. Councils are being encouraged to create unique offerings to attract both participants and locals. Councils are using this to trial new community spirited events for the future.



### Event Incentive - Australian Masters Games 2017 Event Incentive Application EIAMG01 From Kate Elphinstone

#### Background & funding

##### Background

Sponsorship at this level will be restricted to events, held in the Launceston municipal area, which increase intrastate and interstate visitation, national profile and make a significant contribution to Launceston's event portfolio, profile and economy.  
[Events Strategy Goals 2 \(Tourism\) 3 \(Economic\) & 4 \(Investment\)](#)

##### Funding

Council will allocate an amount to be incorporated in the budget specifically for event acquisition, separate from and in addition to the event sponsorship budget.

Expressions of interest for event incentive will generally be considered by Council within 6 weeks of receipt of formal application.

No funding will be granted for events that have already commenced or are completed and only one form of funding (i.e. sponsorship or grant) will be provided for any event per financial year.

Available event incentive in any given year will be subject to budget allocation by Council for that financial year.

#### Organisation details

\* indicates a required field

##### Unless noted all fields are mandatory

Name of organisation \*

Cradle Coast Authority

Must be the name of the organisation that will manage the event

Street address of organisation \*

[REDACTED]

Postal address

[REDACTED]

If different from street address

##### Contact Information

Contact person \*

Mr Brett Smith

Contact person who is responsible for the event - this individual must be over 18 years of age

Business hours \*

[REDACTED]

After hours \*

-

Mobile \*

[REDACTED]

Fax \*

[REDACTED]

Email \*

[REDACTED]

**Bank details** (If successful the preferred method of payment will be direct debit)

### Event Incentive - Australian Masters Games 2017 Event Incentive Application EIAMG01 From Kate Elphinstone

Do you wish to have the money deposited into your nominated account? \*

 yes' please provide details below

Account name

  
Only required if you nominate direct deposit

Bank



Branch



BSB number



Bank account number



### Organisation information

\* indicates a required field

Is your organisation incorporated? \*

Yes  No  
It is not necessary for your organisation to be incorporated to apply for funding.

ABN number

55 279 164 790

Information from the Australian Business Register	
ABN	55 279 164 790
Entity name	Cradle Coast Authority
ABN status	Active
Entity type	State Government Statutory Authority
Goods & Services Tax (GST)	Yes
DGR Endorsed	No
ATO Charity Type	Not endorsed <a href="#">More information</a>
ACNC Registration	No
Tax Concessions	No tax concessions
Main business location	7320 TAS

Information current as at 12:00am on 15 Apr  
Only if applicable

Is your organisation registered for GST? \*

Yes  No

Aim/purpose of organisation? \*

The Cradle Coast Authority is a joint authority created by the nine councils of North West Tasmania. We facilitate the sustainable development of the region, resolve regional issues and coordinate regional-scale activity.  
Outline the main aim of your organisation. What is it that your organisation is trying to achieve? (max 150 words)

How long has your organisation been operating? \*

16 years  
This can be an approximation

Number of active members? \*

40

**Event Incentive - Australian Masters Games 2017**  
**Event Incentive**  
**Application EIAMG01 From Kate Elphinstone**

Active members are members who regularly attend meetings and participate in projects / events

What section(s) of the community benefit from your organisation? \*

Children, Teenagers, Adults, Retirees, Men, Women, People with Disabilities, Business Owners, Employees, Parents  
 This could include groups such as children, teenagers, retirees, women, men people with disabilities, migrants, refugees, etc.

### Event details

\* indicates a required field

Event name *	Australian Masters Games
Date(s) of event *	October 2017
Event location *	Launceston <small>If the event is being held outside Launceston Municipality, you are ineligible to apply under this Program</small>
Amount(s) requested *	40,000
How long has the event been running? *	32 years

**Other assistance / sponsorship**

All applications for 'Event Incentive' should include evidence of other support equal to or greater than the requested contribution from Council

Are you seeking assistance from *	<input checked="" type="checkbox"/> State or Federal Government Agencies? <input type="checkbox"/> Private sponsorship (financial or inkind) <input type="checkbox"/> Other organisations (financial or inkind) <input type="checkbox"/> Letters of Support <input type="checkbox"/> N/A
-----------------------------------	--

**If you ticked any of the boxes above please provide details below**

Agency / organisation / other	State and Federal Governments
Assistance requested	\$1,500,000 <small>\$ or inkind e.g. volunteer hours</small>
Assistance confirmed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pending
Date of confirmation	03/12/2015
Agency / organisation / other	Cradle Coast Authority
Assistance requested	\$650,000 <small>\$ or inkind e.g. volunteer hours</small>

**Event Incentive - Australian Masters Games 2017**  
**Event Incentive**  
**Application EIAMG01 From Kate Elphinstone**

Assistance confirmed  Yes  
 No  
 Pending

Date of confirmation

Agency / organisation / other

Assistance requested

\$ or inkind e.g. volunteer hours

Assistance confirmed  Yes  
 No  
 Pending

Date of confirmation

Agency / organisation / other

Assistance requested

\$ or inkind e.g. volunteer hours

Assistance confirmed  Yes  
 No  
 Pending

Date of confirmation

If you have already received confirmation of assistance (or letter of support) attach proof *No files have been uploaded*

### Mandatory assessment criteria

\* indicates a required field

The event is being held within Launceston Municipality? \*  Yes  No  
 If you answered 'no' to the above you are ineligible for funding under this Program

**It is a mandatory requirement that the event responds to the City of Launceston Event Strategy- Goals2 (Tourism) & 3 (Economic)**  
[Events Strategy](#)

**Goal2 - Tourism**

Launceston has a portfolio of events that increase interstate visitation, national profile and contribute to the Launceston economy \*  Yes  No  
 If you answer 'no' you are ineligible to apply for funding under this Program

Explain \* The Australian Masters Games (AMG) is a biennial sporting event regarded as the premier and largest participation sporting event on the Australian sporting landscape. The

Event Incentive - Australian Masters Games 2017  
 Event Incentive  
 Application EIAMG01 From Kate Elphinstone

Cradle Coast Authority, on behalf of its council shareholders, has secured the 16th AMG to be held on October 2017. It will attract a minimum of 3,500 interstate and international participants. A large number of these visitors will embark, visit and stay in Launceston either before, during or after the event. The event and destination will be marketed to a database of over 50,000 previous participants. News of the Games and promotion of the destination will be broadcast through the AMG social media channels which have a combined reach of 10 000 followers.

If you answer 'no' to the above strategic goal you are ineligible to apply for funding under this program (max 150 words)

**Goal3 - Economic**

Yes  No

If you answer 'no' you are ineligible to apply for funding under this program

Events held within the region provide optimum economic benefit to the Launceston municipality through partnerships and business planning \*

Explain \*

It is proposed that pool based events be conducted at the Launceston Aquatic Centre in partnership with Council and Swimming Tasmania and its local affiliate.

If you answer 'no' to the above strategic goal you are ineligible to apply for funding under this program (max 150 words)

**Destination Brand Alignment**

The event must be supportive of Launceston's destination brand in either:

- Design (look and feel)
- Messaging - inclusion of key messages
- Imagery

**Brand philosophy**

Everything you need to have an amazing Tasmanian experience is in Launceston. Gourmet food, Australia's coolest wine trail, heritage, wilderness, adventure - it all starts here. 'Start Something Special in Launceston'.

**[Launceston Destination Website](#)**

*Please note: All references to Launceston's destination brand need to follow style guidelines and be approved by Launceston City Council's Communications Department.*

Please explain how the event will be aligned to Launceston's destination brand? \*

The Australian Masters Games promote healthy living and recreation as key to a long and healthy life. 'Start Something Special in Launceston' aligns with the 30th anniversary of the Games, which will encourage competitors to celebrate this special occasion. The Games are renowned for creating a festival atmosphere, creating a special events entertainment schedule for participants to relax and enjoy after a day's competition. The games match the brand by encouraging and engaging participants to participate in ongoing activity that is beneficial to their long term health and wellbeing and encourage a positive active lifestyle in the community that is balanced with social outcome and opportunities.  
 (max 150 words)

## Event Incentive - Australian Masters Games 2017

### Event Incentive

Application EIAMG01 From Kate Elphinstone

#### General assessment criteria

\* indicates a required field

Does the event clash or conflict with the events calendar? \*  Yes  No

#### Events Calendar

Please explain how the event will make a significant contribution to Launceston's event portfolio \*

The Australian Master Games is a national event attracting participants from interstate and overseas. The Games create a festival atmosphere, bringing vibrancy to the local community and creating positive memories for the visiting competitors, which encourage them to return. The social aspect of the Australian Masters Games is renowned. The festival atmosphere of the week long competition encompasses a compilation of side events designed to showcase the region and its tourism opportunities and experiences. It is the premier sporting event for over 35s, bringing travelling families to the state who are focused on playing their sport well and enjoying their time. The key to the longevity of the Australian Masters Games is the widespread participation opportunities that it provides. This enables a large demographic group to enjoy competition in a variety of sporting fixtures with other like-minded competitors from throughout Australia.

(max 150 words)

Estimated number of attendees at the event? \* 5000

Of the estimated total number of attendees what % are intrastate visitors to the region? \* 1500

Of the estimated total number of attendees what % are interstate visitors to the region? \* 3500

Please explain how Launceston's national profile will be increased as a direct result of the event \*

The Australian Masters Gaf participants mes is advertised to a national and international audience, with the majority living interstate. As a direct result of hosting this event, Launceston will be promoted to 50,000 previous participants. Launceston is a niche destination celebrated for great wine, food and attractions, which will be exposed during the marketing of the 2017 games. A Report by RDA Tasmania identified that the event would provide indirect benefits of longer term tourism exposure and well as repeat visitation opportunities for competitors, family members and friends. It provides an opportunity to leverage the games and promote Launceston's profile to a national and international sporting community, promoting the adventure sports and wilderness opportunities in the region.

(max 200 words)

Please explain how the event will directly impact (benefit) Launceston's economy \*

This event will directly impact the economy through accommodation, food and beverage, hire car and local attractions. The event organisers have contracted to provide a minimum 5,000 participants and \$12M in direct economic benefit. On the basis of the 150 pool based participants,

### Event Incentive - Australian Masters Games 2017

#### Event Incentive

Application EIAMG01 From Kate Elphinstone

this equates to \$360,000 or a ROI of 900% for a \$40,000 contribution. Participants spend on average \$300 per day per person.

In responding to this criterium you should demonstrate actual daily spend per person (do not use multipliers)

Please detail the strategies in place that will ensure the event delivers (to Launceston) the visitation, profile and economic benefits outlined above \*

To ensure the minimum 5,000 participants, the AMG organisers are contracted to provide a number of strategies including a marketing and communications plan, public relations plan and event packaging plan. In addition, the Cradle Coast Authority is developing marketing collateral to promote Northern Tasmania. These materials will be direct marketed to the database of over 50,000 past participants as well as to the more than 13,000 participants at the 2016 Pan Pacific Masters Games on the Gold Coast in November 2016.  
(max 200 words)

#### Environmental Sustainability

City of Launceston encourages environmentally sustainable practices. Please outline the steps you will undertake to adequately address environmental sustainability for the event \*

The AMG pool based events will be conducted by Swimming Tasmania and its Launceston affiliate. The event will be conducted in accordance with the Launceston Aquatic Centre rules and regulations.

When addressing this assessment criterium you could consider factors such as recycling, using environmentally friendly products (e.g. recycled paper), ways of reducing water and energy consumption, promoting efficient transport such as the use of public transport, push bikes and walking (max 150 words)

**In all situations where the City of Launceston provides sponsorship funding for any event, the event is to be tobacco smoke free with the exception that special smoking areas (appropriately signed) may be provided.**

Please explain how this requirement will be implemented at the event \*

The Australian Masters Games is a premier sporting event that promotes long term health and well-being to it participates. This is a smoke free event.

(max 100 words)

**Note: Environmental sustainability forms part of the assessment criteria for all applications**

## Budget

\* indicates a required field

#### Important budget information

- Clear budget information will allow the assessment panel to better understand your event;
- Please account for all expenses and income, monetary and voluntary. This includes all items listed in the income column, including in-kind, other sponsorship and the amount requested from Council;
- Applicants may include Council costs (i.e. road closures, permits, etc) as part of their application budget, however payment of any Council costs associated with the event will be the responsibility of the applicant;
- All relevant Council services provided for any event will be charged at cost;
- Items included in the budget must relate to the event. Any other expenses that do not relate to the event must not be included;



**Event Incentive - Australian Masters Games 2017**  
**Event Incentive**  
**Application EIAMG01 From Kate Elphinstone**

- You may attach a separate budget document, however any budget provided should include (as a minimum) the line items as listed in the budget template;
- You may attach quotes for items/services if you wish;
- Round up each item to the nearest dollar - **do not include cents**;
- Do not include any spaces or commas in the table as these will affect the automatic calculations.

**Example of an event budget**

**IncomeExpenses**

**Description\$Description\$**

Council funding\$7500Staff wages\$5500  
 Other sponsorship\$7500Production\$6000  
 Volunteer hours - 50 hours @ \$20 per hour\$1000Marketing\$3500  
 Council permits/licenses\$1000

**Total\$16000Total\$16000**

**GST**

If your organisation **is** registered for GST, please provide **GST exclusive** amounts in your budget. Council will add GST to the amount funded, should your application be successful.

If your organisation **is not** registered for GST, your expenses should **include GST** where applicable.

**Budget**

Income Description	\$	Expenditure Description	\$
State and Federal Governments	\$1,500,000.00	Licensing Fees	\$2,150,000.00
Cradle Coast Authority	\$650,000.00		\$
	\$		\$
	\$		\$
	\$		\$
	Total: \$2,150,000.00		Total: \$2,150,000.00

Separate budget document and/or quotes for items/services *No files have been uploaded*  
 If you elect to attach a separate budget document all items listed in the above template **MUST** be included.

If income/expenditure do not match please explain (i.e. profit/ N/A  
 deficit) \* If income/expenditure match please type N/A in this field (max 100 words)

**Declaration**

\* indicates a required field

I, the undersigned, certify that I have been authorised by my organisation to submit this application. I have read, understood and agree to the terms and conditions of this grant. I have completed all sections of the application and to the best of my knowledge all the information I have given is true and correct.

Your name \*

Mr Brett Smith

### Event Incentive - Australian Masters Games 2017 Event Incentive Application EIAMG01 From Kate Elphinstone

Position *	Chief Executive Officer
Date *	15/04/2016

#### Personal information protection statement

As required under the *Personal Information Protection Act 2004*

1. Personal information will be collected from you for the purpose of dealing with your application, and may be used for other purposes permitted by the *Local Government Act 1993* and regulations made by or under the Act.
  2. Failure to provide this information may result in your application not being able to be accepted and processed.
  3. Your personal information will be used for the primary purpose for which it is collected and may be disclosed to contractors and agents of the Launceston City Council.
  4. Your basic personal information may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information.
  5. Personal Information will be managed in accordance with the *Personal Information Protection Act 2004* and may be accessed by the individual to whom it relates on request to Launceston City Council. You may be charged a fee for this service.
-

**15.2 Heritage List Review****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Urban Design and Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider a recommendation to implement the Heritage List Review Stage 2.

**RECOMMENDATION:**

That Council approves the following schedule for the completion of the Heritage List Review project:

- a. Completion of the project by precinct groupings, commencing in the current financial year and rolling the balance of precinct investigations out over five years, subject to budget allocations.
  - b. That the following precinct investigations be undertaken in the first phase:
    - Cimitiere Street
    - City Commercial
    - City Civic
    - City Industrial
- 

**REPORT:****Background**

Building on previous work and studies undertaken, a project commenced in 2015 to review historic heritage management in the municipality in line with the revised Historic Cultural Heritage Act and the emerging State-wide Planning Provisions.

The aim of the project was to:

1. Review the list of existing local heritage places (excluding state listings) for adequacy.
  2. Review the list of outstanding nominations for local listing for inclusion in the Launceston Planning Scheme.
  3. Develop a database to manage local heritage information to support listings.
  4. Develop listing criteria and a process for listing and the removal of listings.
  5. Develop a comprehensive schedule of 'precincts' to provide broader protection to important streetscapes to complement the listing of individual places suitable for inclusion in the planning scheme.
-

## **15.2 Heritage List Review ...(Cont'd)**

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This list review was scheduled in two stages:

**Stage 1** which is now complete included the establishment of a Local Heritage Places Database, as well preparation of estimates of costs and resources required to update the current list to the required standard by experienced heritage consultants.

**Stage 2** was intended to include an update of the existing heritage database, recommendations for new listings and documentation to support proposed listings.

In completing Stage 1 it became clear to realise efficiencies in research efforts, minimise costs, and also minimise the risk of inappropriate redevelopment within precincts, the adoption of an approach based on simultaneous consideration of individual heritage places and precinct provisions for each specific precinct would be recommended.

The proposed precincts are based on those identified by Paul Davies as part of the Launceston Heritage Study completed in 2007 with further development by the Council in partnership with officers of Heritage Tasmania (HT) and the Council's Heritage Advisory Committee (HAC). The list of precincts, proposed stages and the current priorities based on heritage considerations are contained in Appendix 1 to this report.

It is proposed that in subsequent years further budget allocations will be sought to complete the remaining stages. It is anticipated that to complete the five proposed stages a total budget of \$250,000 may be required over five financial years. This does not include funds which may be required for assistance with public consultation.

The recommended staging of the Heritage List Review project has endorsed by the Heritage Advisory Committee.

### **ECONOMIC IMPACT:**

There are costs involved in the review of the heritage list and the development of the proposed precincts and there are ongoing savings and efficiencies offered by the proposal in regard to the accessibility of information by CoL staff and the public.

### **ENVIRONMENTAL IMPACT:**

The proposal is intended to provide for the responsible management of Launceston's significant historic heritage places and the valued character of the City's built and natural environments.

### **SOCIAL IMPACT:**

Not considered relevant to this report.

