



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 30 OCTOBER 2017
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 30 October 2017

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: 30 October 2017

Time: 1.00pm

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.

A handwritten signature in black ink, appearing to be 'Michael Stretton', written over a faint circular stamp or seal.

Michael Stretton
General Manager

24 October 2017

Mr Michael Stretton
General Manager
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Dear Michael,

COUNCIL MEETING

In accordance with regulation 4 of the *Local Government (Meeting Regulations) 2015* which states:

4. *Convening meeting of council*
 - (1) *The mayor of a council may convene council meeting.*

I request that you make the necessary arrangements for the next Ordinary Meeting of Council to be convened on Monday, 30 October 2017 commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Alderman A M van Zetten
MAYOR

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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:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 16 October 2017 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

5.1 Petition Against Removal of Basin Cottage Volunteers

FILE NO: SF0097/SF5505

AUTHOR: John Davis (Manager Corporate Strategy)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To receive a petition submitted by Ms Rocelyn Ives and Mr Geoff Drake regarding the removal of Basin Cottage Volunteers.

RECOMMENDATION:

Pursuant to section 58(2) of the *Local Government Act 1993 (Tas)*, Council receives the petition regarding the removal of Basin Cottage Volunteers, tabled by the General Manager and submitted by Ms Rocelyn Ives and Mr Geoff Drake.

REPORT:

A petition, with 711 signatures, submitted by Ms Rocelyn Ives and Mr Geoff Drake, has been received by the Council (extract of the petition included as Attachment 1). This petition meets the general requirements of section 57(2) of the *Local Government Act 1993 (Tas)* (the Act). The petition states:

There is a proposal by City Of Launceston to remove the information service provided by volunteers at The Basin Cottage. We are to be replaced by un-manned static and interactive displays. Any volunteers who are present will be prevented from giving tourist advice or information on attractions or places beyond the Gorge.

We the undersigned value the friendly service and information provided by the Basin Cottage volunteers and request The City of Launceston withdraw their proposal.

This petition has been forwarded to Mr Shane Eberhardt (Director Infrastructure Services) for action. 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.

5.1 Petition Against Removal of Basin Cottage Volunteers ...(Cont'd)

The Manager Corporate Strategy will give reasonable notice to Ms Ives and Mr Drake of when the Council is to consider 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

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 Stretton: General Manager

ATTACHMENTS:

1. Extract of the Petition from Ms Rocelyn Ives and Mr Geoff Drake
-

Attachment 1 - Extract of the Petition from Ms Rocelyn Ives and Mr Geoff Drake

Michael Tidey
A/ Manager CoL
Town Hall,
Launceston. 7250

12th October, 2017

Dear Mr Tidey,

Recently a report was published containing recommendations for changes to the service provision by the current sixteen Cataract Gorge Volunteers based at The Basin Cottage Information Centre (white i). These recommendations will dramatically alter the model of personal service provision that tourists and the general public have come to expect and value at a high- end tourist destination.

Please find attached close to 500 signatures from locals and tourists requesting the current visitor information service provided by volunteers remain. These signatures were collected within the past 12 days. Tourists experiencing our friendly service willingly and eagerly signed when told of the proposal to have the cottage unmanned.

There has been some misinformation circulating about our service. We offer choices and alternatives when discussing activities at the Gorge and elsewhere in Tasmania. We never arrange bookings for accommodation or other activities.

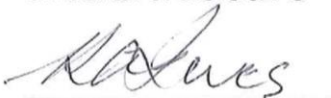
All the volunteers travel regularly within Tasmania and in most cases on the mainland and overseas and are continually updating their knowledge. All volunteers participate at different times in expert led historic and cultural (both Aboriginal and European), scientific and social focus events in The Gorgeous Walks and Talks monthly public program which provides ongoing professional learning about The Gorge and its environment. Some of us have accumulated this knowledge from numerous leaders for over 6 or more years as well as through study.

We hope these petitions provide a better understanding of the value our visitors place on our services.

Yours sincerely,

Rocelyn Ives and Geoff Drake

on behalf of the CGV s



FILE No.	SF5505		
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RCVD		13 OCT 2017	LCC
Doc No.	4201573		
Action Officer	Noted	Revised	
J DAVIS			

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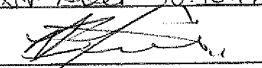
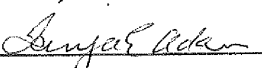
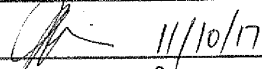
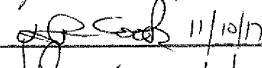
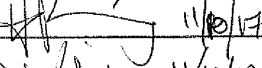

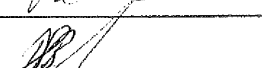

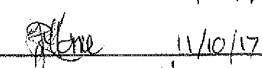
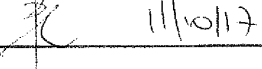
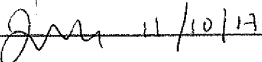
Petition

27/9/2017

There is a proposal by City Of Launceston to remove the information-service provided by volunteers here at The Basin Cottage. We are to be replaced by un-manned static and interactive displays. Any volunteers who are present will be prevented from giving tourist advice or information on attractions or places beyond the Gorge.

To The Manager, City of Launceston,

We the undersigned value the friendly service and information provided by the Basin Cottage volunteers and request The City of Launceston withdraw their proposal.

NAME	SIGNATURE+DATE	ADDRESS or EMAIL	PHONE
SUE STEER	A.P. Alford 10.10.17		
GEORGE STEER			
TANYA ADAMS			
Grace Sun	Grace Sun 10.11.17		
Meg Valencia	 11/10/17		
David Cook	 11/10/17		
HANISH PRING	 11/10/17		
Valerie Kwong	 11/10/17		
Eric ELLIC			
BRAD BURKE			
TERRY HORN	TS 11/10/17		
Patricia Horne	 11/10/17		
Shengmei hu	 11/10/17		
Jessica Dinstl	 11/10/17		

All personal information provided will be treated confidentially and used only for the purpose for which it is intended

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.)

No Public Questions on Notice have been identified as part of this Agenda

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.)