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## 15.2 Heritage List Review ...(Cont'd)

### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024  
 Priority Area 2 - A city where people choose to live  
 Ten-year goals - A positive perception of Launceston  
 Key Direction -

4. To promote Launceston's rich heritage and natural environment

Priority Area 8 - A secure, accountable and responsive Organisation  
 Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders  
 Key Direction -

1. To develop and consistently use community engagement processes

### BUDGET & FINANCIAL ASPECTS:


To enable this phase of the project to be undertaken transfers (which do not require a Council decision) will be made.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
21504	Launceston Heritage List Review	\$25,000	\$0	\$25,000	\$50,000
21586	Regional Infrastructure Strategy	\$20,000	\$20,000	\$0	\$0
21503	Conversion of the Planning Scheme	\$50,000	\$5,000	\$0	\$45,000
	<b>TOTALS</b>	<b>\$95,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$95,000</b>

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

### ATTACHMENTS:

1. List of proposed precincts and priorities

**Attachment 1 - List of proposed precincts and priorities**

**Heritage List Review - Precincts and Priorities**

The current proposed order for completion of precincts is as follows:

Precinct name	Total number of properties	Number of existing local listings	No. of nominations for listing
<b>Stage 1 - 2017/18 financial year</b>			
Cimitiere Street	71	7	2
City Commercial	769	69	66
City Civic	56	14	2
City Industrial	259	17	9
<b>Stage 2 - 2018/19 financial year</b>			
Galvin Street	304	9	22
Lime Avenue	44	0	23
Newstead Crescent	31	0	23
West Launceston	239	5	24
St Leonards	179	7	18
Trevallyn	212	0	60
Welman Street	312	26	16
<b>Stage 3 - 2019/20 financial year</b>			
Babington Street	58	23	0
Elphin Road	267	14	22
High Street	184	11	23
Inveresk	333	121	47
Lower Balfour	172	38	19
Mary Street	41	0	0
South Central	532	107	33
<b>Stage 4 - 2021/22 financial year</b>			
Clyde Street	25	0	7
David Street	65	0	7
Duke And Laura Street	90	0	2
Glen Dhu	116	0	25
Inveresk Wharf	30	13	15
Invermay	567	1	29
Kenyon Street	44	0	8
Lyttleton Street	244	10	35
Malabar Street	36	0	0
Mayne Street	77	1	7
Mowbray	35	0	6
Newstead	247	0	9
Normanstone Rd/ Gascoyne St	76	0	11

Wentworth Street	93	0	13
<b>Stage 5 - 2022/23 financial year</b>			
Properties outside of precincts	-	100	292

Maps and further information regarding the precincts originally proposed by the Launceston Heritage Study 2007 are accessible via the City of Launceston website (<http://www.launceston.tas.gov.au/Business-and-Development/Planning/Heritage-Developments#Heritage-Study-5>).

The precincts currently proposed may be viewed through the CoL mapping system (SAM), and further information may be provided by officers on request.

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## 15.3 Youth Advisory Group Terms of Reference

**FILE NO:** SF0134

**AUTHOR:** Claudia Garwood (Youth Development Officer)

**DIRECTOR:** Leanne Hurst (Director Development Services)

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### **DECISION STATEMENT:**

To consider the Youth Advisory Group Terms of Reference 04-Plx-007.

### **RECOMMENDATION:**

That Council approves the Youth Advisory Group Terms of Reference 04-Plx-007 as set out below.

#### **Youth Advisory Group - Terms of Reference**

The Youth Advisory Group (YAG) is a Special Committee of Council as defined under section 24 of the *Local Government Act 1993*.

#### **PURPOSE:**

The primary purpose of the City of Launceston's YAG is to:

- Act as a link between young people and the City of Launceston and ensure a youth perspective on youth services and initiatives is provided to Council;
- Inform and advise the broader community including agencies and all levels of government about matters that affect them, including fellow young people;
- Foster youth engagement within the community so that young people are enabled and empowered to voice their ideas and concerns, and take ownership over action and change for a positive future;
- Promote and recognise the diverse contributions young people make to the community; and
- Provide representation on external committees as identified.

#### **OBJECTIVE:**

- To enable a representative group of young people to respond to and offer advice to Council, other agencies and all other levels of government on specific matters relating to youth in Launceston;
  - To provide an avenue for young people to raise issues or make comments on matters of importance to them;
  - To take action where appropriate on issues of importance and priority to young people;
  - To ensure that young people are involved in their community's economic, social and cultural development; and
-



**15.3 Youth Advisory Group Terms of Reference ...(Cont'd)**

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- To positively promote youth within the municipality, especially in regards to the potential value which the community can gain from youth input.

***MEMBERSHIP:***

The City of Launceston's Youth Advisory Group will consist of the following positions:

- Youth Development Officer who coordinates the rosters and facilitates meetings.
- Maximum of three Aldermen who act as co-facilitators with the Youth Development Officer. At least one Alderman is expected to attend every meeting.
- Members aged 12-25 years who live in the boundaries of the City of Launceston.

The Aldermen's role will be for a four year period to coincide with Council Elections, subject to a review after two years.

***MEETINGS:***

The Youth Advisory Group will meet according to a roster set by the Youth Development Officer, usually for an hour each fortnight. The Youth Development Officer has the right to call additional meetings to work on projects when required.

***CODE OF CONDUCT:***

All members must adhere to the Code of Conduct for Committees. Aldermen and Council Officers must also adhere to their own relevant Code of Conduct.

***MEETING QUORUM:***

A quorum is not required for meetings to take place.

When a decision by the Committee is required by vote each attending member is entitled to one vote, except for Aldermen and the Youth Development Officer who do not have voting rights. A majority of at least 51% of voting members in attendance is necessary to approve the request. If a member cannot attend the meeting, they are entitled to send their vote to the Youth Development Officer at least 24 hours prior to the meeting commencing.

***RESOURCES:***

Council will provide an Officer to organise the meetings at Town Hall according to the roster.

***MEETING NOTICES***

Meeting Agendas, Minutes and meeting papers will be distributed to all Committee members via email.

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**15.3 Youth Advisory Group Terms of Reference ...(Cont'd)**

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**REVIEW:**

The Terms of Reference will be reviewed every four years to coincide with Council Elections.

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**REPORT:**

The Youth Advisory Group is a Special Committee of Council established under section 24 of the *Local Government Act 1993 (Tas)*. The primary purpose of the committee is to act as a link between young people and the City of Launceston and ensure a youth perspective on youth services and initiatives provided to Council.

Goal 2 of the Youth Engagement Framework: *A diverse and inclusive youth voice into and out of the City of Launceston* priority action is to review the Youth Advisory Group Terms of Reference and ensure that it is more closely aligned with what young people see as the benefits of such a group. During 2016, the Youth Advisory Group was consulted and provided feedback in relation to the committee's Terms of Reference which has informed the draft.

The Youth Advisory Group plays a role in informing and advising the broader community including agencies and all levels of government to ensure the needs, issues and rights of young people are heard, considered, acted upon and upheld in order to create an equitable, cohesive, creative, caring and sustainable community that recognises and values the positive contribution young people make to the City of Launceston.

A Youth Advisory Group Terms of Reference has been drafted under the City of Launceston requirement that all Specific Purpose Internal Committees operate in accordance with a Council endorsed Terms of Reference.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Consideration contained in report.

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**15.3 Youth Advisory Group Terms of Reference ...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 4 - A diverse and welcoming City of Launceston

Ten-year goal - To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities

Key Directions -

1. To understand the needs and requirements of key community service providers and stakeholders
3. To define and communicate our role in promoting social inclusion and equity
6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

Youth Engagement Framework

Goal 2: A diverse and inclusive youth voice into and out of the City of Launceston

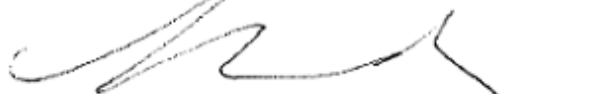
**BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

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**15.4 City of Launceston Economic Profile and the Economic Development Strategy****FILE NO:** SF6469**AUTHOR:** Bruce Williams (Economic Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider and adopt the City of Launceston Economic Development Strategy.

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 15 August 2016 - City of Launceston Draft Economic Development Strategy

Workshop - 6 February 2017 - City of Launceston Draft Economic Development Strategy and Draft Economic Profile

Workshop - 20 February 2017 - City of Launceston Draft Economic Development Strategy and Draft Economic Profile

**RECOMMENDATION:**

That Council adopts the City of Launceston Economic Development Strategy (ECM Reference: 4011066).

---

**REPORT:**Background and opportunity

During 2016 the consultancy company "id" was engaged by Council to develop an economic profile of the City of Launceston. Concurrently, a consultancy collaboration between Hill PDA and Sasha Lennon and Associates was engaged to prepare an Economic Development Strategy for the City of Launceston.

The Economic Profile of the City, was completed by the development of a data base to evaluate the economic trends occurring in the City of Launceston. This was developed using Australian Bureau Statistical data, other data bases and a range of model projections developed by "id". The Economic Profile was completed prior to the Economic Development Strategy and as such it provided additional current evidence to inform the development of the Strategy.

The Economic Profile sets out the current economic situation, but its primary focus is on the potential for economic growth and opportunity. This document informs the Economic Development Strategy.

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## **15.4 City of Launceston Economic Profile and the Economic Development Strategy ...(Cont'd)**

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The Economic Development Strategy set out the path of action. The strategy was informed by an extensive engagement process.

Introductory Economic Development Strategy workshops were held with the:

1. Senior Management Team;
2. Executive Management Team; and
3. Economic Development Committee.

In-person or telephone Interviews were also undertaken with:

- 11 of the major businesses in the City and surrounds;
- Two developers;
- Hawthorn Football Club; and
- Six stakeholder organisations representing the business interests in the City.

Relevant strategies and data sets were also reviewed.

Workshop presentations and discussions were conducted on 6 and 20 February 2017.

The first action item will be the development of an investment prospectus which is identified as a high priority within the strategy.

### **ECONOMIC IMPACT:**

Not considered relevant to this report.

### **ENVIRONMENTAL IMPACT:**

Consideration contained within the Economic Development Strategy.

### **SOCIAL IMPACT:**

Not considered relevant to this report.

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## **15.4 City of Launceston Economic Profile and the Economic Development Strategy ...(Cont'd)**

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### **STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 7 - A city that stimulates economic activity and vibrancy

Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Directions -

1. To actively market the City and Region and pursue investment
2. To provide an environment that is conducive to business and development
3. To promote tourism and a quality Launceston tourism offering
4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar
5. To support sustainable population growth in Launceston
6. To facilitate direct investment in the local economy to support its growth

### **BUDGET & FINANCIAL ASPECTS:**

Over the next 12 months the work program arising from adoption of the Economic Profile and Economic Development Strategy will focus on the development of :

1. A City prospectus;
2. Facilitating the relocation of University of Tasmania campus to Invermay; and
3. Facilitating economic initiatives identified in the City Deal.

The budgetary impact of adopting these Economic Profile and Economic Development Strategy will presented for Council consideration in the 2017/2018 budget.

### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

### **ATTACHMENTS:**

1. City of Launceston Economic Profile (distributed electronically)
  2. City of Launceston Economic Development Strategy (distributed electronically)
-

**15.5 Special Event Sponsorship Application - Netball Tasmania****FILE NO:** SF5892**AUTHOR:** Eve Gibbons (Grants and Sponsorship Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider an application received by City of Launceston's Special Event Sponsorship Program from Netball Tasmania.

**PREVIOUS COUNCIL DECISION:**

Council - 27 February 2017 - Agenda Item - Special Event Sponsorship Application - Netball Tasmania - decision deferred

Workshop - 6 March 2017 - Special Event Sponsorship Applications

**RECOMMENDATION:**

That Council pre-commits funds of \$22,500 from the 2017/2018 Special Event Sponsorship Program budget for the International Netball Festival 2018.

---

**REPORT:**

This item was deferred at the 27 February 2017 Council Meeting to enable Aldermen an opportunity to consider the Events Sponsorship Policy and guidelines at its Workshop on 6 March 2017.

Netball Tasmania has applied for \$45,000 to the City of Launceston Special Event Sponsorship Program for the International Netball Festival.

A 'Special Event' is defined as an irregular or one-off event that has the ability to attract significant attendees from local, state and interstate areas. Events will deliver an inclusive experience, encouraging community participation, creativity, and fostering pride and positivity in our city. They will also deliver tourism and economic returns to the Launceston community, building our profile and reputation as a great place to live, visit and invest.

The International Netball Festival is planned to be held in Launceston from the 25 - 31 March 2018. Launceston will host to two international netball teams in preparation for the lead up to the 2018 Commonwealth Games, Gold Coast, from 4 - 15 April 2018.

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## 15.5 Special Event Sponsorship Application - Netball Tasmania ...(Cont'd)

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Netball Tasmania will be utilising the 2015 model where a pre-World Cup Camp was held in Launceston with teams from Wales and Scotland participating.

Over the seven day period from 25 - 31 March 2018, Launceston will host two international teams. These teams will play a series of matches at the Launceston Silverdome and each feature will comprise of a double header with the Australian Centre for Excellence team and also the newly formed Tasmanian Magpies. Throughout the week there will be a series of community engagement initiatives within the school community, as well as development opportunities for participants and officials of netball in Tasmania.

It is estimated the Festival will attract 3,500 participants to the event. With an estimated attendance break down of 35-40% (local), 57% (intrastate) and 3% (interstate), it is also estimated that 420 bed nights will be utilised, with a participant spend per day of \$1,500 and spectator spend of \$150 per day. The full details of the funding request are set out in a separate report which has been distributed to Aldermen.

The application was assessed by the Event Sponsorship Assessment Panel, comprising of Alderman Danny Gibson (Chair), Alderman Karina Stojansek, Alderman Emma Williams, Ms Vanessa Cahoon (Executive Officer - Cityprom) and Mr Chris Griffin (Chief Executive Officer - Tourism Northern Tasmania) and utilised the following criteria.

### Assessment Criteria

**Participation** - Enables social connections to take place within the community, including volunteering and participation opportunities.

**Creativity and Innovation** - Encourages and supports creativity, innovation and local talent.

**Community Spirit** - Fosters pride and positivity in our city, building community spirit.

**Economic** - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

**Tourism and profile** - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

**Asset Usage** - Utilisation and activation of community assets including cultural, entertainment, sport and recreation venues, including Council owned and operated assets.

The Netball Tasmania assessment resulted in a score of 50%.

Under the distribution of funds formula applied for event sponsorship, an application receiving a score between 50% - 60% is recommended to receive 50% of the requested funding amount.

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**15.5 Special Event Sponsorship Application - Netball Tasmania ...(Cont'd)**

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**ECONOMIC IMPACT:**

Consideration contained in report.

**ENVIRONMENTAL IMPACT:**

Consideration contained in report.

**SOCIAL IMPACT:**

Consideration contained in report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 1 - A creative and innovative city

Ten-year goal - To foster creative and innovative people and industries

Key Direction -

3. To optimise the use and usability of our assets for different types of activities

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston

6. To promote active and healthy lifestyles

Priority Area 7 - A city that stimulates economic activity and vibrancy

Ten-year goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Directions -

1. To actively market the City and Region and pursue investment

3. To promote tourism and a quality Launceston tourism offering

4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar

6. To facilitate direct investment in the local economy to support its growth

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**15.5 Special Event Sponsorship Application - Netball Tasmania ...(Cont'd)**

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City of Launceston Event Strategy 2016-2019

4.1 Goal 5 - Tourism, economic and profile

1. Generate increased visitation, length of stay and high economic yields
2. Positively promote the profile of Launceston and the region in intra and interstate markets, and align with the unique brand attributes of Launceston
3. Fill gaps in the existing events calendar, particularly when there is low accommodation occupancy and minimal impacts on existing events
4. Utilise the Council's key facilities as event venues

4.2 Goal - Community, social and lifestyle outcomes

1. Contribute to a vibrant and diverse calendar of events throughout the year that are affordable and accessible to local residents
2. Strengthen Launceston's position as a highly desirable place to live, visit and invest
3. Encourage and support creativity, innovation and local talent
4. Builds community spirit, pride and sense of place
5. Enable social connections to take place within the community, including volunteering and participation opportunities

**BUDGET & FINANCIAL ASPECTS:**

The draft budget for the 2017/2018 financial year includes (based on previous discussion with aldermen in regard to the Events Strategy) an overall provision that would enable this contribution to be funded.

This level of funding could be pre committed on a 'first come basis'. Other requests will need to be considered in the context of the proposed budget for 2017/2018.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**15.6 Northern Suburbs Men and Community Shed Request****FILE NO:** SF6504**DIRECTOR:** Leanne Hurst (Director Development Services)

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**DECISION STATEMENT:**

To consider a request from the Northern Suburbs Community Centre for support for an application to the Department of State Growth Community Infrastructure Fund Major Grants to build a Men and Community Shed.

**RECOMMENDATION:**

That Council:

1. Agrees to provide a letter of support and commitment of a co-contribution of up to \$125,000 to assist the Northern Suburbs Community Centre application to the Department of State Growth Community Infrastructure Fund Major Grants to build a Men and Community Shed; and
  2. Advises the commitment is subject to the Northern Suburbs Community Centre undertaking to seek other cash and in-kind support from corporate and community partners to assist with the realisation of the project.
- 

**REPORT:**

The Council has received a request from the Northern Suburbs Community Centre (NSCC) to provide a commitment of a co-contribution of \$125,000 to assist their application to the Department of State Growth Community Infrastructure Fund Major Grants to build a Men and Community Shed.

NSCC requires the commitment from Council before 31 March 2017 when the Expressions of Interest close for this grant round.

The building of a Men and Community Shed was identified by the Rocherlea community as a priority project within the Northern Suburbs Revitalisation Project ABCD Learning Site engagement strategy. Council Officers have agreed in principle to provide a peppercorn lease to NSCC for an area within Kingbilly Park for the construction and will work with the NSCC to assist with the preparation of the application, costing and project plan documentation for the funding application.

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**15.6 Northern Suburbs Men and Community Shed Request ...(Cont'd)**

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The proposed Men and Community Shed will form the major first investment in the establishment of a community hub precinct in the heart of Rocherlea, which is the first project site for the Northern Suburbs Revitalisation project and which has been identified through the community engagement. It is recommended that the project application and commitment co-contribution be supported.

**ECONOMIC IMPACT:**

Consideration contained in report.

**ENVIRONMENTAL IMPACT:**

Consideration contained in report.

**SOCIAL IMPACT:**

Consideration contained in report.

**STRATEGIC DOCUMENT REFERENCE:**

Greater Launceston Plan: Northern Suburbs Revitalisation

The purpose of the Northern Suburbs Revitalisation project is to work closely with the community to develop a strategic framework for the future of the Northern Suburbs of Launceston, with the aim of improving the social, economic and environmental wellbeing for the area. This is a planning project led by community engagement.

**Focus Areas**

- Rocherlea/Mayfield
- Ravenswood/Waverley
- Newnham/Mowbray

**Goals**

With respect to the focus areas, to:

1. Identify strengths and assets within the community
  2. Identify needs of the community
  3. Define the community's future vision
  4. Develop a plan
-

**15.6 Northern Suburbs Men and Community Shed Request ...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**


The proposal involves the construction of a facility on the Council's land with the result that a Council asset (which would be the subject of a lease) would be acquired. The outcome of the proposal (based on the estimates provided) is a building asset costing \$250,000 funded by a grant and a Council contribution.

The \$125,000 Council contribution can be funded within the proposed 2017/2018 capital budget.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Leanne Hurst: Director Development Services**

**ATTACHMENTS:**

1. Rocherlea Men and Community Shed
  2. Support Information - Rocherlea Men and Community Shed
  3. Cost Breakdown - Stage 1 - Rocherlea Men and Community Shed
-

### *Attachment 1 - Rocherlea Men and Community Shed*

#### ALL VENUES

Postal Address:  
P.O. Box 143  
Mowbray 7248



1 Archer Street, Rocherlea

ABN 95 017 450 530

Phone: (03) 63 265506

Fax: (03) 63 262713

17<sup>th</sup> February 2017

Mr. Robert Dobrzynski  
General Manager  
Launceston City Council

#### **Rocherlea Men and Community Shed**

Dear Mr. Dobrzynski,

The Northern Suburbs Community Centre Inc Management Committee is applying for funding to the Department of State Growth Community Infrastructure Fund Major Grant to support the development of the Rocherlea Men and Community Shed on King Billy Park at Rocherlea. As part of the process for the Community Infrastructure Fund major grant application we are seeking a co-contribution towards the project from the Launceston City Council.

The NSCC (Northern Suburbs Community Centre) Men's Bizz is an open age men's group for males of all ages that have the opportunity to take part in the Men's Bizz shed or the Men's Bizz social group in a friendly environment and linking them with new opportunities in the community, to better education, information and personal development. The NSCC Men's Bizz Program has been operating for 3 years out of 2 shipping containers placed at the Rocherlea Community Hall in Archer Street, Rocherlea and is led by NSCC facilitator Mick Goss. The group also currently hold memberships with both the Tasmanian Men's Shed and Association and the Australian Men's Shed Association.

After recent discussions with Ivan Dean MLC and Barry Pickett Natural Environment Manager at LCC with an offer of land in Rocherlea to be given to the community, we are excited to have finally found a fantastic piece of land for the NSCC Mens Bizz program at King Billy Park in Rocherlea. With our building at 11 Blackwood Drive, Rocherlea returning to NSCC in 2017 as a satellite site for the neighbourhood house it will once again become a community hub and to have NSCC Mens Bizz Program located in a purpose built community shed would further increase community connections.

There are plans from recent Rocherlea community consultations, once funding is secured for the building, to further develop the shed into a community/youth mentoring facility (we are already working with East Tamar Primary School students during school terms)

N.S. Community Centre Mowbray  
Dover St  
Mowbray, Tas 7248  
Phone: (03) 63 266776

**"ANCORA IMPARO"**  
*I am still learning*

Li-Lea Pad Child Care Centre  
11 Blackwood Dr.  
Rocherlea, Tas 7248  
Phone: (03) 63 266786

### ALL VENUES

Postal Address:  
P.O. Box 143  
Mowbray 7248



ABN 95 017 450 530  
Phone: (03) 63 265506  
Fax: (03) 63 262713

The Rocherlea Men and Community Shed would likely be sized at 20m x 30m and consist of kitchen facilities, toilets, including disabled, woodwork area, store room, undercover work area for welding/small engines, possible undercover open area. The building will also require power, security, car parking and it would be beneficial for an outdoor community space including a barbecue. We are, at this point in time, waiting for building quotes to be submitted to us and we will forward these to LCC as soon as possible.

With the LCC development of the Master Plan for Rocherlea we believe a Men and Community Shed for Rocherlea at King Billy Park would be ideal. The shed and the park could then be managed by the community for the community.

NSCC Board of Management, Staff and Community thank you for your time in considering this request for co-contribution support and eagerly await your response.

Yours sincerely,

Grahame Ryan  
NSCC President

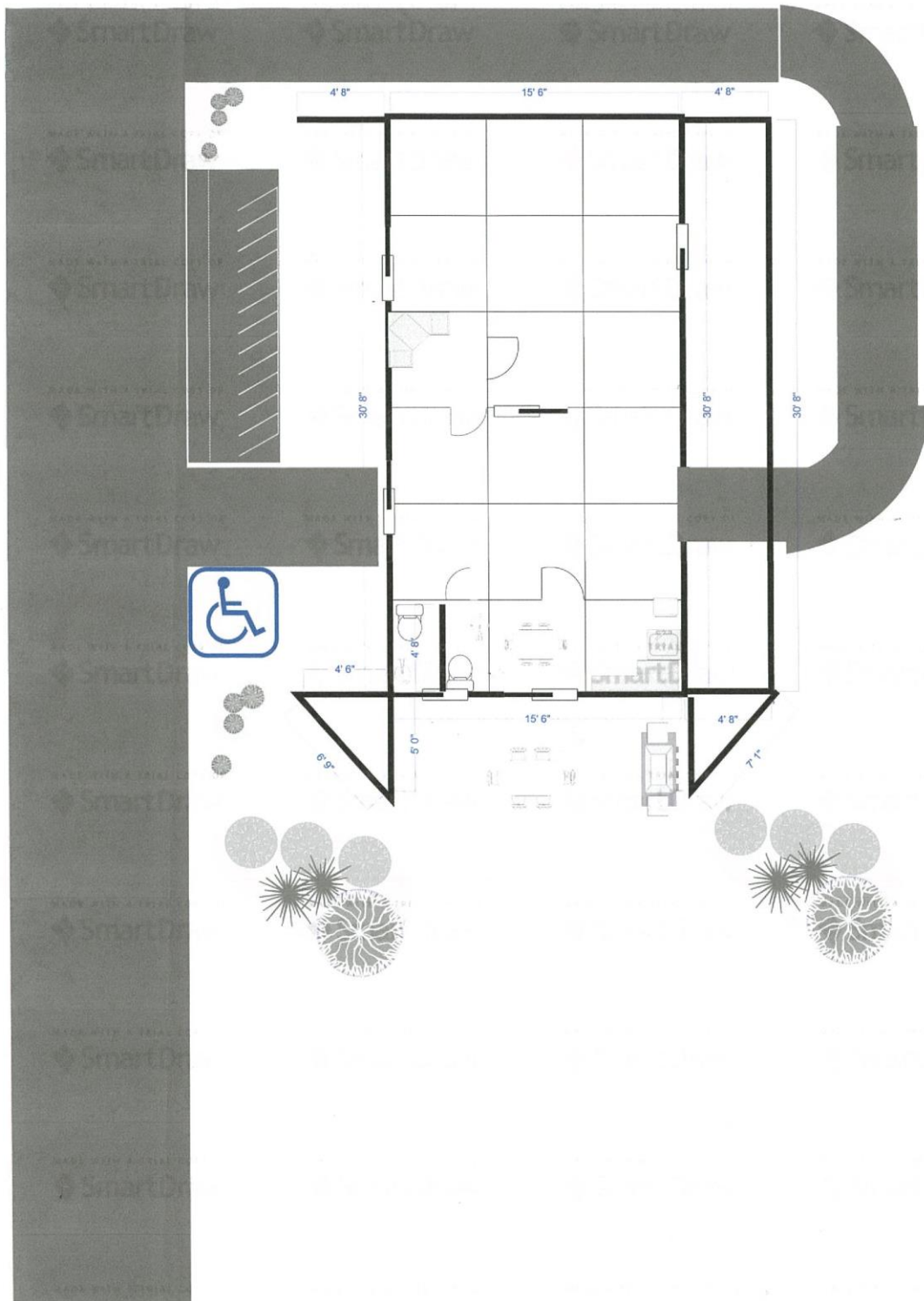
Denise Delphin  
NSCC Centre Manager

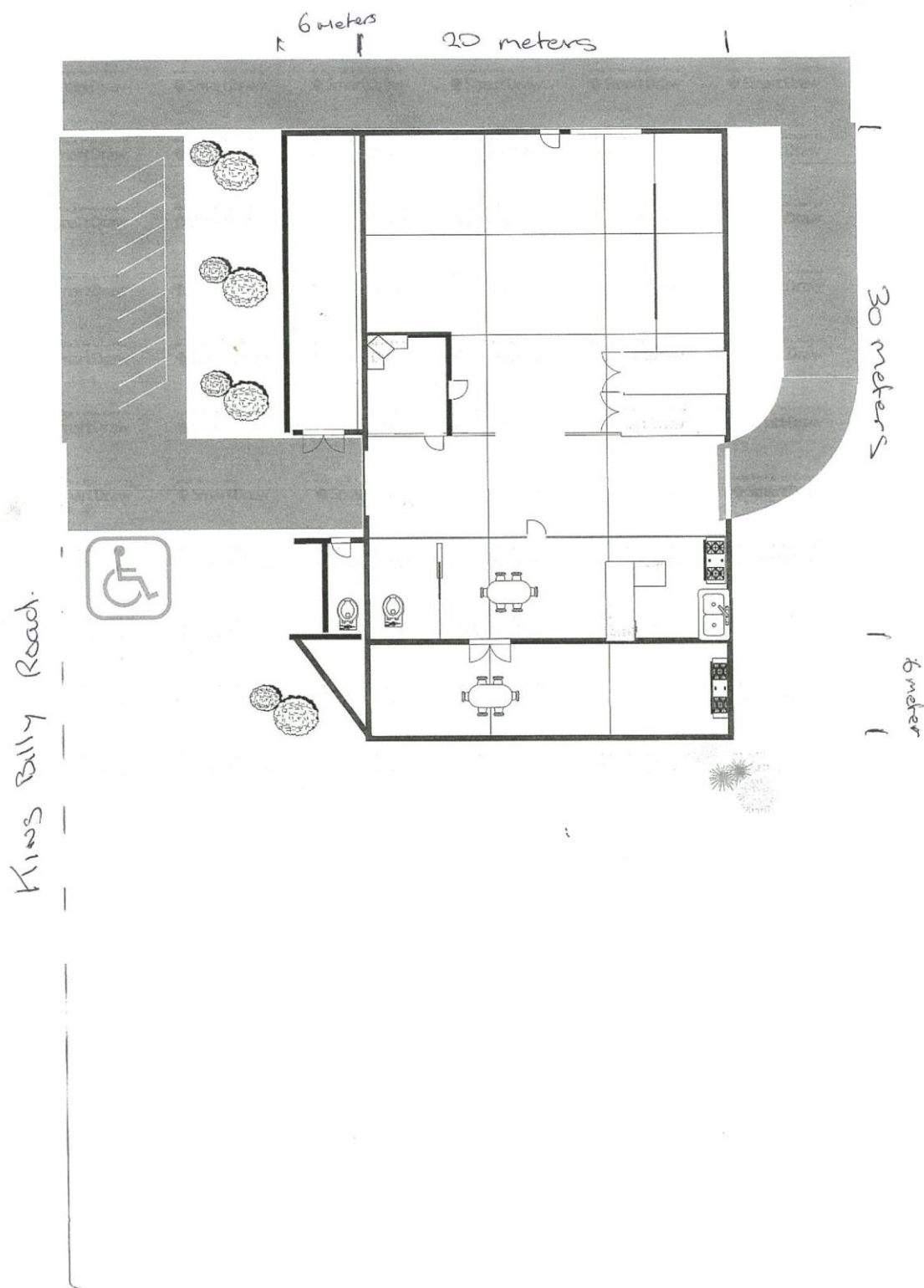
Attachment 2 - Support Information - Rocherlea Men and Community Shed











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### **MENS BIZZ**

#### **Moving Forward**

Men's Bizz is an open age men's group for males of all ages that have the opportunity to take part in the Men's Bizz shed or the Men's Bizz social group in a friendly environment and linking them with new opportunities in the community to better education, information and personal development.

#### **Men's Bizz Shed & Social Group**

It's been another very busy financial year, that saw the Men's Bizz shed doing bigger projects for the community, starting with the some new air tools, they was able to full fill a project by using recycling pallets to make 10 bench seats and a fold away bar for the community to use at City Prom events, guys also made a new music work bench for a new local church group. We found it very hard working out of one container while doing theses project. So it was time to get on to the L'ton City Council to allow us another shipping container after many meeting and waiting for the building permit we final got the approval.

Thanks to NSCC we was able to buy a 2nd container, this meant that we had to repaint the containers to the council approval, this was very big job for everybody who help out, then came the fitting out the containers with power and lights from funding received,. This all happen in the first 6 months of the financial year. After having a break over Xmas we was back into again, building new storage racks and setting up for a bit better working condition. Another community project was done making 20 nesting boxes for NRM North this year. Monthly Bunning North DIY Workshops, they also supported the NSCC Neighbourhood House Week Event at Rocherlea Hall.

Mick also did 2 more grants under the AMSA and TMSA and was successful in getting funding for some more new tools.

We even had time for some fun times as well, Fathers Day luncheon at Links, Xmas Luncheon, Xmas mystery bus trip, Agfest, Port Sorrell and Community events.

You all will be wondering how we can do all this within the group, it's because we are the MENS BIZZ Superman team. "hehe"

#### **Best outcomes delivered to the Men's Bizz, 2015-2016**

9 active members -3 new members  
Pallet project, music bench, bat boxes, New racks  
Shopping & budgeting for new tools  
Setting up & repainting shipping container  
Community Activities/Events/training/info session

#### **Partnerships**

Northern Suburbs Community Centre, Bunning North, Utas Medical, Cancer Council, MI Fellowship, Rehab4Life, Aspire, Mission Aus, Active L'ton ,NSCC playtime. NRM North, Students Works. AMSA & TMSA, Rocherlea Football club

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Big thanks to all everybody who supported the Men's Bizz and Northern Suburbs Community Centre. To our Men's Bizz members thank you for your Fantastic, Awesome Friendship

**Thank you**

**Mick Goss**

**Men's Bizz Supervisor**

***Attachment 3 - Cost Breakdown - Stage 1 - Rocherlea Men and Community Shed***

Cost break down new shed Rocherlea stage 1

Ran build quote 7248/1

1 supply concrete slab (20x30 metres)	\$68,000.00
2. Supply shed to lock up (height 3.6 metre @11 deg	\$73,600.00
3. Erection costs	\$34,000.00
4. Add estimate power (includes 3 phase wiring)	\$20,000.00
5. Add estimate plumbing (supply and fix taps etc.)	\$20,000.00
	-----
	\$215,600.00
Add contingencies 5%	\$ 10,780.00
	-----
Building costs	\$226,380.00
Future additions carpark (EST) bitumen	\$ 20,000.00
	-----
Total cost (approx.)	\$246,800.00
Add extra contingencies (rounded up)	\$250,000.00

**Note by re using current quality appliances from existing premises plus almost new security screens and various salvageable items helps to keep costs down.**

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## 16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

### 16.1 Petition - Rocherlea Surveillance

**FILE NO:** SF2306/SF0097

**AUTHOR:** Matthew Skirving (Manager Architectural Services)

**DIRECTOR:** Rod Sweetnam (Director Facilities Management)

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#### **DECISION STATEMENT:**

To consider action to be taken in respect of a petition submitted by Hon. Ivan Dean MLC requesting Council and Tasmania Police jointly under-take the installation of CCTV Surveillance Cameras in the Rocherlea area.

#### **PREVIOUS COUNCIL CONSIDERATION:**

Council - 13 February 2017 - Agenda Item 5.1 - Petition - Rocherlea Surveillance

#### **RECOMMENDATION:**

That Council receives a report in relation to the petition submitted on 13 February 2017 regarding Rocherlea surveillance.

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#### **REPORT:**

A petition, submitted by Hon. Ivan Dean MLC, was tabled at the 13 February 2017 Council meeting. Pursuant to section 60(2)(b) of the *Local Government Act 1993*, the following report details the action to be taken in respect of the petition.

The petition requested that Council and Tasmania Police jointly support the provision of CCTV surveillance cameras at multiple locations in and around the suburb of Rocherlea.

Council Officers have recently met with representatives from Tasmania Police to discuss the merit and efficacy of the actions proposed in the petition. A Strategic Planning and Policy Committee (SPPC) Workshop has been scheduled with Aldermen on the 27 March 2017 to discuss feedback provided by Tasmania Police and other matters relevant to the actions proposed in the petition presented to Council.

A report outlining the proposed actions to be implemented in response to the petition will be presented to a Council Meeting as soon as practical for consideration following this SPPC Workshop.

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## 16.1 Petition - Rocherlea Surveillance ...(Cont'd)

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### **ECONOMIC IMPACT:**

Not considered relevant to this report.

### **ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

### **SOCIAL IMPACT:**

Not considered relevant to this report.

### **STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 8 - A secure, accountable and responsive Organisation  
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders; to ensure decisions are made in a transparent and accountable way and to continue to meet our statutory obligations and deliver quality services  
Key Directions -  
1. To develop and consistently use community engagement processes  
3. To ensure decisions are made on the basis of accurate and relevant information

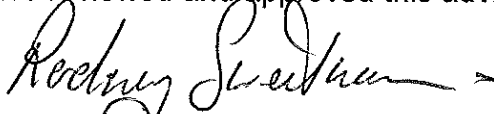
### **BUDGET & FINANCIAL ASPECTS:**

Not considered relevant to this report.

### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
**Rod Sweetnam: Director Facilities Management**

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**17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS**

**No Items have been identified as part of this Agenda**

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**18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS****18.1 St Georges Square - Mobile Food Vendors****FILE NO:** SF1549/SF6145**AUTHOR:** Harry Galea (Senior Engineering Advisor)**DIRECTOR:** Shane Eberhardt (Acting Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider investigations into alternative sites to locate Food Vans at St Georges Square that maximise public safety.