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 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling

FILE NO: DA0437/2017

AUTHOR: Marilyn Burns (Urban Design Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Daniel James
Property:	8 Lanoma Street, East Launceston
Zoning:	General Residential
Receipt Date:	1/09/2017
Validity Date:	4/09/2017
Further Information Request:	06/09/2017
Further Information Received:	14/09/2017
Deemed Approval:	Extension to 30/10/2017
Representations:	Three

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 DA0437/2017 - Residential - single dwelling; demolish shed and part of dwelling and construction of extensions to dwelling at 8 Lanoma 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 Page, prepared by Engineering Plus, Drawing No. 18617-A00, Proposed Extension, Rev A, dated 30/08/2017.
-

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

- b. Site Plan, prepared by Engineering Plus, Drawing No. 18617-A01, Proposed Extension, Rev A, dated 30/08/2017.
- c. Floor Plan, prepared by Engineering Plus, Drawing No. 18617-A02, Proposed Extension, Rev A, dated 30/08/2017.
- d. Demolition Plan, prepared by Engineering Plus, Drawing No. 18617-A03, Proposed Extension, Rev A, dated 30/08/2017.
- e. Lower Floor Plan, West Elevation and East Elevation, prepared by Engineering Plus, Drawing No. 18617-A05, Proposed Extension, Rev A, dated 30/08/2017.
- f. North Elevation and South Elevation, prepared by Engineering Plus, Drawing No. 18617-A06, Proposed Extension, Rev A, dated 30/08/2017.
- g. Roof Plan, prepared by Engineering Plus, Drawing No. 18617-A07, Proposed Extension, Rev A, dated 30/08/2017.
- h. Images, prepared by Engineering Plus, Drawing No. 18617-A10, Proposed Extension, Rev A, dated 30/08/2017.
- i. Images, prepared by Engineering Plus, Drawing No. 18617-A11, Proposed Extension, Rev A, dated 30/08/2017.
- j. Images, prepared by Engineering Plus, Drawing No. 18617-A12, Proposed Extension, Rev A, dated 30/08/2017.
- k. Shadow Diagrams - Jun 21 9.00am, prepared by Engineering Plus, Drawing No. 18617-A12, Proposed Extension, Rev A, dated 30/08/2017.
- l. Images, prepared by Engineering Plus, Drawing No. 18617-A14, Proposed Extension, Rev A, dated 30/08/2017.
- m. Shadow Diagrams - Jun 21 12.00pm, prepared by Engineering Plus, Drawing No. 18617-A15, Proposed Extension, Rev A, dated 30/08/2017.
- n. Shadow Diagrams - Jun 21 2.00pm, prepared by Engineering Plus, Drawing No. 18617-A16, Proposed Extension, Rev A, dated 30/08/2017.

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01408-LCC) (attached).

3. FENCE AND VEGETATIVE SCREEN

Prior to the occupation of the dwelling extension the following must be completed:

- a. Replacement of the existing western boundary fence with a 2.1m high solid fence; and
- b. Planting of a vegetated screen along the western boundary for the length of the carport.

Details of the screen including species and number of plants must be submitted to and approved by Manager Planning Services prior to planting. The vegetated screen must be maintained for the life of this development. Dead plants must be replaced with similar species.

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

4. LEGAL TITLE

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

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. 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.

7. 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. 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.

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

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 DA0437/2017. 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 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.

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.

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

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>>

G. 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.

REPORT:

1. THE PROPOSAL

The proposal is for partial demolition and extension of an existing dwelling. The enclosed verandah at the eastern end of the building will be opened up. The existing rear porch, laundry and bathroom at the western end of the building, and the existing carport, will be demolished. There will be a new 10.3m deep extension to the dwelling. It will contain an open plan kitchen, living and dining area, a laundry and bathroom. Bedroom 2 will be moved slightly to the east to create a larger ensuite and walk-in wardrobe for bedroom 1. The existing kitchen will be converted into another bedroom. The studio on the lower ground floor will also be converted into a bedroom with its own ensuite. There will be large tiered timber steps wrapping around the north-western part of the dwelling to create a seating area. At the end of the new extension will be a new single carport, 3.2m wide and 6.55m long. The extension and carport will have a roof that ties in with the existing dwelling and has a maximum height of 5.165m.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Originally the site was a standard lot that had frontage to Lanoma Street, and a right of way across 5 Berean Street for vehicular access. Later the right of way was changed, via subdivision, into an access way for 8 Lanoma Street with the rear of the Berean Street property added to 8 Lanoma Street. This means the site has primary frontage to Berean Street and secondary frontage to Lanoma Street. For the purposes of this report the lot is treated as an internal lot, as defined in the Launceston Interim Planning Scheme as a lot lying predominately behind another lot and having access to a road by an access strip, private road or right of way. The lot has primary frontage to Berean Street and secondary frontage to Lanoma Street.

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

The site is located in a residential area containing a variety of dwellings. To the west there is a small retail area at the corner of Abbott and Arthur Street.

Site Description

The site is an irregular shape with an area of 840m². There are not any uses in the area that may cause environmental harm.

Location of existing access to the site

Pedestrian access to the site is via Lanoma Street. Vehicular access to the site is via Berean Street.

Slope

The site plateaus in the south-western corner of the site and falls approximately 5m to the northeast and 3m to the northwest. The site is not known to be within a landslip area.

Vegetation

The eastern half of the site is landscaped with several trees and pathways framing the open lawns. The western half of the site is covered in concrete. The site is not within 100m of bushfire prone vegetation.

Location of any existing buildings on the site and surrounding area

The site principally contains a single storey weatherboard clad dwelling with a hipped roof. The building is situated roughly in the centre of the site. In the north-western corner of the site where the access way connects with the bulk of the site, there is a single carport that will be demolished.

There are residences on adjoining lots and across the street. The proposal will not cause overlooking or any significant increase in overshadowing to surrounding residences.

Site Services

The street is sealed and drained to Council standard.

The site is connected to reticulated sewerage, stormwater and water supply services.

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

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

<p>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, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.</p>
<p>Consistent The proposal is for alterations and extensions to an existing single dwelling. Therefore, it suits the purpose of the zone.</p>

10.4 Development Standards

10.4.2 Setbacks and building envelope for all dwellings

<p>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 (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.</p>
<p>Consistent The proposal provides reasonable opportunity for sunlight to enter habitable rooms and private open space. It provides consistency in the apparent massing and proportion of the extension, as well as separation between different dwellings.</p>
<p>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</p>

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

that specified for the road.
<p>Complies The proposal has a minimum setback of 30m from any frontage.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, 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 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.
<p>Complies The carport has a minimum setback of 30m from any frontage.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m 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: <ul style="list-style-type: none"> (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).
<p>Relies on Performance Criteria The site has the characteristics of an internal lot. The extension has a maximum height of 5.165m. The extension has a minimum setback of 940mm from the rear boundary of a lot with an adjoining frontage. Furthermore, 12.15m of the extension is within 1.5m of the southern side boundary.</p>
<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (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.

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Complies

The dwelling extension does not overshadow the dwelling at 10 Lanoma Street until 3.00pm on 21 June. The extension is replacing the existing laundry and bathroom, so there is little additional overshadowing. Furthermore, 10 Lanoma Street is elevated above the proposal.