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop - 20 February 2017 - Presentation on options available within St Georges Square to locate Mobile Food Vendors

**RECOMMENDATION:**

That Council, in respect to the operation of Food Vans at St Georges Square and the consequential road safety risks, park deterioration and litter, supports the following actions:

- A. For an interim period until approximately 30 September 2017:
    1. Food Vans be required to operate from High Street allocated parking spaces so that a gap of 20m (i.e. three-four car lengths) is provided between vans. Other parking between the vans shall be prohibited during the evening trading period.
    2. The High Street location is limited to five Food Van sites.
    3. Along High Street between Arthur Street and Ann Street approval be sought from the Department of State Growth to change the posted speed limit to 40km/h between the hours 4.00pm - 9.00pm.
    4. Five Mobile Food Vendors licences be issued to operate from St Georges Square, valid until 30 September 2017 at a licence fee of \$902 (based on the approved vendor fee of \$702 for nine months plus \$200 to cover the cost of interim line marking and signage works).
  - B. A report be prepared to be considered by the Council on alternative sites for Mobile Food Vendors that address road safety, public convenience and amenity.
  - C. The irrigation of St Georges Square (East) be listed as a project in the Capital Improvement Program.
-

**18.1 St Georges Square - Mobile Food Vendors ...(Cont'd)**

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D. A pedestrian refuge in High Street at the intersection of Ann Street be considered in the 2017/2018 budget.

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**REPORT:**

The Council requested a report be prepared on addressing a number of issues arising from the operations of Mobile Food Vendors from St Georges Square.

The objectives of the investigation were:

- To retain St Georges Square as a casual dining venue serviced by on-street food vans.
- To maximise public safety given the number crossing High Street and particularly crossing between vans/in front of (blind side) of vans.
- To address the worn grass.
- To minimise litter in the park.
- To consider requests for built public conveniences.
- To work within the existing Policy on Mobile Food Vans and apply priority to the needs of 'fixed' business operations.

The development of options or relocation involved moving around St Georges Square and identifying the positives and negatives of the alternate locations.

In essence, the proposals considered to have potential were:

- Use of angled car parking in Ann Street opposite existing businesses - Consultation was undertaken with the businesses directly opposite and there was strong objection to occupation of the area based on need for parking during the hours the food van businesses needed to operate.
- Construction of circular driveway inside the park - significant construction works would be required. Works were costed at \$124,000 for a space dedicated to Food Vans. It is likely there would be significant community objections to undertaking civil works within the boundaries of the park.
- Along High Street with appropriate road safety devices.

The recommended interim option is to continue with on-street food van trading at St Georges Square. It is proposed to retain parking along High Street but improve sight distance by spacing vans, eliminate infill parking and reduce the speed limit along the road for the period the businesses are trading. To improve compliance it is proposed to install a large information sign to inform drivers of the restriction and reasons.

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**18.1 St Georges Square - Mobile Food Vendors ...(Cont'd)**

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Other considerations:

1. St Georges Square (west) is irrigated and presents very well over summer by retaining a green lustre. However, St Georges Square (east - playground side) is not irrigated. The cost of this project is likely to be \$60,000 (but subject to detailed design.)
2. Costs have been obtained to install a public toilet at St Georges Square. The likely cost is \$300,000 but potentially much higher if servicing is difficult. Alternatively a simple pre-fabricated single accessible cubicle could be installed for between \$120-140,000 depending on services connections.
3. The discussion in this paper on infrastructure is purely to support the Food Van businesses' desire to operate at St Georges Square. A fundamental question is that should these services be paid from community funds or as part of the business cost. Based on the discussion with Aldermen during the 20 February workshop it appears clear that infrastructure directly required to support the food vans should be paid by the food van vendors.

On the basis that the safety issues are unable to be fully resolved then it is recommended that the relatively low cost works should be implemented for an interim period (six months) and consider options to relocate the Mobile Food Vendors to an alternative venue that provides existing public conveniences and less conflict with traffic.

A copy of this report has been provided to current licenced food vendors operating at St Georges Square. A workshop with the vendors will be held within the next 4 weeks to get feedback on long term options for facilitating the operation of food vans within the municipality.

**ECONOMIC IMPACT:**

The increase in Mobile Food Vendors increases the businesses and employment opportunities within the City of Launceston.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Casual dining at St Georges Square has been a tremendous success and an alternative experience to improve the liveability of Launceston residents.

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## 18.1 St Georges Square - Mobile Food Vendors ...(Cont'd)

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### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer and attractive network of parks, open spaces and facilities throughout Launceston
2. To support the CBD and commercial areas as activity places during day and night
3. To contribute to enhanced public health and amenity to promote a safe and secure environment

### BUDGET & FINANCIAL ASPECTS:

The approved fees and charges specify a fee of \$936pa (or \$234pq) for the Mobile Food Vendors. The cost to implement the interim works (including information sign bay marking and parking signage) is estimated to be \$1,000. On the basis that only five licences are issued then the fee would need to include an amount of \$200 to cover these works. As a result the fee for the nine month period (1 January - 30 September) would be \$902. The cost of the 4 speed limit signs is approximately \$500 which is considered a community cost.

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Shane Eberhardt: Acting Director Infrastructure Services**

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**19 MAJOR PROJECTS DIRECTORATE ITEMS**

**No Items have been identified as part of this Agenda**

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**20 CORPORATE SERVICES DIRECTORATE ITEMS****20.1 Council Fees - 2017/2018 Financial Year****FILE NO:** SF7024**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To determine various Council Fees for the 2017/2018 Financial Year in accordance with the requirements of the *Local Government Act 1993*. The decision requires an absolute majority.

**PREVIOUS COUNCIL CONSIDERATION:**

Presented annually to Council.

**RECOMMENDATION:**

That, pursuant to section 205 of the *Local Government Act 1993*, Council sets the following fees for the financial year ending 30 June 2018.

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20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
<b>BUILDING SERVICES</b>		
<b>Residential</b>		
Permitted - Minor Structures, swimming pools and Minor Residential (\$50,000 and under)	GST Exempt (Div 81)	\$179.00
Notifiable - Minor Structures, swimming pools and Minor Residential (\$50,000 and under)	GST Exempt (Div 81)	\$179.00
Permitted - Major Residential (over \$50,000)	GST Exempt (Div 81)	\$312.00
Notifiable - Major Residential (over \$50,000)	GST Exempt (Div 81)	\$312.00
Permitted - Minor / small assembled swimming pools	GST Exempt (Div 81)	Exempt
Notifiable - Minor / small assembled swimming pools	GST Exempt (Div 81)	Exempt
Building Certificate Residential	GST Exempt (Div 81)	\$179.00
<b>Commercial</b>		
Permitted - Minor Commercial (\$100,000 and under) - based on m <sup>2</sup>	GST Exempt (Div 81)	\$240.00
Notifiable - Minor Commercial (\$100,000 and under) - based on m <sup>2</sup>	GST Exempt (Div 81)	\$240.00
Permitted - Major Commercial (over \$100,000) - based on m <sup>2</sup>	GST Exempt (Div 81)	\$538.00
Notifiable - Major Commercial (over \$100,000) - based on m <sup>2</sup>	GST Exempt (Div 81)	\$538.00
Building Certificate Commercial	GST Exempt (Div 81)	\$240.00
<b>Various</b>		
Permitted - Amendment to Building Permits (per amendment)	GST Exempt (Div 81)	\$91.00
Notifiable - Amendment to Building Permits (per amendment)	GST Exempt (Div 81)	\$91.00
Retrieval of Documents (per half hour)	GST Exempt (Div 81)	\$42.00
Certificate to Proceed	GST Exempt (Div 81)	Double the PA fee
Certificate of Substantial Compliance	GST Exempt (Div 81)	Double the PA fee
Temporary Occupancy Permits	GST Exempt (Div 81)	\$144.00
Temporary Occupancy Permit - Non-profit Organisation	GST Exempt (Div 81)	-
Extension of Time	GST Exempt (Div 81)	\$91.00
Minor Works Notification	GST Exempt (Div 81)	\$91.00
<b>Staged Building Permits Residential / Minor</b>		
Stage 1	GST Exempt (Div 81)	\$179.00
Stage 2	GST Exempt (Div 81)	\$91.00
Stage 3	GST Exempt (Div 81)	\$91.00
<b>Staged Building Permits Residential / Major</b>		
Stage 1	GST Exempt (Div 81)	\$312.00
Stage 2	GST Exempt (Div 81)	\$156.00
Stage 3	GST Exempt (Div 81)	\$156.00
<b>Staged Building Permits Commercial</b>		
Stage 1	GST Exempt (Div 81)	Full PA Fee
Stage 2	GST Exempt (Div 81)	Full PA Fee
Stage 3	GST Exempt (Div 81)	Full PA Fee
<b>Levy (Set by State Government)</b>		
Training Levy		Set by State Gov
Building Levy		Set by State Gov
<b>PLUMBING</b>		
Permitted - Assessment Fee (Domestic)	GST Exempt (Div 81)	\$64.00
Notifiable - Assessment Fee (Domestic)	GST Exempt (Div 81)	\$64.00
Permitted - Assessment Fee (Commercial)	GST Exempt (Div 81)	\$140.00
Notifiable - Assessment Fee (Commercial)	GST Exempt (Div 81)	\$140.00
Permitted - Inspection Fee (including additional inspections)	GST Exempt (Div 81)	\$140.00
Notifiable - Inspection Fee (including additional inspections)	GST Exempt (Div 81)	\$140.00
Permitted - Minor plumbing Fee (domestic 1 fixture)	GST Exempt (Div 81)	\$204.00
Notifiable - Minor plumbing Fee (domestic 1 fixture)	GST Exempt (Div 81)	\$204.00
Permitted - Minor plumbing Fee (commercial 1 fixture)	GST Exempt (Div 81)	\$204.00
Notifiable - Minor plumbing Fee (commercial 1 fixture)	GST Exempt (Div 81)	\$204.00
Permitted - Residential up to 3 fixtures	GST Exempt (Div 81)	\$428.00
Notifiable - Residential up to 3 fixtures	GST Exempt (Div 81)	\$428.00
Permitted - Residential up to 6 fixtures	GST Exempt (Div 81)	\$599.00
Notifiable - Residential up to 6 fixtures	GST Exempt (Div 81)	\$599.00



20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Permitted - Residential up to 9 fixtures	GST Exempt (Div 81)	\$869.00
Notifiable - Residential up to 9 fixtures	GST Exempt (Div 81)	\$869.00
Residential Units	GST Exempt (Div 81)	\$599.00
Plus each unit over 1	GST Exempt (Div 81)	\$281.00
More than 6 units will be quoted	GST Exempt (Div 81)	POA
Permitted - Outbuilding / Misc structure	GST Exempt (Div 81)	\$140.00
Notifiable - Outbuilding / Misc structure	GST Exempt (Div 81)	\$140.00
Permitted - Demolition	GST Exempt (Div 81)	\$231.00
Notifiable - Demolition	GST Exempt (Div 81)	\$231.00
Permitted - Pool	GST Exempt (Div 81)	\$240.00
Notifiable - Pool	GST Exempt (Div 81)	\$240.00
<b>BUILDING SURVEYING</b>		
<i>PLEASE NOTE: FEES WILL BE QUOTED AS A MAXIMUM FEE AND/OR WHERE INDICATED, AN HOURLY RATE.. QUOTES WILL BE IN WRITING AND RELEVANT TO DOCUMENTS PROVIDED FOR QUOTATION.</i>		
<b>General</b>		
Accredited - Hourly Rate	Taxable	\$168.30
Non-Accredited - Hourly Rate	Taxable	\$168.30
Accredited - Additional Inspections (inspections associated with current Certifications and Permits)	Taxable	\$112.20
Non-Accredited - Additional Inspections (inspections associated with current Certifications and Permits)	Taxable	\$112.20
<b>Domestic</b>		
\$0.00		
Accredited Practitioner - Demolition (includes up to 1 inspection)	Taxable	\$336.60
Accredited Practitioner - Underpinning	Taxable	\$336.60
Accredited Practitioner - Shipping Container	Taxable	\$336.60
Accredited Practitioner - Swimming Pool (above ground) (includes 1 inspection - pool fence)	Taxable	\$224.40
Non-Accredited Practitioner - Swimming Pool (above ground) (includes 1 inspection - pool fence)	Taxable	\$224.40
Accredited Practitioner - Swimming Pool (inground) (includes up to 2 inspections)	Taxable	\$448.80
Non-Accredited Practitioner - Swimming Pool (inground) (includes up to 2 inspections)	Taxable	\$617.10
Accredited Practitioner - Deck (includes up to 2 inspections)	Taxable	\$448.80
Non-Accredited Practitioner - Deck (includes up to 2 inspections)	Taxable	\$617.10
Accredited Practitioner - Verandah/Pergola (includes up to 2 inspections)	Taxable	\$448.80
Non-Accredited Practitioner - Verandah/Pergola (includes up to 2 inspections)	Taxable	\$617.10
Accredited Practitioner - Garage/Carport/Shed (includes up to 2 inspections)	Taxable	\$448.80
Non-Accredited Practitioner - Garage/Carport/Shed (includes up to 2 inspections)	Taxable	\$617.10
Accredited Practitioner - Retaining Wall (includes up to 2 inspections)	Taxable	\$448.80
Non-Accredited Practitioner - Retaining Wall (includes up to 2 inspections)	Taxable	\$617.10
Accredited Practitioner - 2 Structures (example deck & garage) (includes up to 3 inspections)	Taxable	\$673.20
Non-Accredited Practitioner - 2 Structures (example deck & garage) (includes up to 3 inspections)	Taxable	\$897.60
Accredited Practitioner - 3 Structures (example deck, garage & carport) (includes up to 4 inspections)	Taxable	\$897.60
Non-Accredited Practitioner - 3 Structures (example deck, garage & carport) (includes up to 4 inspections)	Taxable	\$1,234.20

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Accredited Practitioner - Addition/Alteration - Less than 35m2 (includes up to 3 inspections)	Taxable	\$561.00
Non-Accredited Practitioner - Addition/Alteration - Less than 35m2 (includes up to 3 inspections)	Taxable	\$785.40
Accredited Practitioner - Addition/Alteration - 36m2 to 199m2 (includes up to 4 inspections)	Taxable	\$1,009.80
Non-Accredited Practitioner - Addition/Alteration - 36m2 to 199m2 (includes up to 4 inspections)	Taxable	\$1,234.20
Accredited Practitioner - NEW Dwelling - Greater than 200m2 (Quote) (includes up to 4 inspections)	Taxable	\$1,122.00
Non-Accredited Practitioner - NEW Dwelling - Greater than 200m2 (Quote) (includes up to 4 inspections)	Taxable	\$1,683.00
Accredited Practitioner - Multi Units - 2 Units - If built simultaneously (includes up to 5 inspections)	Taxable	\$1,346.40
Non-Accredited Practitioner - Multi Units - 2 Units - If built simultaneously (includes up to 5 inspections)	Taxable	\$1,683.00
Accredited Practitioner - Multi Units - More than 2 Units (includes up to 5 inspections)	Taxable	
Non-Accredited Practitioner - Multi Units - More than 2 Units (includes up to 5 inspections)	Taxable	
Accredited Practitioner - Certificate of Substantial Compliance	Taxable	
Non-Accredited Practitioner - Certificate of Substantial Compliance	Taxable	
<b>Commercial</b>		
Accredited Practitioner - Hourly Rate (H/R) (includes 1 inspection)	Taxable	\$168.30
Non-Accredited Practitioner - Hourly Rate (H/R) (includes 1 inspection)	Taxable	\$168.30
Accredited Practitioner - Demolition (includes up to 1 inspection)	Taxable	\$448.80
Accredited Practitioner - Internal fitout - maximum 250m2 (includes 2 inspections)	Taxable	\$673.20
Accredited Practitioner - Internal fitout - 251m2 to 499m2 (includes up to 2 inspections)	Taxable	\$897.60
Accredited Practitioner - Internal fitout - over 499m2 (includes up to 3 inspections)	Taxable	\$1,009.80
Accredited Practitioner - Takeaway/Café Fitout - less than 20 people (includes up to 2 inspections)	Taxable	\$785.40
Accredited Practitioner - Addition/Alteration - Maximum 300m2 (includes up to 3 inspections)	Taxable	\$1,346.40
Accredited Practitioner - New/Addition/Alteration - Maximum 499m2 (includes up to 3 inspections)	Taxable	\$2,244.00
Accredited Practitioner - New/Addition/Alteration - Over 499m2 (includes up to 4 inspections)	Taxable	\$2,805.00
Accredited Practitioner - Certificate of Substantial Compliance	Taxable	
Accredited Practitioner - Multi Units - 2 Units (includes up to 5 inspections)	Taxable	\$2,075.70
<b>Other</b>		
Accredited Practitioner - Amended Certifications (Hourly Rate (H/R))	Taxable	\$168.30
Non-Accredited Practitioner - Amended Certifications (Hourly Rate (H/R))	Taxable	\$168.30
Accredited Practitioner - Extension of time (12 months) BS Service contract past 2 years	Taxable	\$295.80
Accredited Practitioner - Consultancy Work Hourly Rate (H/R)	Taxable	\$168.30
Accredited Practitioner - Re-Open Expired File - Less than 4 years	Taxable	\$673.20
Accredited Practitioner - Re-Open Closed File - Greater than 4 years	Taxable	\$1,009.80
Accredited Practitioner - Strata Reports - 1 Unit	Taxable	\$504.90
Accredited Practitioner - Strata Reports - 2 Units	Taxable	\$673.20