The new carport overshadows the private open space of 10 Lanoma Street and 5 Berean Street until 12.00pm on 21 June. However, due to the existing shed and brick wall along the northern boundary of 10 Lanoma Street, the additional overshadowing caused by the proposal will be minimal.

Similarly, the overshadowing to 5 Berean Street will be limited to the south-eastern corner of the lot, which is already partly over shadowed by the existing two-storey dwelling on 8 Lanoma Street. The existing carport overshadows more of 5 Berean Street's open space, and will be removed.

The extension will not be visible from Berean Street and, as it is built up in the south-western corner of the lot, it is also not visible from Lanoma Street. However, due to the proximity of the carport to the eastern boundary of 5 Berean Street and the slope of the site, the carport will be clearly apparent in the view from this adjoining property.

Following discussions with the applicant and a representor, a condition is recommended to provide a 2.1m high fence along the boundary and vegetative screening to a height of at least 3m along the shared boundary to reduce the visual impact of the carport.

Several dwellings and outbuildings along Lanoma and Berean Street have a setback of 1m or less from the site boundaries. The proposal is compatible with the surrounding area.

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

Consistent

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 60m² 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

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<p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>
<p>Complies The dwelling will have a site coverage of 30% and at least 40% of the site is free from impervious surfaces.</p>
<p>A2 A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p style="padding-left: 20px;">(i) 24m²; or</p> <p style="padding-left: 20px;">(ii) 12m², 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</p> <p>(b) has a minimum horizontal dimension of:</p> <p style="padding-left: 20px;">(i) 4m; or</p> <p style="padding-left: 20px;">(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</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(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</p> <p>(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</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>
<p>Complies The extension does not encroach on the existing private open space; therefore this standard is not altered.</p>

10.4.4 Sunlight and overshadowing for all dwellings

<p>Objective: To provide:</p> <p>(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and</p> <p>(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</p>
<p>Consistent</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>

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

Complies

The dining and lounge area have windows facing approximately 15 degrees west of north.

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

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 carport will be constructed internal to site and perpendicular to either road frontage.

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

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

The carport and turning area have a minimum setback of 30m from the primary frontage.

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

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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
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 that dwellings in the General Residential zone that have two or more bedrooms provide two car parking spaces. The proposal has five bedrooms and room to park two cars on site.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Consistent
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 parking and access way will have a gradient of less than 10%, will be formed and paved, and will be drained to the public 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.

8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)

<p>Consistent</p> <p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (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. <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>Complies</p> <p>The vehicular access and parking space dimensions meet the requirements of Table E6.2 and Table E6.3. The carport has a minimum vertical clearance of 2.8m above ground level.</p>

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2017/01408-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A

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REFERRAL	COMMENTS
EXTERNAL	
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 20 September to 4 October 2017. Three 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. The planning officer had a meeting on site with the applicant and one of the representors. Other representors chose not to attend.

The proposal has only provided one car space. The residents have two cars, and one currently parks on Berean Street. This street has limited parking options, especially as recently there are residences that house up to four people, each with an individual car.	Dwellings with two or more bedrooms in the General Residential zone only require two car parking spaces. The proposal includes one carport and there is adequate space on the site for a second car to be parking on the concrete slab at the western end of the property. Therefore, the proposal meets the requirements of the Car Parking and Sustainable Transport Code. Also, removing the existing carport from the end of the access way allows for more parking and turning space on site.
Where will builders and traders park during development? If a skip is required for waste, where will it be located?	Parking for buildings and traders on site is not covered by the planning scheme. The applicant has advised that they will ask the builders and traders to park on site, and there is room on site for a skip.
In the near future, Alps and Amici will be opening their new café and we are concerned that patrons will start to park along Berean Street.	The planning scheme does not consider parking arrangements in the surrounding area when the proposal meets the acceptable solutions for the Sustainable Car Parking and Transport Code.

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<p>The new carport and extension will be clearly visible from our property and will loom over our back fence.</p>	<p>Following discussions with the applicant and representor, conditions are proposed to provide a 2.1m high fence along the shared boundary, as well as a vegetative screen that is at least 3m high.</p>
<p>The new carport will cause a lot of overshadowing to our backyard and living room.</p>	<p>Shadow diagrams show the extent of overshadowing on 21 June. There will be minimal increase in overshadowing to the adjoining properties, as the extension is replacing part of the existing dwelling and there is an existing shed on the northern boundary of 10 Lanoma Street. Shadowing to 5 Berean Street will be restricted to winter mornings and will be minimal.</p>

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.

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.

- 8.1 8 Lanoma Street, East Launceston - Residential - Single Dwelling; Demolish Shed and Part of Dwelling and Construction of Extensions to Dwelling ... (Cont'd)**
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STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not 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 to be Endorsed (distributed electronically)
 3. Representations (distributed electronically)
-

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land from Rural Resource Zone to Rural Living Zone and to Subdivide the Site into 4 Lots

FILE NO: DA0169/2017

AUTHOR: Natalia Bliznina (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To decide whether to reject or exhibit Amendment 31 to rezone the land at 30 Boomer Road from Rural Resource Zone to Rural Living Zone and to make a decision on Development Application DA0169/2017 for subdivision of the site into 4 lots.

PLANNING APPLICATION INFORMATION:

Applicant:	Rebecca Green & Associates
Property:	30 Boomer Road, Waverley
Zoning:	Rural Living
Receipt Date:	19/04/2017
Validity Date:	28/06/2017
Deemed Approval:	9/11/2017

RECOMMENDATION:

That Council:

1. pursuant to the former section 33(3) and section 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 31 for a site specific amendment to rezone the land from Rural Resource Zone to Rural Living Zone and to subdivide the site into 4 lots at 30 Boomer Road, Waverley (title104384 /3).
2. pursuant to the former section 35(1)(b) of the *Land Use Planning and Approvals Act 1993*, certify the modified draft amendment.
3. pursuant to section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA00169/2017 Residential - subdivision; subdivide the site into 4 lots at 30 Boomer Road, Waverley subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Plan, Prepared by IPD Consulting, Drawing No. 01, Revision No. A, Page No 01, Dated 02/10/2017.
-

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

- b. Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan; Prepared by Rebecca Green, Rebecca Green & Associates; Dated 04/01/2017.
- c. Onsite WasteWater Design Report; Prepared by Ridsen Knightley, RJK Consulting Engineers; Dated 14/10/2016.

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2017/01001-LCC) (attached).

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 review.