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Accredited Practitioner - Strata Reports - 3 Units or more	Taxable	
Accredited Practitioner - Access Lift	Taxable	\$897.60
Accredited Practitioner - Occupancy Permit	Taxable	\$336.60
Accredited Practitioner - TOP Certificate (per hour)	Taxable	
Accredited Practitioner - Travel Return to Base (per km and greater than 50km from Launceston CBD)	Taxable	\$1.41
<b>PLANNING SERVICES</b>		
Advertising Fee	GST Exempt (Div 81)	\$320.00
Development Fee	GST Exempt (Div 81)	\$2 per \$1,000, min \$384, max \$30,000
Retrospective applications except where work was carried out by a previous owner more than 3 years prior to the lodgement of the application	GST Exempt (Div 81)	Twice the fee calculated above
Advertising - Heritage only residential application (where the heritage code is the only trigger for an application)	GST Exempt (Div 81)	Advertising Fee Only
Subdivision - other than stratum title subdivision	GST Exempt (Div 81)	\$384.00 plus \$100 per additional lot created
Minor amendment	GST Exempt (Div 81)	\$232.00
Extended permit	GST Exempt (Div 81)	\$232.00
Scanning of plans where electronic copy not provided	GST Exempt (Div 81)	\$2.85 per plan, A2 size and larger
Provision of a certificate of title		Fees as set by The LIST ( <a href="http://www.list.tas.gov.au">www.list.tas.gov.au</a> ) + \$20.00
Document Searches and provision of electronic documents (per half hour)	Taxable	\$42.00
Planning Scheme Amendment	GST Exempt (Div 81)	\$3,945 + Tas Planning Commission Fee
Tas Planning Commission Fee	GST Exempt (Div 81)	Set by Tasmanian Planning Commission
Combined Amendment and Development Application	GST Exempt (Div 81)	Planning Scheme Fee + Development Fee (no advertising fee) + Tas Planning Commission Fee
Examination and certification of a Strata Plan Fee plus \$52 per lot	GST Exempt (Div 81)	\$233.00
Strata Title inspection (per visit)	GST Exempt (Div 81)	\$150.00
Examination and sealing of a Final Plan	GST Exempt (Div 81)	\$447.00
Application for an adhesion order - requirement by Council permit	GST Exempt (Div 81)	\$140.00
Application for an adhesion order - not a requirement by Council permit	GST Exempt (Div 81)	\$444.00
Application for a Section 71 agreement under LUPAA - requirement by Council permit	GST Exempt (Div 81)	\$140.00
Application for a Section 71 agreement under LUPAA - not a requirement by Council permit	GST Exempt (Div 81)	\$444.00
Application for a petition to amend registered plan	GST Exempt (Div 81)	\$447.00
Amendment to a sealed plan hearing fee	GST Exempt (Div 81)	\$500.00
Application to amend sealed or strata plan	GST Exempt (Div 81)	\$294.00
Miscellaneous - anything not listed elsewhere	Taxable	\$316.00
Staged Development Scheme - Strata Titles Act 1998 - up to 5 lots	GST Exempt (Div 81)	\$669.00
Staged Development Scheme - Strata Titles Act 1998 - 6-30 lots	GST Exempt (Div 81)	\$1,340.00
Staged Development Scheme - Strata Titles Act 1998 - more than 31 lots	GST Exempt (Div 81)	\$2,674.00
Amendment to a Staged Development Scheme	GST Exempt (Div 81)	\$669.00
<b>ENVIRONMENTAL SERVICES</b>		
<b>Environmental Health</b>		
Public Health Risk - Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$66.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Public Health Risk - Registration / Renewal Annual Application Fee	GST Exempt (Div 81)	\$66.00
Regulated Systems Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$54.00 to a maximum of \$135
Place of Assembly Licence (Specific Event)	GST Exempt (Div 81)	\$119.00
Place of Assembly Licence (Specific Event) - Non-profit Organisation	GST Exempt (Div 81)	-
Private Water - Registration / Renewal Annual Application Fee - paid by 15 August	GST Exempt (Div 81)	\$119.00
Food Premises Licence - Schools / Community Groups Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$119.00
Low Risk Food Business Registration/Renewal Annual	GST Exempt (Div 81)	\$161.00
Medium Risk Food Business Registration/Renewal Annual	GST Exempt (Div 81)	\$181.00
High Risk Food Business Registration/Renewal Annual	GST Exempt (Div 81)	\$221.00
Request for service fee (hour)	GST Exempt (Div 81)	\$143.00
Inspection Fee for Non Compliance (Hour)	GST Exempt (Div 81)	\$143.00
Front of Shop Module Licence	GST Exempt (Div 81)	\$119.00
Food Premises Notification Inspection	GST Exempt (Div 81)	\$143.00
Food Premises Licence half year (Jan-Jun) - Annual Application Fee	GST Exempt (Div 81)	\$89.00
Food Premises Temporary Licence / Renewal - Non-profit Organisation	GST Exempt (Div 81)	-
Food Premises Temporary Licence / Renewal - up to 1 week	GST Exempt (Div 81)	\$24.00
Food Premises Temporary Licence / Renewal - 1 week to 2 months	GST Exempt (Div 81)	\$74.00
Food Premises Temporary Licence / Renewal - 2 to 6 months	GST Exempt (Div 81)	\$117.00
Food Premises Temporary Licence / Renewal - 6 months to 1 year	GST Exempt (Div 81)	\$181.00
On-Site Wastewater Management Systems - Application Fee	GST Exempt (Div 81)	\$201.00
On-site Wastewater Management Systems - Inspection Fee (EHO only inspection)	Taxable	\$143.00
Application & Assessment of Application for Portable Sign	GST Exempt (Div 81)	\$34.00
Portable Sign Renewal	GST Exempt (Div 81)	\$34.00
Food Handling Seminars - Conducting food handling seminars - general per hour	Taxable	\$104.00
Food / Water - Sample Analysis per hour	Taxable	\$143.00
Water Cartage Tanker - Assessment for approval per hour	Taxable	\$143.00
Inspection and Report - Assessment and Written existing food premises report per hour	Taxable	\$143.00
Environmental Health Officers Report - Assessment of plans for food premises (Reg 16 Building Regulations 2004)	GST Exempt (Div 81)	\$143.00
Environmental Health Officers Report - Final Inspection of food premises (prior to Occupancy Permit, Reg 16 Building Regulations 2004)	GST Exempt (Div 81)	\$143.00
Environmental Health Officers report for purposes of Building Act 2000 - skin penetration business	GST Exempt (Div 81)	\$143.00
Fire Hazard / Weed Clearance - Cost recovery of contractor costs	Taxable	Contractor Costs + \$100.00
Abandoned Vehicles - Cost recovery of contractor costs	Taxable	Contractor Costs + \$100.00
<b>Outdoor Dining</b>		
<b>Central CBD - per m<sup>2</sup></b>	GST Exempt (Div 81)	\$71.00
The area bounded by Cimitiere, George, Charles and Yorks Streets		
<b>Other Central CBD - per m<sup>2</sup></b>	GST Exempt (Div 81)	\$42.00
The area bounded by (but excluding the central CBD as defined above) the Esplanade, Tamar, Wellington, Canning George and Yorks Streets		
<b>District Centres - per m<sup>2</sup></b>	GST Exempt (Div 81)	\$42.00
The following shopping districts: Kings Meadows, Mowbray, Newstead and Invermay Road		
<b>Other minor areas - per m<sup>2</sup></b>	GST Exempt (Div 81)	\$20.00
<b>Late Fees (paid after due date)</b>		
All annual Environmental Health licence renewals - Late Fee		\$50.00
Place of Assembly Licence (Specific Event) - Late Fee (if application received less than one calendar month prior to event)	GST Exempt (Div 81)	\$100.00
Food Premises Temporary Licence / Renewal (up to 1 week) - Late Fee (if application received less than one calendar month prior to event)	GST Exempt (Div 81)	\$60.00
<b>Dog Registrations</b>		
Lifelong registration of male or female desexed dog	GST Exempt (Div 81)	\$100.00

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Pensioner, Lifelong registration of male or female desexed dog	GST Exempt (Div 81)	\$50.00
Male or Female dog with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$46.00
Purebred with papers with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$31.00
Purebred kept for breeding Greyhound or Working dog with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$31.00
Pensioner, 1 dog (desexed) only with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$10.00
Pensioner, 1 dog (whole) only with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$15.00
Sterilised dogs with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$20.00
Guide Dogs - paid on or before 1 July	GST Exempt (Div 81)	-
Dangerous Dog (Guard) with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$31.00
TCA Registered with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$27.00
Declared Dangerous Dog with microchip - paid on or before 1 July	GST Exempt (Div 81)	\$450.00
Transfer of registration (Mutual Recognition)	GST Exempt (Div 81)	-
New Dog Registrations (paid after 1 May)	GST Exempt (Div 81)	\$6.00
Replacement Dog Tag	GST Exempt (Div 81)	\$5.00
<b>Dangerous Dogs</b>		
Dangerous Dog Sign	GST Exempt (Div 81)	\$82.00
Dangerous Dog Collar - small	GST Exempt (Div 81)	\$47.00
Dangerous Dog Collar - medium	GST Exempt (Div 81)	\$55.00
Dangerous Dog Collar - large	GST Exempt (Div 81)	\$59.00
<b>Kennel Licences</b>		
Kennel Licence - initial licence fee for 3 - 5 dogs	GST Exempt (Div 81)	\$100.00
Kennel Licence - initial licence fee for 6 or more dogs	GST Exempt (Div 81)	\$130.00
Kennel Licence Renewal Fee - all categories	GST Exempt (Div 81)	\$59.00
<b>Impounding Fee</b>		
Impounding Fee - first time	GST Exempt (Div 81)	\$27.50
Second and subsequent impounding	GST Exempt (Div 81)	\$41.00
Daily Maintenance Fee for impounded dogs	GST Exempt (Div 81)	\$26.00
Impounding Fee for large animals (horse, cow, sheep, pig etc)	GST Exempt (Div 81)	\$20.00
Fee to make an official dog barking complaint	GST Exempt (Div 81)	-
<b>COMMUNITY DEVELOPMENT</b>		
Street Party Closure	GST Exempt (Div 81)	\$117.00
<b>PARKING</b>		
<b>Car Parks</b>		
Paterson St East - first hour	Taxable	\$2.00
Paterson St East - each 30 minutes after that	Taxable	\$1.00
Paterson St West - first hour	Taxable	\$2.00
Paterson St West - each 30 minutes after that	Taxable	\$1.00
Elizabeth St - first hour	Taxable	\$2.00
Elizabeth St - each 30 minutes after that	Taxable	\$1.00
Elizabeth St - Early Bird (Daily rate)	Taxable	\$6.00
York St West - per hour	Taxable	\$2.00
Bathurst St - 2 hours	Taxable	\$2.00
Bathurst St - Daily Rate	Taxable	\$4.00
Inveresk - per hour	Taxable	\$1.50
Inveresk - per day	Taxable	\$3.00
Inveresk - exhibition building per day	Taxable	\$2.00
Inveresk - Foster Street end	Taxable	
Cimitiere / Cameron Street - per hour or part thereof	Taxable	\$2.00
Cimitiere / Cameron Street - per day	Taxable	\$6.00
Royal Park - per hour	Taxable	\$2.00
Royal Park - per day	Taxable	\$5.00
Park Street - per hour	Taxable	\$1.00
Willis Street - per hour	Taxable	\$1.50
Willis Street - per day	Taxable	\$4.00
Basin - Half Day - 4 hours	Taxable	\$3.00
Basin - Full Day - 8 hours	Taxable	\$5.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
River Edge - per hour	Taxable	\$2.00
River Edge - per day	Taxable	\$5.00
Penny Royal - per hour	Taxable	\$2.00
Home Point - per hour	Taxable	\$2.00
Windmill Hill - 90 minutes	Taxable	\$1.00
Windmill Hill - 3 hours	Taxable	\$2.00
Windmill Hill - 6 hours	Taxable	\$4.00
<b>On Street Meters</b>		
1 hour meters: per hour	Taxable	\$2.70
3 hour meters: per hour	Taxable	\$2.20
9 hour meters: per hour	Taxable	\$0.90
<b>Car Park Rentals</b>		
York Street West per month	Taxable	\$148.00
Paterson Street West per month	Taxable	\$240.00
Bathurst Street Car Park per month	Taxable	\$159.00
Cimitiere / Cameron Street per fortnight - staff	Taxable	\$22.50
Cimitiere / Cameron Street per month	Taxable	\$113.00
Paterson Street East (after hours) per month	Taxable	\$56.00
Elizabeth Street Car Park per month	Taxable	\$159.00
<b>Other</b>		
Meter Hoods: per day	Taxable	\$25.00
Disabled Parking Permits: per year - Fee is reduced to \$7.00 if Permit is returned	Taxable	\$20.50
Commercial Vehicle Permits: per year	Taxable	\$510.00
<b>CARR VILLA CEMETERY AND CREMATORIUM</b>		
<b>Burials</b>		
Single Depth (at need)	Taxable	\$2,485.00
Single Depth (when right of burial held)	Taxable	\$1,820.00
Single Depth (free ground)	Taxable	\$1,820.00
Double Depth (at need)	Taxable	\$2,720.00
Double Depth (when right of burial held)	Taxable	\$2,120.00
Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2,100mm x 700mm	Taxable	\$310.00
Infant under 12 years (at need)	Taxable	\$885.00
Infant under 12 years (when right of burial held)	Taxable	\$680.00
Pre-purchase of right of burial	Taxable	\$1,350.00
<b>Cremations</b>		
Over 16 years of age	Taxable	\$790.00
Under 16 years of age	Taxable	\$375.00
Stillborn children and infants under 6 months - no charge	Taxable	-
Pathology Launceston - per box	Taxable	\$80.00
Pathology LGH - per box	Taxable	\$820.00
Miscellaneous	Taxable	\$70.00
<b>Miscellaneous Fees</b>		
Saturday morning surcharge - burial	Taxable	\$725.00
Saturday morning surcharge - cremation	Taxable	\$725.00
Interment outside business hours	Taxable	\$210.00
Permit for monumental work	Taxable	\$150.00
Installation of plaque (includes supply and install of vase)	Taxable	\$155.00
Exhumation Fee plus digging fee	Taxable	\$3,050.00
Supply and Installation of temporary wooden cross	Taxable	\$195.00
Memorial position on Cemetery Entrance Chapel Wall	Taxable	\$210.00
Record search per each half hour	Taxable	\$40.00
Issue of Cremation Certificate	Taxable	\$40.00
<b>Preservation of Ashes (excluding cost of memorial plaque)</b>		
Administration Fee for external Inward Ashes	Taxable	\$85.00
A' Section Rose Garden first placement	Taxable	\$1,070.00
A' Section Rose Garden each of second and third placements (if required)	Taxable	\$370.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
B' Section Rose Garden first placement	Taxable	\$735.00
B' Section Rose Garden each of second and third placements (if required)	Taxable	\$250.00
Barakee Waters - Placement single depth (each)	Taxable	\$1,070.00
Barakee Waters - 2nd placement at double depth (each)	Taxable	\$735.00
Barakee Waters - Cremorial Panel (per niche)	Taxable	\$1,070.00
Clay Grove and Kooyong Garden placement - per placement	Taxable	\$735.00
Granite Wall, per single niche	Taxable	\$735.00
Northern Wall Main Bay per single niche	Taxable	\$350.00
Northern Wall Pergola Pillars per single niche	Taxable	\$540.00
Northern Wall Ex Serviceman - DVA criteria	Taxable	\$230.00
Lawn and Pergola Walls first placement in niche	Taxable	\$735.00
Lawn and Pergola Walls second placement in niche	Taxable	\$370.00
Colonnade Walls per single niche	Taxable	\$550.00
Western Wall per single niche	Taxable	\$550.00
Fence Piers per single niche	Taxable	\$550.00
Feature Gardens Special Rose per placement	Taxable	\$1,160.00
Feature Gardens Water Feature first placement	Taxable	\$1,160.00
Feature Gardens Water Feature second placement	Taxable	\$735.00
Pool of Eternal Memories	Taxable	\$735.00
Burial in a grave	Taxable	\$240.00
Despatch by mail (plus postage)	Taxable	\$80.00
Scattering - no charge	Taxable	-
Collection - no charge	Taxable	-
Removal from placement	Taxable	\$80.00
<b>LILYDALE CEMETERY</b>		
<b>Burials</b>		
Single Depth (at need)	Taxable	\$2,485.00
Single Depth (when right of burial held)	Taxable	\$1,820.00
Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2,100mm x 700mm	Taxable	\$310.00
Infant under 12 years (at need)	Taxable	\$885.00
Infant under 12 years (when right of burial held)	Taxable	\$680.00
Pre-purchase of right of burial	Taxable	\$1,350.00
<b>Miscellaneous Fees</b>		
Saturday morning surcharge	Taxable	\$900.00
Permit for monumental work	Taxable	\$185.00
Exhumation Fee plus digging fee	Taxable	\$3,420.00
<b>Preservation of Cremated Remains (excluding plaque)</b>		
Burial in a grave	Taxable	\$305.00
Columbarium - per single niche	Taxable	\$370.00
<b>LEISURE &amp; AQUATIC CENTRE</b>		
<b>CASUAL ENTRY</b>		
<b>Leisure Entry</b>		
Adult	Taxable	\$7.20
Child	Taxable	\$5.40
Infant (Under 2)	Taxable	-
Toddler (2-4)	Taxable	\$3.10
Toddler and supervisor	Taxable	\$6.20
Family	Taxable	\$19.50
Concession	Taxable	\$5.40
Non-Swim / Spectator / supervisor	Taxable	\$3.10
<b>Water Slide</b>		
1 Ride	Taxable	\$1.00
4 Pack	Taxable	\$4.00
8 Pack	Taxable	\$6.00
16 Pack	Taxable	\$10.00
<b>Premium Visit</b>		

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Premium Visit - Adult	Taxable	\$12.60
Premium Visit - Concession	Taxable	\$9.50
<b>Aquarobics Classes (inc Leisure Entry)</b>		
Aquarobics	Taxable	\$15.00
Concession Aqua Classes	Taxable	\$11.25
<b>Supervised Pool Parties</b>		
Deposit	Taxable	-
Per Head	Taxable	\$5.00
Booking Fee	Taxable	\$72.00
<b>MULTI VISIT PASSES</b>		
<b>Multi Visit Passes</b>		
Adult 10 Pass	Taxable	\$61.00
Adult 20 Pass	Taxable	\$108.00
Child 10 Pass	Taxable	\$46.00
Child 20 Pass	Taxable	\$81.00
Concession 10 Pass	Taxable	\$46.00
Concession 20 Pass	Taxable	\$81.00
Family 5 Pass	Taxable	\$81.00
Family 10 Pass	Taxable	\$141.00
<b>Premium Pass (does not include Aquatic Group Exercise)</b>		
Adult 10 Pass	Taxable	\$97.00
Adult 20 Pass	Taxable	\$180.00
Concession 10 Pass	Taxable	\$73.00
Concession 20 Pass	Taxable	\$135.00
Seniors 10 Pass	Taxable	\$73.00
<b>Aquarobics Classes</b>		
Adult 10 Aquarobics Pass	Taxable	\$120.00
<b>A straight 25% discount applies to Multi Visit Passes for Concession Card Holders</b>	Taxable	
<b>MISCELLANEOUS</b>		
Fitness Instructor (per session)	Taxable	\$94.00
Cash Handling - 5% of Gross Turnover	Taxable	5.00%
User Group Access Card	Taxable	\$5.00
<b>MEMBERSHIPS</b>		
<b>Leisure Membership</b>		
3 Month	Taxable	\$151.00
12 Month	Taxable	\$565.00
Direct Debit (fortnightly)	Taxable	\$23.00
<b>Premium Membership</b>		
3 Month	Taxable	\$196.00
12 Month	Taxable	\$639.00
Direct Debit (fortnightly)	Taxable	\$27.00
Direct Debit Admin Fee	Taxable	\$35.00
Early Direct Debit Cancellation Fee	Taxable	\$35.00
<b>Membership Services</b>		
Suspension Fee per week	Taxable	\$3.00
<b>FACILITY HIRE</b>		
<b>Competition Pool</b>		
<b>Peak Standard Rates (per hour)</b>		
Competition Pool - 50m Lane hire	Taxable	\$72.00
Competition Pool - 25m Lane hire (short course mode)	Taxable	\$37.00
50m Pool Hire - 8 Lanes Exclusive Use	Taxable	\$435.00
Short Course - 8 Lanes Exclusive Use	Taxable	\$220.00
<b>Peak Annual Hire (per hour)</b>		
Competition Pool - 50m Lane hire	Taxable	\$55.00
Competition Pool - 25m Lane hire (short course mode)	Taxable	\$28.00
Long Course Exclusive	Taxable	\$325.00
Short Course Exclusive	Taxable	\$163.00



20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
<b>Off Peak All Hirers Rates (per hour)</b>		
Competition Pool - 50m Lane hire	Taxable	\$36.00
Competition Pool - 25m Lane hire (short course mode)	Taxable	\$18.50
Long Course Exclusive	Taxable	\$310.00
Short Course Exclusive	Taxable	\$154.00
<b>Carnivals and Events (per hour)</b>		
<b>Launceston Aquatic User Groups and Schools (per hour)</b>		
Outdoor Carnival	Taxable	\$129.00
Short Course Carnival	Taxable	\$154.00
Long Course Carnival	Taxable	\$310.00
<b>State and National Level (per hour)</b>		
Off Peak Carnival (after 4.00pm on weekends) 50M	Taxable	\$310.00
Short Course Carnival	Taxable	\$220.00
Long Course Carnival Peak	Taxable	\$435.00
After Hours Short Course Carnival Package	Taxable	\$353.00
After Hours Long Carnival Package	Taxable	\$500.00
<b>Programs Pool (per hour)</b>		
<b>Standard Hire</b>		
Programs Pool Hire 2 / 3	Taxable	\$47.00
<b>Annual Hire (per hour)</b>		
Programs Pool Hire (exclusive use)	Taxable	\$70.00
Programs Pool 2 / 3 (shared use)	Taxable	\$36.00
Programs Pool 1 / 3 (shared use)	Taxable	\$24.50
<b>Outdoor Pool</b>		
<b>Standard Hire (per hour)</b>		
Outdoor 25m Pool Lane Hire	Taxable	\$32.00
Outdoor Pool - 5 Lanes Exclusive Use	Taxable	\$125.00
Waterslide - During public hours	Taxable	\$47.00
Waterslide - Outside public water slide hours (staff extra)	Taxable	\$73.00
Outdoor Pool Diving Exclusive use	Taxable	\$74.00
Outdoor Leisure Pool	Taxable	\$161.00
<b>Room Hire</b>		
<b>Studio or Group Fitness Room</b>		
Hourly Rate	Taxable	\$52.00
Daily Rate	Taxable	\$208.00
<b>Leisure Package</b>		
2 Hours After Hours Use - Outdoor	Taxable	\$1,584.00
2 Hours After Hours Use - Indoor	Taxable	\$1,505.00
2 Hours After Hours Use - Deluxe	Taxable	\$3,055.00
<b>Group Hire</b>		
Group Child Packages	Taxable	\$4.70
School Rec Swims	Taxable	\$4.70
<b>Miscellaneous</b>		
<b>Additional Charges (per hour)</b>		
Cleaning	Taxable	\$37.00
Storage (per square metre)	Taxable	\$97.00
<b>Swim School</b>		
LTS After School Program - per class	Taxable	\$17.00
LTS Morning Program - per class	Taxable	\$17.00
Casual LTS Entry (Adult/Child) per class	Taxable	\$17.00
Private Instruction (Adult) - per class	Taxable	\$48.00
Private LTS Lesson (Child) - per class	Taxable	\$38.00
<b>Aquatic Education - Holiday Programs (per class)</b>		
Holiday Clinic/Program (per class)	Taxable	\$13.50
Swimming Instructor Fee (per hour)	Taxable	\$50.00
<b>Aquatic Education - Education Department Swimming &amp; Water Safety</b>		
Instructor (per class) 8+ students	Taxable	\$6.20
without instructor (per class)	Taxable	\$3.10

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Instructor (per class) 8- students	Taxable	\$11.30
<b>Aquatic Education - Aquatic Programs (per class)</b>		
Program Registration	Taxable	\$36.00
Junior Attendance Fee	Taxable	\$6.20
Senior Attendance Fee	Taxable	\$8.30
<b>Health and Fitness</b>		
Complete Membership - (fortnightly)	Taxable	\$44.00
Complete Membership Concession - (fortnightly)	Taxable	\$38.00
Complete Membership - Off Peak (fortnightly)	Taxable	\$32.00
Complete Membership - Off Peak - Concession (fortnightly)	Taxable	\$24.00
Simple Membership (fortnightly)	Taxable	\$38.00
Simple Membership Concession (fortnightly)	Taxable	\$29.00
Simple Membership Off-Peak (fortnightly)	Taxable	\$26.00
Complete Corporate (fortnightly) - NEW CHARGE	Taxable	\$38.00
Simple Membership Off-Peak Concession (fortnightly)	Taxable	\$20.00
Induction Fee	Taxable	\$99.00
Induction Fee Concession	Taxable	\$49.00
Complete Health and Fitness Single Visit	Taxable	\$26.00
Complete Health and Fitness 10 Visit	Taxable	\$234.00
Group Fitness Class Single Entry	Taxable	\$17.00
Group Fitness Class 10 Visit	Taxable	\$151.00
Personal Training Single Session	Taxable	\$57.00
Personal Training 10 Visit	Taxable	\$513.00
Personal Training Single Session - Non Member	Taxable	\$81.00
Personal Training 10 Visit - Non Member	Taxable	\$740.00
<b>LILYDALE POOL</b>		
Pool hire after hours - Per Hour	Taxable	\$43.00
Pool hire school - Per Hour	Taxable	\$33.00
<b>FINANCE</b>		
<b>CORPORATE STRATEGY</b>		
Purchase of Extract from Council Agenda Reports available to the public	Taxable	\$5 per extract + 20cents per page
Supply of copy of Council Meeting Recording (on CD)	Non Taxable	\$11.00
<b>INFRASTRUCTURE</b>		
Food vendors (Mobile Vans) - the fee for mobile food vendors will be the District Centre Outdoor Dining charge for a nominal area of 24 square metres	Taxable	\$1,004.00
<b>Plan Checking and Inspections</b>		
1.5% of the value of the public works for plan checking, construction audit inspection and practical completion and final inspections	GST Exempt (Div 81)	1.50%
Reinspections - per hour	Taxable	\$126.00
<b>Stormwater Connections</b>		
To public main - 100mm / 150mm (includes inspection)	Taxable	\$1,046.00
GIS Data Processing - per hour	Taxable	\$145.00
GIS Data Extraction, Manipulation and Cartography - per hour	Taxable	\$134.00
<b>Reproduction of Paper Prints / Digital Images (per page)</b>		
<i>External Customers</i>		
A4	Taxable	\$7.00
A3	Taxable	\$12.00
A2	Taxable	\$15.00
A1	Taxable	\$19.00
A0	Taxable	\$27.00
>A0	Taxable	\$32.00
Planning Scheme Maps. Full set A1 hard copy paper maps (PDFs available for free on CoL website)	Taxable	\$578.00
<b>Laminating</b>		
<i>External Customers</i>		
A4	Taxable	\$5.00

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR

Details	GST Status	PROPOSED 2017/18 GST Inclusive
A3	Taxable	\$7.00
A2	Taxable	\$11.00
A1	Taxable	\$14.00
A0	Taxable	\$22.00
>A0	Taxable	\$29.00
<b>Domestic Waste</b>		
Includes domestic vehicles only disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. and where waste ≤ to 0.75 tonnes		
Domestic entry per tonne (with a \$10 minimum charge up to 0.134 tonnes) includes regional waste levy of \$5 per tonne or part thereof. The levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Mixed	\$72.00
Refrigerators/air conditioners per tonne (with a \$10 minimum charge up to 0.134 tonnes) includes regional waste levy of \$5 per tonne or part thereof. The levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Mixed	\$72.00
Mattress Disposal (All mattress sizes) Includes \$0.90 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Mixed	\$12.00
Replacement ecard fee - NEW FEE	GST Exempt (Div 81)	\$15.00
<b>Lilydale and Nunamara Waste Transfer Stations</b>		
Car / Wagon Includes \$0.80 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge	Taxable	\$10.00
Ute / Van / Single Axle Trailer Includes \$1.60 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge	Taxable	\$16.00
Tandem Axle Trailer Includes \$3.20 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge	Taxable	\$28.00
<b>Tyres</b>		
Car / Motorcycle Tyres - each	Taxable	\$7.00
Light Truck / 4WD Tyres - each	Taxable	\$7.00
Truck Tyres - each	Taxable	\$28.00
Large Tyres - each	Taxable	\$40.00
<b>Commercial and Trade Waste</b>		
Includes vehicles that are either: 1. greater than 3.0 tonne GVM / GCM and / or skip bins / bulk bins disposing of household garbage, concrete, green waste, wood, metal, plastics etc. OR 2. badged with a commercial logo or are carrying commercial or trade waste OR 3. Disposing ≥0.75 tonnes of waste whether the service is provided at landfill or waste transfer station.		
Commercial waste (\$10 minimum charge / 0.110 tonnes)  Includes: • General waste (compacted or loose). • Skip bin / bulk bin • Concrete rubble • Shredded tyres  Regional Waste Levy of \$5 per tonne or part thereof is included. The Levy is exempt from GST. GST is included in the remainder of the waste charge.	Mixed	\$95.00
Clean fill - per tonne	Taxable	\$5.00
<b>Controlled Waste / Controlled Burials</b>		

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Controlled Waste (0.5 tonne minimum charge)  Includes: • Medical • Asbestos • Quarantine • Low level contaminated soil  Controlled waste requires approval from Council prior to disposal  Regional Waste Levy of \$5 per tonne or part thereof is included. The Levy is exempt from GST. GST is included in the remainder of the waste charge.	Mixed	\$153.00
Special excavation - (\$900 min charge - 4 hrs) per hour	Taxable	\$265.00
Special treatments (cost plus 50%)	Taxable	Cost + 50%
<b>Dallas Tag</b>		
Initial Tag provided (1 only)	Taxable	-
Additional Replacement Cost per tag	Taxable	\$49.00
<b>Miscellaneous</b>		
Water Charge per kilolitre (charged on maximum capacity of truck)	Taxable	\$3.00
Charge for delivery which is not weighed or reported	Taxable	\$2,040.00
Public Weighbridge Charge	Taxable	\$19.00
<b>Kerbside Collection Service</b>		
Change allocated bin size (Fee plus difference of annual waste charge)	GST Exempt (Div 81)	\$40.00
Empty a wheelie bin after one days notification - Urban	GST Exempt (Div 81)	\$20.00
Empty a wheelie bin after one days notification - Rural	GST Exempt (Div 81)	\$40.00
Cost to Replace 85 litre bin (with 140 litre bin)	GST Exempt (Div 81)	\$82.00
Cost to Replace 140 litre bin	GST Exempt (Div 81)	\$82.00
Cost to Replace 240 litre bin	GST Exempt (Div 81)	\$87.00
Large prepaid garbage bags for special collection area	GST Exempt (Div 81)	\$2.60
Kerbside Food Organics and Garden Organics (FOGO) registration fee	GST Exempt (Div 81)	\$65.00
<b>PARKS AND RECREATION</b>		
<b>Halls</b>		
Community - regular and non regular - per hour (min \$10 non-refundable)	Taxable	\$15.00
Community - regular and non regular - Bond for Key	Non Taxable	\$55.00
Commercial - regular hire (eg dance and martial arts classes) - per hour	Taxable	\$20.00
Commercial - non regular hire (eg one off events) - per hour	Taxable	\$40.00
Commercial - regular and non regular hire - Bond	Non Taxable	\$510.00
Store Room - Windmill Hill (No 1 & 2) - per user per week	Taxable	\$2.00
Store Room - St Catherine's (No 1,2,4,5,6 & 7) - per user per week	Taxable	\$2.00
Store Room - St Catherine's (No 3) - per user per week	Taxable	\$2.00
Store Room - Soldiers Memorial Hall (No 1) - per user per week	Taxable	\$2.00
Store Room - Rocherlea Lockers (1,2,3 & 4) - per user per week	Taxable	\$2.00
<b>Definitions</b>		
<b>Community</b> - Not for profit organisations such as church groups and special interest clubs. Regular hire means booking occurs periodically or a regular cycle such as weekly or monthly		
<b>Commercial - regular:</b> Cyclic, regular bookings eg weekly, monthly. Fees are collected by the hirer from attendees for the privilege of classes, training recreational pursuit and other services.		
<b>Commercial - non regular:</b> Hire by non community group for the purpose of profit generation, any commercial venture, eg facility used as a retail outlet.		
<b>Malls (Civic Square, Brisbane Mall, Quadrant) &amp; Streets</b>		
<b>Hire Charges - Banners (Inclusive of installation and removal)</b>		
<b>Group 1-9</b>		
<b>Group 1: Charles Street</b> - Paterson Street to Elizabeth Street - 23 Single - Spec. B	Taxable	\$2,550.00
<b>Group 2: Paterson Street</b> - Charles Street to George Street - 10 Single - Spec. A	Taxable	\$1,640.00
<b>Group 3: George Street</b> - Paterson Street to York Street - 9 Single - Spec A	Taxable	\$1,350.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
<b>Group 4: York Street</b> - Charles Street to George Street - 9 Single - Spec A	Taxable	\$1,350.00
<b>Group 5: St John Street</b> - Paterson Street to York - 10 Single - Spec A	Taxable	\$1,540.00
<b>Group 6: The Avenue</b> - George Street to St John Street - 8 Single - Spec A	Taxable	\$1,240.00
<b>Group 7: Brisbane Street Mall</b> - St John Street to Charles Street - 12 Double (24 double sided banners required) - Spec C	Taxable	\$1,640.00
Kingsway - 4 single		\$500.00
Survey, Membership Drives, Community groups, special interest groups (charities no charge) - non refundable	Taxable	\$10.00
Raffles - ticket sales (Community groups / charities no charge) - non refundable	Taxable	\$10.00
Raffles with car / boat	Taxable	\$31.00
<b>Sports Grounds</b>		
<b>Training Fee</b>		
2 hour sessions (minimum) - per session	Taxable	\$40.00
If training exceeds 2 hours, additional charge per hour	Taxable	\$20.00
<b>Half and Full Day Use</b>		
Half Day Fee - 5 hour sessions (minimum)	Taxable	\$60.00
Sessions: up to midday OR from midday onwards (Calculations assume 10 hour day) Can also be used for a night time session of up to 5 hours		
Full Day Fee	Taxable	\$120.00
10 hour sessions and above in one day. Does not include a night time session		
Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms		
<b>Ancillary Sports Ground Fees</b>		
Change rooms - Churchill Park, Youngtown Oval, Rocherlea and Burns St - per hire	Taxable	\$46.00
Kiosk - Churchill Park and Rocherlea Rec Ground per hire	Taxable	\$46.00
Umpires Rooms - Churchill Park - per hire	Taxable	\$46.00
First Aid Room - Churchill Park - per hire	Taxable	\$15.00
Toilets additional - Churchill Park	Non Taxable	-
North Field Meeting Room - Churchill Park - Regular - per hire	Taxable	\$15.00
North Field Meeting Room - Churchill Park - Casual - per hire	Taxable	\$30.00
Function Room and Kitchen - Churchill Park - full day hire	Taxable	\$300.00
Function Room and Kitchen - Churchill Park - half day or night time hire	Taxable	\$150.00
Function Room and Kitchen - Bond (no alcohol)	Non Taxable	\$60.00
Function Room and Kitchen - Bond (alcohol)	Non Taxable	\$520.00
Office - Churchill Park - NTSJA (incl power) - per annum	Taxable	\$309.00
Office - Churchill Park - TSA (incl power)	Taxable	\$154.00
NTSJA and TSA - Function Room - preferred tenant rate per hire	Taxable	\$66.00
No subsidy available for Function room.		
<b>Sports Ground Lighting</b>		
Rocherlea Rec Ground - per hour	Taxable	\$15.00
Youngtown Oval - per hour	Taxable	\$15.00
Royal Park - per hour	Taxable	\$12.00
Churchill Park - per hour	Taxable	\$15.00
<b>Reserves</b>		
(Note: The following are reserve hire fees only and does not include additional costs that may be incurred by the hirer, eg marquee and stage fee, power, etc.)		
Category of Turf		
A - up to 100m <sup>2</sup> - Non commercial rate - per day	Taxable	\$68.00
A - up to 100m <sup>2</sup> - Commercial rate - per day	Taxable	\$136.00
B - 101m <sup>2</sup> to 400m <sup>2</sup> - Non commercial rate - per day	Taxable	\$272.00
B - 101m <sup>2</sup> to 400m <sup>2</sup> - Commercial rate - per day	Taxable	\$542.00
C - 400m <sup>2</sup> and over - Non commercial rate - per day	Taxable	\$403.00
C - 400m <sup>2</sup> and over - Commercial rate - per day	Taxable	\$804.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Half day or night fees up to and including 5 hours @ 50% of the above. Applies to all parks and reserves. Measurement of areas is indicative only and will only rely on a system of honesty and self regulation by users. Reserve fees do not include additional costs that may be incurred by the hirer, eg marquees and stage fees, power, etc		
<b>Marquees and Tents (any built structure e.g. stages)</b>		
Non Commercial Large - any built structure over 5x6metres erected per event - for all tents per event	Taxable	\$574.00
Commercial Large - any built structure over 5x6metres erected per event - per tent per event	Taxable	\$585.00
Non Commercial Medium - any built structure over 3 x 3 metres and up to 5 x 6 metres erected per event - for all tents per event	Taxable	\$220.00
Commercial Medium - any built structure over 3 x 3 metres and up to 5 x 6 metres erected per event - per tent per event	Taxable	\$224.00
Non Commercial Small - any built structure that is up to 3 x 3 metres - for all tents per event	Taxable	\$81.00
Commercial Small - any built structure that is up to 3 x 3 metres - per tent per event	Taxable	\$81.00
Park fees still to apply on non event days. If there are marquees or tents which are community in nature in a commercial event (eg service clubs) then they will be treated as non commercial tents. If there are marquees or tents deemed commercial in a community event then commercial fees will apply to those marquees or tents. The price to be charged for all non commercial tents, building structures per event is the price of the largest tent, building structure.		
<b>Miscellaneous</b>		
Jumping Castle in reserves as commercial operation - per hire	Taxable	\$155.00
Jumping Castle in reserves as part of a larger park hire - per hire	Taxable	\$80.00
Mountain Bike Events - half day up to and inc 5 hours - per hire	Taxable	\$80.00
Mountain Bike Events - full day 5 hours and above - per hire	Taxable	\$155.00
Mountain Bike Training - 2 hour sessions	Taxable	\$15.00
Sports fields Outdoor Fitness Classe Licence e.g. Boot Camp - 2 hour sessions	Taxable	\$15.00
Additional toilet cleaning - events	Taxable	\$62.00
Organised children's activities, e.g. face painting, magicians with a fee for services - per hire per day	Taxable	\$15.00
Road Safety Centre - per hire	Taxable	\$29.00
Road Safety Centre - Bond	Non Taxable	\$51.00
Kings Bridge Cottage - 1 person, linen provided - per week	Taxable	\$259.00
Kings Bridge Cottage - second person, linen provided - per week	Taxable	\$134.00
Kings Bridge Cottage - 10% deposit required on booking, balance payable on arrival		
Myrtle Park Overnight Camping Fee - per site / family	Taxable	\$15.00
<b>QUEEN VICTORIA MUSEUM AND ART GALLERY</b>		
<b>Planetarium Entry</b>		
Adults	GST Free	\$6.00
Children	GST Free	\$4.00
Family	GST Free	\$16.00
<b>Special Exhibitions</b>		
Entry to Special Exhibitions - varies according to each individual exhibition	GST Free	-
<b>Education</b>		
General group booking fee (scheduling, booked room access) per group	GST Free	\$10.00
Instructed sessions with Curator, Education Officer or Guide per child (maximum per child (tiered charging) from \$3 to \$10)	GST Free	\$10.00
School Holiday Program POA (concessions available)	GST Free	-
Fees by negotiation	GST Free	-
Playgroup - based on term booking and one free session. (10% Friends discount)	GST Free	\$9.00
Playgroup - single entry (10% Friends discount)		\$10.00
<b>Guest Speakers - Schools</b>		
Talk on specific subject to assembly, large group	GST Free	\$89.00
Talk on specific subject to class groups (min)	GST Free	\$45.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
or per child	GST Free	\$2.00
<b>Consultancy Fees / Research Projects / Judging Fees / Service Enquiries</b>		
Project Leader / Consultant (qualified) (per day)	Taxable	\$428.00
Project Leader / Consultant (qualified) (per hour)	Taxable	\$81.00
Researcher / Field team leader (per day)	Taxable	\$268.00
Researcher / Field team leader (per hour)	Taxable	\$50.00
Field Assistant (per day)	Taxable	\$217.00
<b>Supply of Scientific Data</b>		
Legal Statements	Taxable	\$107.00
Conservation quotes for insurance	Taxable	\$107.00
Fauna identification for legal purposes	Taxable	\$107.00
Fee to be doubled if statement required within 24 hours	Taxable	-
<b>Workshops</b>		
Govt / Corporate per day	Taxable	\$424.00
Concession per day	Taxable	\$212.00
<b>Travel</b>		
Travel time (per hour)	GST Free	\$66.00
Travel charged at the applicable Council kilometre rate applicable for private vehicle use	GST Free	-
Accommodation charged at Council rates	GST Free	-
<b>Commissioned Photography</b> (conditions apply)		
Hourly Rate	GST Free	\$58.00
Quotes can be provided on request	GST Free	-
<b>Museum Documents and Collection Objects</b>		
Photographs of these may be purchased and if printed for commercial purposes will incur an additional publishing fee at the current rate.	Taxable	-
<b>Graphics / Photography</b>		
Per hour	Taxable	\$47.00
Materials and processing additional, charged at cost plus 100%	Taxable	Cost + 100%
<b>Photography</b>		
<b>Prints</b>		
10 x 15 cm	Taxable	\$7.00
15 x 20 cm	Taxable	\$12.00
20 x 30 cm	Taxable	\$19.00
30 x 45 cm	Taxable	\$46.00
<b>Scanned Images from QVMAG Collection - Pro Scans</b>		
First Scan	Taxable	\$11.00
Second to fourth scan inclusive	Taxable	\$10.00
Fifth and subsequent scans	Taxable	\$7.00
<b>Scanned images from QVMAG Collection - High Resolution Scans</b>		
First Scan	Taxable	\$33.00
Second to fourth scan inclusive	Taxable	\$26.00
Fifth and subsequent scans	Taxable	\$19.00
Storage media (each 700mB CD)	Taxable	\$4.00
Laboratory Drum scans - price on application	Taxable	POA
20 x 25cm Inkjet Prints and proofs from digital files	Taxable	\$12.00
First colour transparency of image in QVMAG collection	Taxable	\$63.00
Additional colour transparencies of image in QVMAG collection	Taxable	\$39.00
10 x 13cm transparencies and 35mm slides of images from QVMAG collection - price on application	Taxable	POA
Transparency Hire Fee - 16-week hire per image		\$100.00
Charge per week for unreturned transparencies		\$10.00
<b>Permission Fees</b>		
<b>Urgent requests incur 100% surcharge</b>		
Book Illustration:		
Within Text - Print run less than 1,000	Taxable	\$35.00
Within text - print run 1,000 or more	Taxable	\$70.00