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. UPGRADING OF TABLE DRAIN IN BOOMER ROAD

Where it is proposed to discharge stormwater from the lots to the existing table drain located on the southern side of Boomer Road, the drain must be upgraded to ensure significant capacity to convey such flows. Plans and calculations must be provided to the Director Infrastructure Services by a suitably qualified or experienced person to confirm adequate capacity or to show the extent of the upgrades required. All upgrade works must be undertaken in accordance with Council standards.

6. FENCELINES TO BE LOCATED ON PROPERTY BOUNDARIES

The existing fences lines which are located within the title of SP104384 lot 5 which is designated road are to be relocated to be clear of the road lot prior to the sealing of the final plan of survey.

7. 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.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

8. 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.

9. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

10. VEHICULAR CROSSING APPLICATION (RURAL STYLE DRIVEWAY)

Prior to the sealing of the final plan of survey, each lot on the plan must be provided with a sealed access from the edge of the road pavement to the property boundary in accordance with LGAT-IPWEA Tasmanian Standard Drawings TSD-R03 Rural Roads typical property access and TSD-R04 Rural Roads typical driveway profile, unless specified otherwise.

An application for such work must be lodged electronically via the Councils eServices web portal or on the approved hard copy form. Works on the Tasman Highway are subject to the approval of a Works in State Roads Permit.

All redundant crossovers and driveways must be removed prior to the occupation of the development. All new works must be constructed to Council standards. The work must include all necessary alterations to other services including lowering/raising pit levels,

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

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 driveway and removal of all unused driveways will be at the applicant's expense.

11. 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.

12. 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 (eg. Launceston Waste Centre).

13. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until all the conditions have been complied with to the satisfaction of the relevant officer, along with any other payment or action required by a planning permit condition required to occur prior to the sealing of the Final Plan of Survey.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0169/2017. 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 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

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. 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.

C. 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>>

D. 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.

E. On-Site Disposal of Effluent

This permit does not give permission for the installation of an on site waste water system on this site. The applicant will need to submit a design report (including site and soil evaluation in accordance with AS/NZS 1547:2012) as well as a Plumbing Application (for the on-site wastewater system) with the Building Application. Before occupation of the dwelling, the required system must be commissioned.

Note:

Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015 - Parts 2A and 3 of the former provisions remain in force until a Local Planning Schedule

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

REPORT:

PART A - APPLICATION FOR PLANNING SCHEME AMENDMENT

1.1 Introduction

An application was lodged under section 43A of the *Land Use Planning and Approvals Act 1993* (the Act) for a combined site specific amendment for rezoning and development application for subdivision.

Details of the proposed amendment are attached to this report. The application requests an amendment to the Launceston Interim Planning Scheme 2015 (the planning scheme):

- to rezone the land from Rural Resource Zone to Rural Living Zone at 30 Boomer Road, Waverley; and
- to subdivide the site into 4 lots at 30 Boomer Road, Waverley.

1.2 Act Requirements

The legislation allows for a combined application for a development permit and a planning scheme amendment to be considered jointly in accordance with section 43A and 43M of the *Land Use Planning and Approvals Act 1993*.

43A. Application for a permit when amendment requested

(1) *A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.*

(2) *Where a planning authority has decided to initiate an amendment under section 33(3), it may consider the application for a permit referred to in subsection (1) concurrently with the preparation of the requested amendment to the planning scheme.*

(3) *An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.*

The amendment must be decided under Section 33(3) which reads:

33. Request for amendment of planning scheme

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

(3) A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.

(3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –

(a) initiate the amendment under section 34; and

(b) certify the draft amendment under section 35 – within 42 days of receiving the request or such longer time as the Commission allows.

The matters which Council must consider when making a decision whether to reject or exhibit the application are listed in section 32 and 43C of the Act and are set out in detail in section 5.1 of this report.

Section 38 of the Act sets out that after making a decision on an application made under section 43A it is to be publicly advertised for a period of 28 days:

38. Public exhibition of draft amendment

(1) After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in section 32, the planning authority must –

(a) cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and

(b) advertise, as prescribed, the exhibition of the draft amendment.

(2) If the period referred to in subsection (1)(a) includes any days on which the office of the planning authority is closed during normal business hours in that part of the State where the planning scheme to be amended applies, that period is to be extended by the number of those days.

2. Site and surrounding area

The subject site is bounded by Boomer Road to the north, Tasman Highway to the west; Whisky Road to the east; and two residential properties zoned as Rural Resource to the south.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)



Figure1. State Aerial Photo (source: The List)

The land is currently developed with one dwelling and associated outbuildings. The subject site is zoned as Rural Resource (light-sand colour). The Rural Living Zone is adjoining the subject site to the east (light-pink colour).

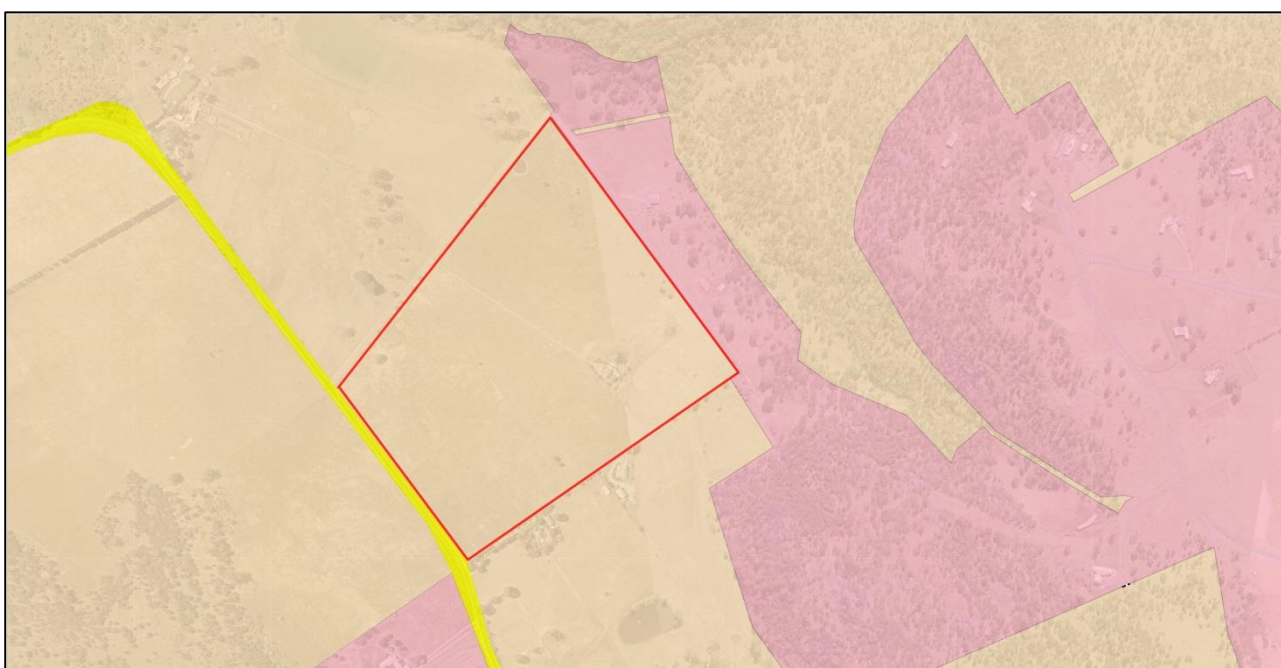


Figure2. Tasmanian Interim Planning Scheme Zoning (source: The List)

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

3. Existing conditions on the site

3.1 Heritage Values

The subject land is not listed in local historic heritage code under the planning scheme or within a state listed property on the Tasmanian Heritage Register. Additionally, there are no adjoining heritage listed properties.