20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

**PROPOSED COUNCIL FEES - 2017/18 FINANCIAL YEAR**

Details	GST Status	PROPOSED 2017/18 GST Inclusive
Book jacket / cover:		
Print run less than 1,000	Taxable	\$102.00
Print run 1,000 or more	Taxable	\$140.00
Flyer / Brochure	Taxable	\$35.00
Merchandise (Greeting cards, Calendars etc)	Taxable	\$230.00
Film and television rights - Price on Application	Taxable	POA
(TV News - no charge)	Non Taxable	-
Large prints (A3 and larger), limited editions and wall charts (non-advertising):	Taxable	\$90.00
Educational text books, scholarly publications, any print run	Taxable	\$35.00
Advertising - Price on Application	Taxable	POA
Unpublished Reports to Government Agency	Taxable	\$5.00
Digital Formats (website)		\$30.00
Fees for books apply to one edition only. For each subsequent edition a fee of 50% of the original payment is levied.		
Prices quoted are for use in Australia only. World rights may be purchased at double prices listed.		
Large orders may involve a reduction in fees.		
<b>Museum Meeting Room</b>		
Half Day	Taxable	\$360.00
Full Day and Evening	Taxable	\$450.00
<b>Museum Auditorium</b>		
Half Day	Taxable	\$365.00
Full Day and Evening	Taxable	\$485.00
<b>Museum Learning Centre</b>		
Half Day	Taxable	\$175.00
Full Day and Evening	Taxable	\$240.00
<b>Museum Foyer / Phenomena Factory</b>		
Evenings	Taxable	\$600.00
<b>Museum Foyer / Phenomena Factory and Courtyard</b>		
Evenings	Taxable	\$1,015.00
<b>Museum Temporary Gallery</b>		
Per Day or Evening	Taxable	\$1,165.00
<b>Art Gallery Meeting Room</b>		
Half Day	Taxable	\$100.00
Full Day and Evening	Taxable	\$180.00
<b>Art Gallery Creativity Centre</b>		
Half Day	Taxable	\$230.00
Full Day and Evening	Taxable	\$340.00
<b>Art Gallery Gallery 2</b>		
Monday to Friday (Full Day or Evening)	Taxable	\$895.00
Saturday (Full Day or Evening)	Taxable	\$1,150.00
Sunday / Public Holiday (Full Day or Evening)	Taxable	\$1,275.00
<b>Museum and Art Gallery Out of Hours Staffing Costs</b>		
After 5.30pm to midnight - 1 staff member	Taxable	\$60.00
After midnight - 1 staff member	Taxable	\$120.00
Public Holidays - 1 staff member	Taxable	\$67.00
Between 6.00am and 10.00am - 1 Staff Member	Taxable	\$39.00



**20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)**

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**REPORT:**

Fees revenue for 2016 amounted to \$21.1m or 21.3% of operating revenues (excluding capital grant revenue), not all of the fees that comprise this revenue are set through this process, for example certificate fees are set by the State Government.

The Council operates under a number of pieces of legislation. In regard to fees and charges the *Local Government Act 1993* provides a general power as well as a specific power to raise revenue through fees and charges.

*Section 73. Sources of funds*

*A council may raise funds in any one or more of the following ways:*

- a) by imposing rates, fees and charges;*
- f) by carrying out commercial activities;...*

*Section 205. Fees and charges*

- (1) In addition to any other power to impose fees and charges but subject to Subsection(2), a council may impose fees and charges in respect of any one or all of the following matters:*
  - (a) the use of any property or facility owned, controlled, managed or maintained by the Council*
  - (b) services supplied at a person's request;*
  - (c) carrying out work at a person's request;*
  - (d) providing information or materials, or providing copies of, or extracts from, records of the council;*
  - (e) any application to the council*
  - (f) any licence, permit, registration or authorisation granted by the council;*
  - (g) any other prescribed matter.*
- (2) A council may not impose a fee or charge in respect of a matter if -*
  - (a) a fee or charge is prescribed in respect of that matter; or*
  - (b) this or any other Act provides that a fee or charge is not payable in respect of that matter.*
- (3) Any fee or charge under Subsection(1) need not be fixed by reference to the cost of the council.*

*Section 206. List of fees and charges*

*A general manager of a council is to -*

- (a) keep a list of all fees and charges fixed under this Division; and*
- (b) make the list available...*

*Section 207. Remission of fees and charges*

*A council may remit all or part of any fee...*

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**20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)**

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There is an ongoing process of reviewing and refining the fees that are set under section 205 of the *Local Government Act 1993* with a view to:

- (a) rationalising the number of individual fees
- (b) eliminating incidental minor administrative fees
- (c) developing a conceptual relationship between fees and concessional fees (eg adult and child or pensioner fee)

**Principles**

The review of fees for 2018 has been predicated on the same principles as in previous years.

- The real value of fees should be maintained over time; must increase annually by at least the consumer price index.
  - In the context of this budget a general baseline of 2% has been applied.
- Fees and charges should be commercially appropriate.
  - Competitive in the market (not subsidised by rates)
  - Provide an adequate business return.
- Fees and charges that relate to services provided should be cost reflective.
- Fee concessions should be provided in a consistent and strategic context.
  - Targeted provision of concession.
  - Appropriate relativity between full and concessional fees.
- Structure fees with payment incentives rather than payment penalties (where appropriate).
- Structure fees to assist with the achievement of strategic customer outcomes and behaviours.
- Continued simplification and consolidation of fees wherever possible.
- The appropriate setting of fees is an important way in which the City of Launceston can obtain a wider contribution to regional facilities.

While a baseline of 2% is above the current consumer price index of 1.31% (the Council Cost Index for 2017 is 1.5% (2016 was 1.87%)), it is essential in the context on the Council's current budget and the underlying operating result that every effort is made to maintain and increase fee revenue so as not to increase the reliance on rate revenue.

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**20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)**

**Goods and Services Tax**

An explanation of the varying GST Status' is as follows:

GST Exempt (Div 81)	Excluded from GST by Division 81
GST Free	Supply is specifically GST Free under the GST Act
Mixed	Currently only Waste Centre Entry Fee is mixed - part is subject to GST and part is exempt under Division 81
Non Taxable	Beyond the scope of GST Act eg payment of bond
Taxable	Represents a taxable supply under the GST Act, GST is applicable

**Fees Revenue, Fee Setting and Budget Implications**

In common with any commercial or government operation the total revenue that is generated from the activity is due to two elements:

- (a) the unit price (fee) that is set; and
- (b) the number of units sold

Economic activity (eg property purchases and sales) determines the revenue from some areas. Strategic decisions, such as the need to fully recover the long term cost of waste disposal are the driver of other revenues.

**Specific Comments**

The line references below refer to the attached schedule. The attached schedule shows the fee change. Fees have been rounded, where appropriate, to the dollar or ten cents.

**Development Services**

Building Services (lines 1 to 131)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Building Fees	225	276
Plumbing Fees	343	295
Plan Review and Extensions	203	259

Fees, subject to rounding, have generally moved in line with 2%.

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### Planning Services (lines 132 to 160)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Subdivision Plan	92	90
Development Advertising & Signs	167	161
Development Applications	402	352
Request Amendment	26	20

Fees, subject to rounding, have generally moved in line with 2%.

### Environmental Services (lines 161 to 207)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Health Infringements	22	2
Immunisation	36	45
Food/Public Health	8	4
General Licences	139	133

Fees, subject to rounding, have generally moved in line with 2%.

### By Laws (lines 208 to 238)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Dog Licences	201	194
Outdoor Dining	30	28
Dog Infringements	100	70

Fees, subject to rounding, have generally moved in line with 2%.

### Community Development (lines 239 to 240)

Fees, subject to rounding, have generally moved in line with 2%.

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### Facilities Management

#### Parking (lines 241 to 288)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Off Street	2,509	2,556
On Street	2,455	2,530
Infringements	1,223	1,306

The strategy of increasing on street parking fees and not increasing most off street parking fees is being maintained. This strategy is intended to influence motorists to park in the off street car parks and increase on street availability.

Some parking fees have been increase by more than 2% because of rounding issues.

The fee to hire parking meter hoods has been increased by \$5.00 or (25%) which is comparable to other municipalities that charge fees for similar service.

#### Carr Villa Cemetery and Crematorium (lines 289 to 345)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Cremations	280	280
Plaques and Vases	101	104
Preservation of Ashes	148	134
Burials	407	460
Plaques and Vases	80	78
Pre-Purchase of Land	50	61

The burial fees have been increased by 15% in line with the five year 'Break Even' strategy. This is the third year of the strategy.

The fees related to cremations have been increased by 2%, unless there are rounding issues.

This is part of a strategy to address an operating deficit and align to market benchmarks.

#### Lilydale Cemetery (lines 346 to 360)

Fees are consistent with those charges at Carr Villa.

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### Launceston Aquatic (lines 361 to 520)

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Aquatic		
Membership and Passes	217	223
Admissions	554	575
Aquatic Education	1,367	1,333
Programs	57	56
Facility Hire	316	333
Health and Fitness	807	870

#### **LAFit**

- The corporate rate will allow LAFit to continue to build membership base by developing positive partnerships with Launceston businesses and contribute to improved health and wellbeing in the workplace.
- The corporate rate will only be applicable once five or more employees have joined LAFit.
- The corporate rate will only apply as long as the minimum number of members is maintained.
- The normal Complete Membership rate will be charged until five or more employees is met.
- LAFit off peak rates and associated concession rates have increased as LAC continues to refine the fee structure.

#### **Aquatic**

- All casual entry has been increased to the nearest 10 cents, this has taken some charges slightly over 2%. 10 cents is seen as the minimum increase due to cash handling complexity.
- Concession rates are calculated at 25% discount on full rates, rounded to the nearest 10 cents, this takes some concession rates slightly over a 2% increase.
- Multi-visit passes have been standardised to be 15% discount for 10 visits and 25% discount for 20 visits. Over time LAC plans to move all visit passes to 10 visits = 10% discount, 20 visits = 20% discount. Premium Pass multi-visit prices have been standardised to be 20% discount for 10 visits and, 25% discount for 20 visits. Over time LAC plans to move all visit passes to 10 visits = 10% discount, 20 visit = 20% discount. This will simplify the fees and charges across the Centre.
- Lane hire off peak rates reduced in October 2016 to be 50% off full hire rate as per Council resolution. This revised rate has been increased in line with other fees for the 2017/2018 financial year.

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### University of Tasmania Stadium and Inveresk Precinct

Following the decision of Council to windup YPIPA a further report will be presented to Council prior to the start of the 2017/2018 financial year.

### **Corporate Services**

#### Corporate Strategy (lines 522 to 524)

Incidental costs associated with the provision of copies of Agendas and Meeting recordings.

### **Infrastructure Services**

#### Waste Centre and Transfer Stations (lines 551 to 589)

#### Waste Transfer Stations

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Nunamara	2	7
Lilydale	8	2

#### Launceston Waste Centre

<b>Budget Extract</b>	<b>2016 Actual \$'000</b>	<b>2017 Budget \$'000</b>
Organic Material Sales	-	30
Daily Takings	940	1,003
Other Trade	3,774	4,486
Kerbside Waste	1,094	1,230

The fees at the Waste Centre are proposed to increase to sustainable levels over a number of years as part of a Strategic decision of the Council, in conjunction with the introduction of weight based entry fees. The increase is consistent with the Council decision to increase fees for domestic customers over an eight year period and commercial customers over a two year period.

#### Parks and Recreations (lines 590 to 682)

Fee increases in line with the baseline index of 2% with some changes being adjusted to fall in line with other surrounding councils.

## 20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)

### Queen Victoria Museum and Art Gallery (lines 683 to 799)

Budget Extract	2016 Actual \$'000	2017 Budget \$'000
Fees	75	77

Fee increases in line with the baseline index of 2%.