The Aboriginal Heritage Property Search (PID: 1482830) indicates that there may be registered Aboriginal relics or a risk of impacting Aboriginal relics.

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed 4 lot subdivision and rezoning at 40690 Tasman Highway, Waverley, and can advise that there are no Aboriginal heritage sites recorded within the area (the letter from 18/10/2017). Due to a review of previous reports it is believed that the area has a low probability of Aboriginal heritage being present. Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding.

3.2 Scenic Values

The subject land is not mapped as being within a Scenic Management Code Overlay.



Figure3. Scenic Management Code Overlay (source: The List)

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

3.3 Land capability

The subject land is mapped as Land Capability Class 4. Guidelines for the Classification of Agricultural Land in Tasmania (1999) state that "Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase ... Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource ...". The size of the land severely limits agricultural potential. The land is also significantly fettered by surrounding Rural Living zoning and associated houses. Further assessment is contained in Section 4.3 of this report.

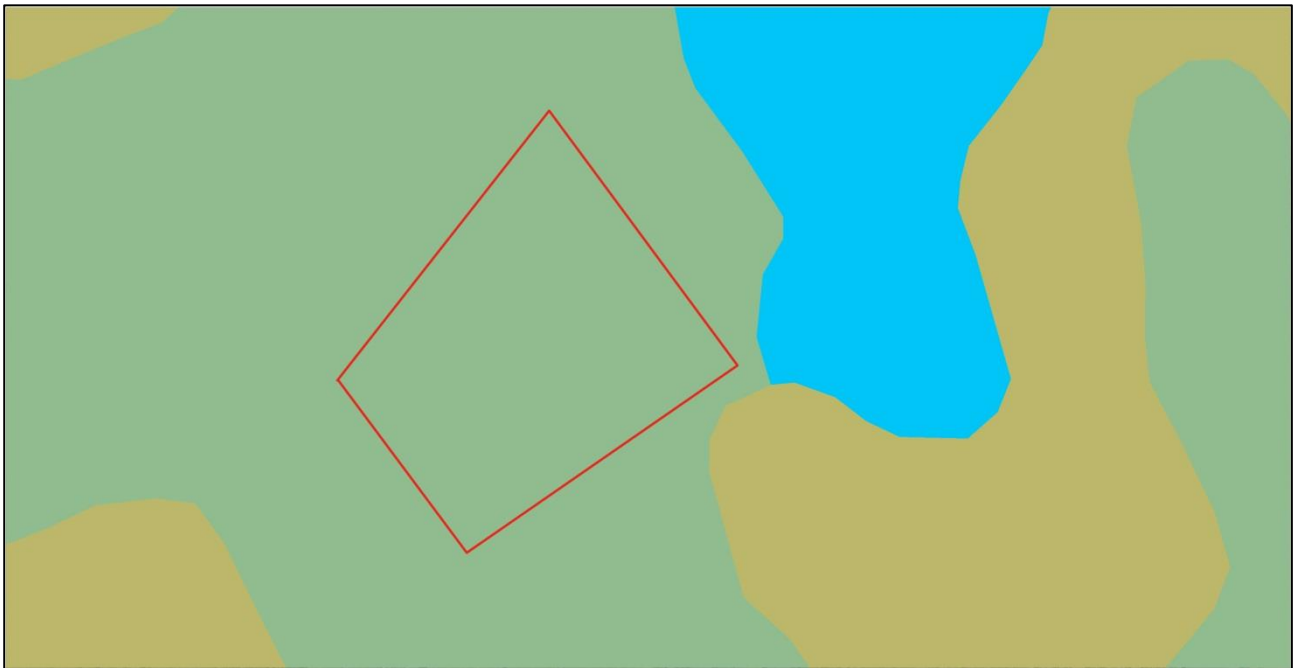


Figure4. Land Capability (source: The List)

3.4 Environmental Hazards

The subject site is located in the bushfire prone area and mapped as interface type 2, which is Mixed Interface. Mixed Interface is a typical rural/rural-residential area with large lot sizes and long driveways as defined by Tasmania Fire Service (Fuel Break Guidelines, 2016). Bushfire Hazard Management Plan has been prepared by accredited person to address the potential risk.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