#### **ECONOMIC IMPACT:**

The net economic impact of the community is considered to be marginal as expenditure is switched to cover the increased fees. However, there is some impact as discretionary expenditure is switched to cover these fees.

#### **ENVIRONMENTAL IMPACT:**

The extent to which some fee changes impact behaviour through reduction in waste disposal or increase use of public transport, there is likely to be a positive environmental impact.

#### **SOCIAL IMPACT:**

The impact on household's budgets has the potential to have some impact but this is considered to be marginal given the spread of the impact of fees across the broader community.

#### **STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
 Priority Area 8 - A secure, accountable and responsive Organisation  
 Ten-year goals - To continue to ensure the long-term sustainability of our Organisation  
 Key Directions -  
 6. To maintain a financially sustainable organisation

#### **BUDGET & FINANCIAL ASPECTS:**

As per the report.



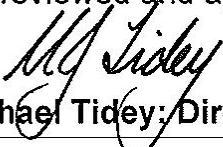
**20.1 Council Fees - 2017/2018 Financial Year ...(Cont'd)**

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
**Michael Tidey; Director Corporate Services**

**ATTACHMENTS:**

1. Proposed 2016/2017 Fees and Charges (distributed electronically)
-

**20.2 Budget Amendments (for Council)****FILE NO:** SF3611/SF6329**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To consider changes to the Council's 2016/2017 Statutory Estimates.

***This decision requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993.***

**PREVIOUS COUNCIL CONSIDERATION:**

Audit Panel - 16 February 2017 - Agenda Item 9.2

**RECOMMENDATION:**

1. Pursuant to section 82(4) of the *Local Government Act 1993*, Council approves the following amendments to the Statutory Estimates:
    - (a) Revenue
      - (i) the net decrease in revenue from external grants of \$785,281.
      - (ii) the increase in revenue from external funds of \$5,500,000 relating to State Government grant funding for the Launceston City Heart project that has been confirmed.
    - (b) Operating Expenditure
      - (i) a decrease in expenditure relating to transfers from operations to capital of \$26,580.
    - (c) Capital Works Expenditure
      - (i) the increase in expenditure from transfers from operations to capital of \$26,580.
      - (ii) the net decrease in expenditure from external funds of \$785,281.
  2. Council notes that amendments from point 1 result in:
    - (a) the operating surplus (including capital grants of \$21.0m) being amended to \$22.465m.
    - (b) the capital budget being increased to \$53.386m.
- 
-

## 20.2 Budget Amendments (For Council) ...(Cont'd)

### REPORT:

The budget amendments are changes to the Statutory Budget Estimates that require a Council decision. The changes relate to external grant revenue and a transfer from operations to capital.

	Operations \$'000	Capital \$'000
Statutory Budget	8,025	24,486
Amendments approved by Council	9,699	10,159
Approved by Council	<b>17,724</b>	<b>34,645</b>
 <u>Amendments recommended by Audit Panel 16/02/2017</u>		
Transfers from Operations to Capital	27	27
External Funds Decrease	(786)	(786)
	<b>16,965</b>	<b>33,886</b>
 <u>Budget amendments approved by Council 13/02/2017</u>		
Reimagining the Gorge		500
St John Street Redevelopment		4,200
Brisbane Street Mall Redevelopment		5,800
CH Smith Car Park		9,000
	<b>16,965</b>	<b>53,386</b>
City Heart Grant Revenue (State Government)	5,500	-
	<b>22,465</b>	<b>53,386</b>

The table summarises all other budget agenda items and includes reconciliations of the budgeted operating result and capital expenditure. Details of the amendments are as follows:

### 1 a) The following item needs to be reallocated from Operations to Capital.

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
OP49870	YPIPA Aurora Stadium Function Centre Mtce	\$30,000	\$26,580	-	\$3,420
CP23626	Function Centre Replacement Chairs	-	-	\$26,580	\$26,580
	<b>TOTALS</b>	<b>\$30,000</b>	<b>\$26,580</b>	<b>\$26,580</b>	<b>\$30,000</b>

## 20.2 Budget Amendments (For Council) ...(Cont'd)

### The project scope of works:

Replacement of the row of seats in the Aurora Function Centre has been decided to be capitalised and so a transfer needs to occur from the operational budget from Aurora Stadium to a capital project for the works.

**Robert Groenewegen**  
**Manager Inveresk & Aurora Stadium**

### Summary Table

<b>Operations to Capital</b>	<b>Operations</b>	<b>Capital</b>
Function Centre Replacement Chairs	(\$26,580)	\$26,580
<b>TOTAL</b>	<b>(\$26,580)</b>	<b>\$26,580</b>

**1 b) The following items have been affected by external funding changes and affect both the Capital and Operations budgets.**

<b>Project Number</b>	<b>Project Description</b>	<b>Current Approved Amount</b>	<b>Transfer From</b>	<b>Transfer To</b>	<b>New Budget</b>
G10062.12160	External Funds to be Received from a State Government Grant	-	\$204,719	-	(\$204,719)
G10062.12565	External Funds Received from Ravenswood Neighbourhood House	-	\$10,000	-	(\$10,000)
CP23627	Ravenswood Community Centre Upgrade	-	-	\$214,719	\$214,719
	<b>TOTALS</b>	<b>-</b>	<b>\$214,719</b>	<b>\$214,719</b>	<b>-</b>

### The project scope of works:

The Ravenswood Neighbourhood House has successfully secured State Government funding to redevelop the Ravenswood Community Centre. The City of Launceston's Natural Environment Department have agreed to receive the Grant Funds and project manage the redevelopment.

The Grant is in the sum of \$204,719 exclusive of GST and requires the Ravenswood Neighbourhood House (the Grantor) to contribute the sum of \$10,000 exclusive of GST before the payment of the Grant. This sum has been received by Council.

**Barry Pickett**  
**Natural Environment Manager**

## 20.2 Budget Amendments (For Council) ...(Cont'd)

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP23152	Seaport/Royal Boardwalk	\$2,975,000	\$1,000,000	-	\$1,975,000
G10067.12160	External Funds that we will now not receive	(\$1,000,000)	-	\$1,000,000	-
	<b>TOTALS</b>	<b>\$1,975,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,975,000</b>

### The project scope of works:

The existing budget was made up of an original project proposal of \$1,975,000 City of Launceston Funds as well as an anticipated \$1,000,000 external funds. External funds were not secured for this project and the impact of this reduced budget has already been identified and a tender has been secured within the available budget.

**Barry Pickett**  
Natural Environment Manager

### Summary Table

External Funding	Operations	Capital
Ravenswood Community Centre Upgrade	(\$214,179)	\$214,179
Seaport/Royal Boardwalk	\$1,000,000	(\$1,000,000)
<b>TOTAL</b>	<b>\$785,821</b>	<b>(\$785,821)</b>

1 c) The following Launceston City Heart projects have been affected by external grant funding of \$5,500,000 approved by the State Government and the change affects the Operations budget.

	2016/2017 Budget \$'000
Grant Funds	5,500
Council Funds	4,500
	<b>10,000</b>
<u>This funding is allocated to the following projects:</u>	
St John Street Redevelopment	4,200
Brisbane Street Mall Redevelopment	5,800
	<b>10,000</b>

**20.2 Budget Amendments (For Council) ...(Cont'd)**

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On 13 February 2017 Council approved borrowings and capital expenditure to take advantage of the State Government's Accelerated Local Government Capital Program. In addition to the interest rebates offered by the State Government it has also agreed to grant funding for the Brisbane Street Mall Redevelopment and the St John Street Redevelopment to the amount of \$5,500,000 as part of the City Heart Upgrade.

This item does not increase the capital budget but recognises that the \$10.0m approved by Council for these two projects is now partly funded by the State Government in the amount of \$5.5m.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024  
Priority Area 8 - A secure, accountable and responsive Organisation  
Ten-year goals - To continue to ensure the long-term sustainability of our Organisation  
Key Direction -  
6. To maintain a financially sustainable organisation

**BUDGET & FINANCIAL ASPECTS:**

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



**Michael Tidey; Director Corporate Services**

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**20.3 Audit Panel Membership****FILE NO:** SF3618**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To consider the appointment of a third independent member of the Audit Panel.

**RECOMMENDATION:**

That Council:

1. Authorises the recruitment of a third external independent member for the Audit Panel;
  2. Notes the Audit Panel charter 14-Plx-010 includes the scope for a third member; and
  3. Requests that the General Manager arrange the recruitment process.
- 

**REPORT:**

The Audit Panel has been working well with the updated structure. One issue that can occur is that a quorum requires both independent members to be available for a meeting; the addition of a third member would provide some flexibility for the future.

The recent Auditor General's report to Parliament included details of membership of Audit Panels which showed that many Councils have three independent members.

The Audit Panel Charter 14-Plx-010 includes a section on membership which states:

"The membership of the Panel will be:

- (a) Two aldermen...
- (b) At least two external independent members one of whom will be the Chair of the Panel. Additional members may be approved by the Council".

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

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**20.3 Audit Panel Membership ...(Cont'd)**

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**SOCIAL IMPACT:**

Not considered relevant to this report.

**STRATEGIC DOCUMENT REFERENCE:**

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals -To continue to meet our statutory obligations and deliver quality services

Key Directions -

4. To continually improve our service delivery and supporting processes
6. To maintain a financially sustainable organisation

**BUDGET & FINANCIAL ASPECTS:**

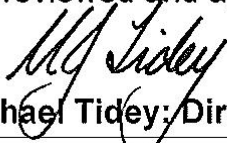
The annual cost of an independent member is of the order of \$2,000 - \$2,500.

This cost can be accommodated within the existing budget provision.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.

  
Michael Tidey, Director Corporate Services

**20.4 Financial Report to Council - 31 December 2016****FILE NO:** SF3611**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

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**DECISION STATEMENT:**

To consider the Council's financial performance for the six months ended 31 December 2016.

**PREVIOUS COUNCIL CONSIDERATION:**

Audit Panel - 16 February 2016 - Agenda Item 9.5 - Financial Statements - Analysis and Commentary.

**RECOMMENDATION:**

That Council adopts the financial report for the six months ended 31 December 2016 which shows an overall surplus of \$3.187m. After excluding Capital Grant Income and Capital Grant Interest the underlying surplus was \$1.209m.

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**REPORT:**

## 1. Operations Summary

The Statement of Comprehensive Income for the reporting period is included below the Operations Summary commentary.

The significant variances in the year to date figures are in the Trade Waste revenue of the Launceston Waste Centre which are unfavourable, labour costs are favourable due to vacancies across the organisation and Materials and Services project costs are favourable over the first six months.

The projected result for the full 2016/2017 financial year is an underlying operating surplus of \$1.16m compared to the full year budget for 2016/2017 showing an underlying surplus of \$1.484m.

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Operating Statement for the six months ended 31 December 2016

<b>Statement of Comprehensive Income For Year to Date 31 December 2016</b>	<b>2016/2017 YTD \$ <i>Actual</i></b>	<b>2016/2017 YTD \$ Budget</b>	<b>Variance YTD \$ Fav/(Unfav)</b>
<b>REVENUES FROM ORDINARY ACTIVITIES</b>			
Rates	31,735,651	31,750,094	(14,442)
Fees and Charges	10,883,514	11,334,766	(451,252)
Revenue Grants			
Financial Assistance	2,043,378	2,074,500	(31,123)
Other Grants	2,870,085	2,751,929	118,156
Interest	1,036,686	1,034,046	2,640
Interest Committed	56,948	-	56,948
Investment Revenue	940,140	840,000	100,140
Bequests	53,600	87,938	(34,337)
Other Income	1,425,393	979,992	445,401
	<u>51,045,396</u>	<u>50,853,264</u>	<u>192,132</u>
<b>EXPENSES FROM ORDINARY ACTIVITIES</b>			
Maintenance of Facilities and Provision of Services			
Employee Benefits	18,073,905	18,896,282	822,377
Materials and Services	16,705,836	17,638,192	932,357
Impairment of Debts	51,777	42,210	(9,567)
Finance Costs			
Interest on Loans	138,323	126,122	(12,201)
Provision for Rehabilitation	150,000	150,000	-
Change in Rehabilitation Provision	-	-	-
Depreciation	10,235,674	9,890,695	(344,979)
State Government Fire Service Levy	3,571,894	3,571,894	-
Rate Remissions and Abatements	824,798	795,750	(29,048)
Write Down of Assets Held For Sale	-	-	-
	<u>49,752,206</u>	<u>51,111,144</u>	<u>1,358,938</u>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>1,293,190</b>	<b>(257,880)</b>	<b>1,551,070</b>
Capital Grants	1,921,688	1,794,607	127,081
Infrastructure Take Up	-	-	-
Other Comprehensive Income	-	-	-
	<u>1,921,688</u>	<u>1,794,607</u>	<u>127,081</u>
<b>Non-Operating Expenses</b>			
Loss on Disposal of Fixed Assets	28,001	-	(28,001)
<b>Comprehensive Result</b>	<b><u>3,186,877</u></b>	<b><u>1,536,727</u></b>	<b><u>1,650,151</u></b>

Unaudited - Internal Use Only

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**20.4 Financial Report to Council - 31 December 2016 ...(Cont'd)**


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**2. Balance Sheet as at 31 December 2016.**

<b>Statement of Financial Position</b>	<b>2016/2017</b>	<b>2015/2016</b>	<b>2014/2015</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>EQUITY</b>			
Capital Reserves	171,941,773	161,324,758	153,662,206
Revenue Reserves	910,522,664	888,793,651	863,726,764
Asset Revaluation Reserves	586,507,631	607,044,375	425,562,965
Trusts and Bequests	2,202,342	2,352,662	1,674,726
Operating Surplus	3,186,877	1,425,399	3,034,933
<b>TOTAL EQUITY</b>	<b>1,674,361,288</b>	<b>1,660,940,846</b>	<b>1,447,661,595</b>
Represented by:-			
<b>CURRENT ASSETS</b>			
Cash at Bank and on Hand	2,010,884	1,272,085	4,842,485
Rate and Sundry Receivables	29,313,964	28,863,529	27,449,521
Less Rates not yet Recognised	(31,629,966)	(30,928,111)	(28,652,666)
Short Term Investments	70,401,549	64,959,666	58,744,633
Inventories	686,411	707,255	672,071
Assets Held for Sale	-	415,000	-
	<b>70,782,842</b>	<b>65,289,423</b>	<b>63,056,044</b>
<b>NON-CURRENT ASSETS</b>			
Deferred Receivables	255,310	257,556	229,607
Investments	233,483,915	229,156,688	262,303,000
Intangibles	4,488,040	4,402,302	4,448,958
Infrastructure and Other Assets	1,151,704,152	1,153,974,958	920,555,704
Museum Collection	237,111,940	236,034,766	232,237,706
	<b>1,627,043,358</b>	<b>1,623,826,269</b>	<b>1,419,774,974</b>
<b>TOTAL ASSETS</b>	<b>1,697,826,200</b>	<b>1,689,115,693</b>	<b>1,482,831,018</b>
<b>CURRENT LIABILITIES</b>			
Deposits and Prepayments	1,397,532	1,321,851	1,329,566
Employee Provisions	5,997,736	6,239,407	6,059,574
Interest-bearing Liabilities	2,241,370	2,131,602	2,706,541
Sundry Payables and Accruals	4,217,639	7,646,606	2,975,260
	<b>13,854,277</b>	<b>17,339,467</b>	<b>13,070,941</b>

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**20.4 Financial Report to Council - 31 December 2016 ...(Cont'd)**


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<b>Statement of Financial Position</b>	<b>2016/2017</b>	<b>2015/2016</b>	<b>2014/2015</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>NON-CURRENT LIABILITIES</b>			
Employee Provisions	1,777,114	1,416,691	836,215
Superannuation Obligation	247,080	457,080	2,550,080
Interest-bearing Liabilities	2,017,442	4,315,241	8,727,000
Rehabilitation Provision	5,569,000	4,646,369	9,985,187
	<u>9,610,636</u>	<u>10,835,380</u>	<u>22,098,482</u>
<b>TOTAL LIABILITIES</b>	<u>23,464,913</u>	<u>28,174,847</u>	<u>35,169,423</u>
<b>NET ASSETS</b>	<u>1,674,361,288</u>	<u>1,660,940,846</u>	<u>1,447,661,595</u>

**Unaudited - Internal Use Only****3. Loan Balances**

The loan balance as at 31 December 2016 was \$4.258m.

Council has recently approved \$19.5m in capital expenditure and \$19.5m in loan funding under the Northern Economic Stimulus Package. A number of loans are for a short period allowing planned works to be brought forward.

Existing loans have fixed interest rates (ranging from 4.64% to 6.8%) and the new loans will be for six months to five years depending on the period the project has been brought forward.

As stated in a previous Council agenda item for the three months ended 30 September 2016 the CH Smith Car Park business case envisages a new loan of the order of \$4.5m when the original \$9m subsidised loan is paid out in five years' time.

**ECONOMIC IMPACT:**

Not considered relevant to this report.

**ENVIRONMENTAL IMPACT:**

Not considered relevant to this report.

**SOCIAL IMPACT:**

Not considered relevant to this report.

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## 20.4 Financial Report to Council - 31 December 2016 ...(Cont'd)

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### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To continue to ensure the long-term sustainability of our Organisation

Key Direction -

6. To maintain a financially sustainable organisation

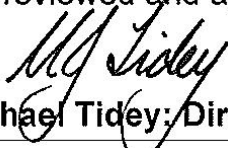
### BUDGET & FINANCIAL ASPECTS:

As per the report.

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Michael Tidey; Director Corporate Services

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## 21 GENERAL MANAGER'S DIRECTORATE ITEMS

**No Items have been identified as part of this Agenda**

## 22 URGENT BUSINESS

*Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.*

## 23 CLOSED COUNCIL

*Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)*

### 23.1 Confirmation of the Minutes

#### **DECISION STATEMENT:**

Pursuant to the *Local Government (Meeting Procedures) Regulations 2015 - Regulation 34(6)* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

### 23.2 Lease - Punchbowl Cottage

#### **RECOMMENDATION:**

That Agenda Item 23.2 - Lease - Punchbowl Cottage be considered within Closed Council pursuant to the authority contained within Regulation 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the meeting to be closed to the public for business relating to the following:

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

## 24 MEETING CLOSURE

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