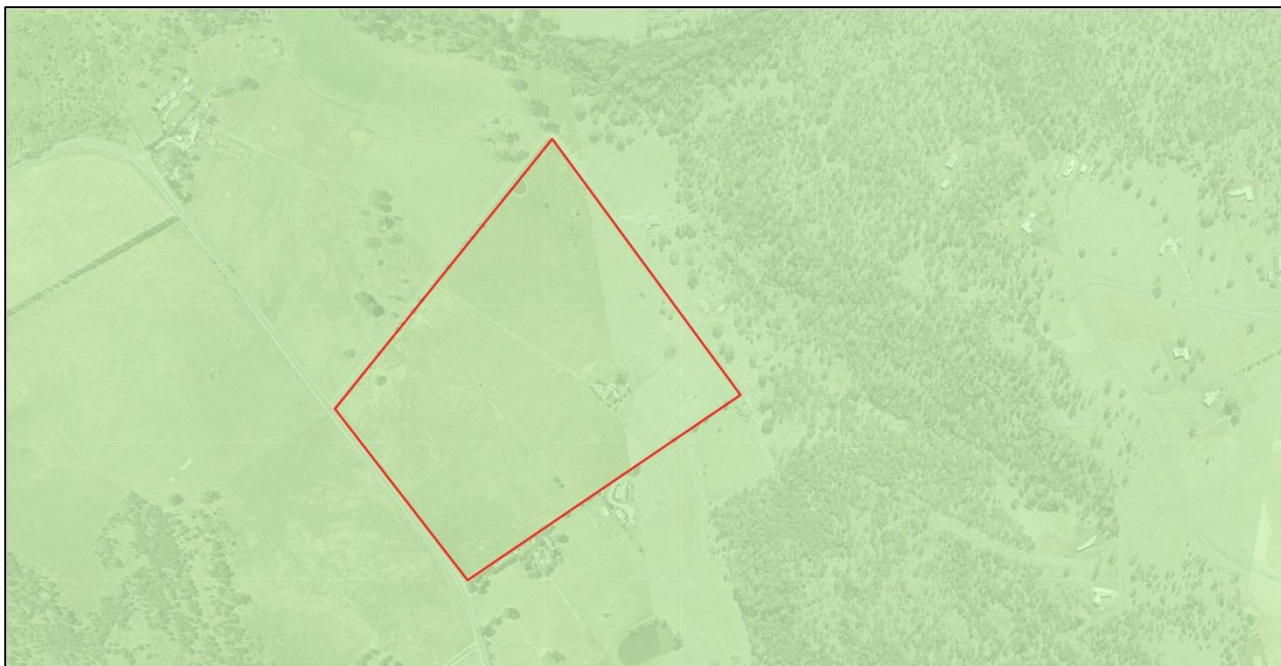


Figure5. Bushfire Interface Area (source: The List)

The subject site is not mapped as susceptible to landslide risk.

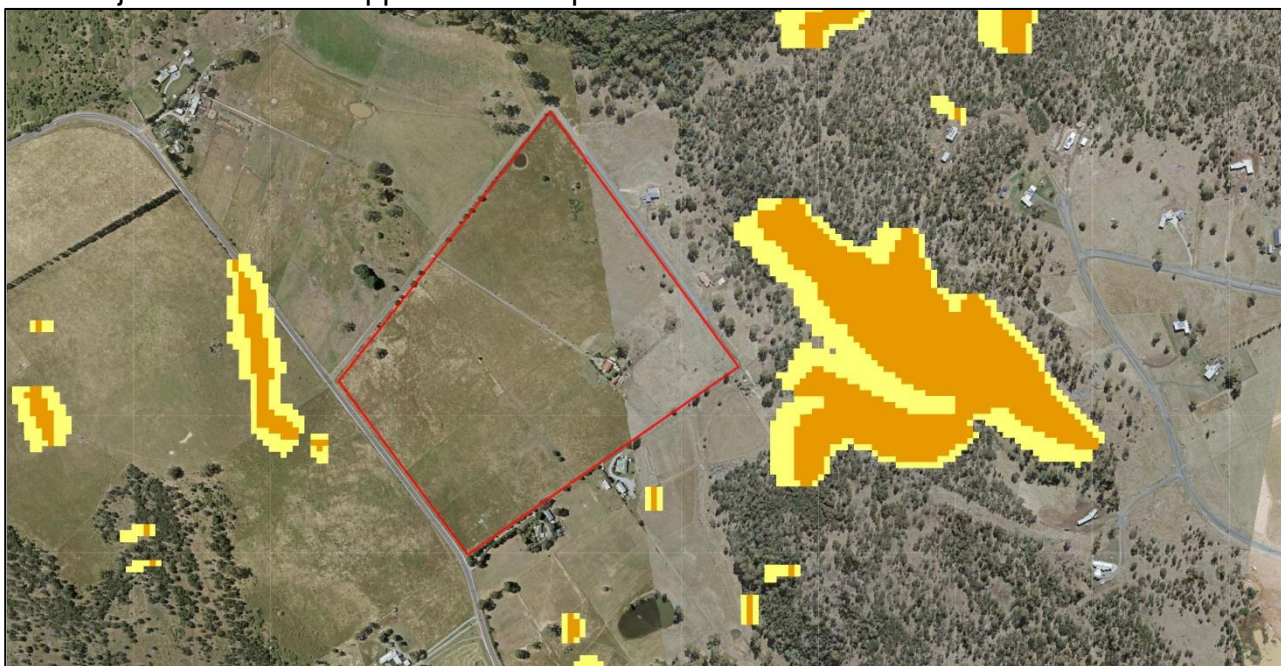


Figure6. Landslip Planning Map - Hazard (source: The List)

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

3.5 Infrastructure

The site is connected to reticulated water and electricity. The reticulated connections to gas, sewer and storm-water are not available.

4. Proposal

The proposal seeks:

- to amend the Scheme for rezoning of the subject land from Rural Resource Zone to Rural Living Zone at 30 Boomer Road, Waverley; and
- to approve the development application the for the site subdivision into 4 lots.

4.1 Landowner Consent

Three consents were provided in support of the combined permit and amendment application:

- Land Owner: Joseph Henry Brewin and Meredith Grace Brewin have provided the authorisation to Rebecca Green of Rebecca Green & Associates to act as an applicant on their behalf by the letter from 31/03/2017; and
- Council: Road Owners consent is issued pursuant to Section 52(1B)(b) of the *Land Use Planning and approvals Act 1993* to lodge the development application with the Launceston City Council that involves Council owned/managed land, Boomer Road. Road owners consent for construction of two new driveways at 30 Boomer Road; and
- State Growth: State Growth does not object to the proposal. State Growth requires conditions to be incorporated into the permit (letter D17/192175 dated 06/07/2017).
- Specific permission will be required from State Growth for any access on the Tasman Highway.

4.2 Considerations for an Amendment

32. Requirements for preparation of amendments

(1) *A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–*

(a)

(b)

(c)

(d)

(e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

(ea) *must not conflict with the requirements of section 300; and*

(f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

Response:

- (e) the subject site zoned as Rural Resource and proposed to be rezoned as a Rural Living; Adjacent area is zoned as Rural Resource or Rural Living which reflects the location of the subject site in proximity to CBD but outside the urban growth area. Properties zoned as Rural Resource are generally developed as hobby farms. Therefore, the potential for the land use conflict is limited.
- (ea) The requirements of Section 30O are addressed below;
- (f) Environmental, economic and social impacts are addressed in the part 11 of this report. The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System.

In regard to (ea), Section 30O is considered in detail below.

30O. Amendments under Divisions 2 and 2A of interim planning schemes

(1) *An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*

(2) *An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –*

- (a) *the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
- (b) *the amendment does not revoke or amend an overriding local provision; and*
- (c) *the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*

Response:

- (1) The proposed amendment is consistent with Northern Regional Land Use Strategy (NRLUS) 2016. Refer to Section 6 of this Report.
 - (2)(a) The proposal seeks to amend scheme for rezoning. The proposed rezoning amendment is consistent with common provisions.
 - (2)(b) The proposal does not revoke or amend an overriding local provision.
 - (2)(c) No conflicting local provisions will be contained in the Scheme as it is for rezoning from Rural Resource Zone to the Rural Living zone. Both zones in the subject area are predominantly residential land use i.e. lifestyle blocks, hobby farms or low density residential subdivisions.
-

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

The proposal is consistent with the Section 30O of the Act.

43C. Applications referred to in section 43A

- (1) *In determining an application referred to in section 43A, a planning authority, in its opinion –*
- (a) *must seek to further the objectives set out in Schedule 1; and*
 - (b) *must take into consideration such of the prescribed matters as are relevant to the use or development subject of the application.*

Section 43C(1) (a) requires the objectives set out in Schedule 1 to be considered.

Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*

Response:

The proposed development does not impact on any significant vegetation.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water.*

Response:

The change of zoning and subsequent amendment will provide sustainable development consistent with the objectives of Northern Regional Land Use Strategy (NRLUS) 2016. See Section 6 of this report.

- (c) *to encourage public involvement in resource management and planning*

Response:

The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)*
-

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

Response:

The proposed amendment will allow for the 3 lots subdivision. This will facilitate economic development of the area.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State*

Response:

This application was referred to TasWater and State Growth. TasWater and State Growth comments are attached to this application. There are no other relevant agency referrals required. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

Schedule 1, Part 2 - Objectives of the planning process established by the Act

The objectives of Part 2 must also be considered -

- (a) *to require sound strategic planning and co-ordinated action by State and local government*

Response:

The amendment is consistent with the objectives of the Launceston Interim Planning Scheme, the Northern Regional Land Use Strategy, state policies and Section 8A Guideline No 1 Local Provisions Schedule.

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land*

Response:

Objectives, policies and controls are set by Planning directives, the Act and the Scheme.

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land*

Response:

The objectives of the Resource Management Planning System are met. The application will be assessed against provision of the zone as amended.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels*
-

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

Response:

The proposed amendment complies with the local, regional and state policies. Refer to Section 6 of this Report.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals*

Response

Consolidation of approvals is provided via the combined permit and amendment application.

- (f) *to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation*

Response:

This objective is achievable through the provision of the residential use or development on large lots in a rural setting where services are limited.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*

Response:

The subject site has no recognised buildings or places of scientific, aesthetic, architectural or historical interest overlays and provisions under the current legislation.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community*

Response:

Utilities are proposed to be provided as a part of this application.

- (i) *to provide a planning framework which fully considers land capability.*

Response:

Inputs on land capability are considered acceptable (see Section 4.3 below).

4.3 State Policies

State policy on the *Protection of Agricultural Land 2009*

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

The subject land is categorised under the Land Capability system as a Class 4. Further investigation has been undertaken by the applicant on Land Capability. The Land Capability Report prepared by Jason Lynch Senior Agronomist at Serve-Ag Pty Ltd on 28/02/2013 states that, the subject site has land capability class 6 which "is considered unsuitable for horticultural cropping purposes, and only has a limited grazing potential." Moreover, "there is no prime agricultural land in the immediate vicinity of this property the nearest prime agricultural Class ≤ 3 land is located approximately 3,500m away to the south of St Leonards." Therefore, this policy is not applicable.

State Coastal Policy 1996

The State Coastal Policy applies to Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the *Living Marine Resources Management Act 1995*) and all land to a distance of 1km from the high water mark. The subject site is located outside this distance. Therefore, this policy is not applicable.

State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and groundwaters, other than:

- (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- (ii) waters in any tank, pipe or cistern.

Clause 31.5 requires that land use and development to be consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.

The potential for erosion is addressed by Waster Water Disposal assessment (Appendix E). No subsequent water quality degradation is proposed.

As such objectives of this policy are met.

National Environment Protection Measures (NEPM)

NEPMs are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation, and given effect in Tasmania through the *State Policies and Projects Act*.

The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of the submitted application can be undertaken against the appropriate Use and Development Standards. The proposed amendment is not considered affected by the other NEPMs.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

5. Gas Pipelines Act 2000

The gas pipeline is not available in proximity to the subject land. Therefore, this Act is not applicable to the proposed development.

6. Planning Strategies

Launceston Residential Strategy (LRS) 2009-2029

Council analyses the land suitable for future rural residential development on the basis of indicators presented in the table below. The proposal meets all specified attributes for the rural residential development. Therefore, it is consistent with this policy.

Policy	Planner Response
<p>Tier 5: Rural residential development <u>Positive attributes for Rural Residential Development:</u> (1) within 500m of reticulated water (2) sealed road frontage (3) gravel road frontage (4) on current garbage collection route (5) not in Scenic Protection Special Area (6) not containing TASVEG native forest (7) continuous with existing Rural Residential zones.</p>	<p>Compliant. (1) reticulated water is proposed to be connected; (2) sealed road frontage is available; (3) it is not applicable due to availability of sealed roads; (4) the subject site is located in proximity to current garbage collection route (5) Scenic Management Area overlay is not applicable to the subject site; (6) TASVEG native forest is absent on the subject site; and (7) the subject site is adjoining to the land zoned Rural Living.</p>

Northern Regional Land Use Strategy (NRLUS) 2016

NRLUS states that Rural Living Zone will provide rural residential opportunities within a rural landscape on a land that has no real potential for efficient or practical agricultural or rural resource use on a commercial basis. For the zone application the established rural residential area must be identified. The summary of identification of this area is provided below:

Policy	Planner Response
<p>3.7 Rural and Environmental Living Areas This policy sets characteristics for determination of established rural residential area:</p>	<p>Compliant. The subject site is unidentified as an established rural residential area as:</p>

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

<p>(a) predominantly residential land use i.e. lifestyle blocks, hobby farms or low density residential subdivisions; and (b) fragmentation of the cadastral base and property ownership.</p>	<p>(a) the broader area is developed with lifestyle blocks, hobby farms or low density residential subdivisions; and (b) the cadastral base and property ownership is fragmented.</p>
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The **(NRLUS)** recommends that additional supply will be provided for through intensification within these established rural residential areas where they align with sustainability criteria. Sustainability criteria are summarised in the table below:

Policy	Planner Response
<p>(a) impact on the agricultural and environmental values of the land and surrounding areas; (b) proximity to existing settlements containing social services; (c) improving land use efficiency by consolidating gaps in established rural residential land use patterns; (d) access to road infrastructure with capacity; (e) onsite waste water system suitability; (f) consideration of the impact on natural values or the potential land use limitations as a result of natural values; (g) minimising impacts on agricultural land and land conversion; (h) impacts on water resources required for agricultural and environmental purposes; (i) consideration of natural hazard management; (j) existing supply within the region;</p>	<p>Compliant. (a) impact on the agricultural and environmental values is limited (please refer to Section 8 of this report); (b) proximity to existing settlements containing social services is 2.0-2.5km; (c) it is a gap between established Drivers Run and St Leonards Rural Living patterns. The proposed rezoning is considered to improve this gap; (d) Boomer Road and Tasman Highway are roads maintained by a road authority; (e) onsite waste water system is proposed; (f) no impacts on natural values is expected due to the absence of corresponding overlays and TASVEG native forest on the subject site; (g) there is no primary agricultural land adjoining to the subject site; (h) no land is proposed for the conservation in proximity to the subject site; and no primary agricultural land is adjoining; (i) the subject site is not exposed to any natural hazards except bushfire risk which is addressed by Bushfire Hazard Management Plan; (j) existing rural living land supply in the Launceston municipality in proximity to Urban Growth boundary is limited due to infrastructural and environmental hazard constraints; The proposed rezoning will address exiting undersupply;</p>

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

<p>(k) potential for future requirement for the land for urban purposes; and (l) the ability to achieve positive environmental outcomes through the rezoning.</p>	<p>(k) the subject site is located in a close proximity to services, infrastructure and employment districts. This area is in a high demand; (l) the outcome will be achieved through the consolidation of gaps, provision of services, and development of the land that has no real potential for efficient or practical agricultural or rural resource use on a commercial basis.</p>
--	--

Sustainability criteria for the proposed subdivision are met. Therefore, the proposed rezoning and subdivision of the subject site are consistent with objectives of NRLUs.

Section 8A Guideline No 1 Local Provisions Schedule LPS zone and code application version

This guideline states that the Rural Living Zone should not be applied to land that is not currently supported within an interim planning scheme Rural Living Zone, unless:

- (a) consistent with the relevant regional land use strategy...

The consistency with NRLUs is demonstrated. Therefore, the Rural Living Zone could be applicable to the subject site.

7. Referral Agencies

The application was referred to TasWater under section 17 of the *Land Use Planning and Approvals Regulations 2004*. TasWater has issued its Submission to Planning Authority Notice (TWDA No. 2017/01001-LCC) dated 5 October 2017 stating that it does not object to the application for amendment and development application and conditions are imposed. The application was referred to State Growth. State Growth suggested to incorporate the condition: With respect to the access for Lot 2 directly from the Tasman Highway, the applicant shall obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation (inclusive of all works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices).

PART B. DEVELOPMENT APPLICATION

8. Planning Scheme Requirements

13.0 Rural Living Zone

<p>13.1.1 Zone Purpose Statements 13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited. 13.1.1.2 To provide for compatible use and development that does not adversely impact</p>

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

on residential amenity.

13.1.1.3 To provide for use and development that is compatible with local natural values.

Consistent

Residential use and development on large lots in a rural setting where services are limited is proposed to be provided.

Local Area Objectives - There are no local area objectives

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

13.3 Use Standards

13.3.1 Hours of operation

Objective:

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

Not Applicable

This standard applies only for the following use classes: Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities, Vehicle fuel sales and services and Visitor accommodation.

A1 Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

Not Applicable

P1 Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

Not Applicable

13.3.2 Mechanical plant and equipment

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Not Applicable

This standard applies only for the following use classes: Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities,

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

Vehicle fuel sales and services and Visitor accommodation.
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.
Not Applicable
P1 Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.
Not Applicable

13.3.3 Light spill and illumination

Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
Not Applicable This standard applies only for the following use classes: Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities, Vehicle fuel sales and services and Visitor accommodation.
A1 The use must: (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Low Density Residential and Village zones; and (b) contain direct light from external light sources within the boundaries of the site.
Not Applicable
P1 Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to: (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to nearby sensitive uses; (c) the topography of the site; (d) the landscaping of the site; (e) the degree of screening between the light source and the sensitive uses; and (f) existing light sources nearby.
Not Applicable

13.3.4 External storage of goods

Objective:

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.
Not Applicable This standard applies only for the following use classes: Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities, Vehicle fuel sales and services and Visitor accommodation.
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
P1 Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.
Not Applicable

13.3.5 Commercial vehicle parking

Objective: To ensure that parking of commercial vehicles does not detract from the amenity of the area.
Not Applicable This standard applies only for the following use classes: Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities, Vehicle fuel sales and services and Visitor accommodation.
A1 Commercial vehicles must be parked within the boundary of the site.
Not Applicable
P1 Parking of commercial vehicles must not detract from the amenity of the area, having regard to: (a) the number and type of vehicles; (b) the frequency and length of stay; (c) the location of offsite parking; and (d) the availability of offsite parking in the area.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

Not Applicable

13.3.6 Scale and intensity of use

Objective: To ensure that uses are of a scale and intensity that is consistent with the purpose of the zone.
Not Applicable This standard applies only for the following use classes: Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities, Vehicle fuel sales and services and Visitor accommodation.
A1 Use must have a combined gross floor area of no greater than 250m ² .
Not Applicable
P1 Use must be at a scale and intensity consistent with the purpose of the zone, having regard to: (a) the nature and scale of the use; (b) the number of employees; (c) the hours of operation; (d) emissions generated by the use; (e) the type and intensity of traffic generated by the use; (f) the impact on the character of the area; and (g) the need for the use in that location.
Not Applicable

13.4 Development Standards

13.4.1 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.
Not Applicable This standard is not applicable. No building construction is proposed. This application is for subdivision.
A1 Site coverage must be no greater than 5%.
Not Applicable
P1 Site coverage must have regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site;

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

<ul style="list-style-type: none"> (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; (g) the site coverage of adjacent lots; and (h) the character of the surrounding area.
<p>Not Applicable</p>

13.4.2 Building height, setback and siting

<p>Objective: To ensure that building bulk and form, and siting:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots; (c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjoining primary industry uses.
<p>Not Applicable This standard is not applicable. No building construction is proposed. This application is for subdivision.</p>
<p>A1 Building height, other than for outbuildings, must be no greater than 8m.</p>
<p>Not Applicable</p>
<p>P1 Building height must be compatible with the streetscape and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the apparent height when viewed from roads and public places; and (e) any overshadowing of adjoining lots or public places.
<p>Not Applicable</p>
<p>A2 Buildings, other than outbuildings, must be setback from a frontage no less than 20m.</p>
<p>Not Applicable</p>
<p>P2 Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding building; (c) the height bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the retention of vegetation; (f) the existing or proposed landscaping; and (g) the safety of road users.
<p>Not Applicable</p>
<p>A3.1 Buildings, other than outbuildings, must be setback from a side boundary no less than 20m; and</p> <p>A3.2 Buildings, other than outbuildings, must be setback from a rear boundary no less</p>

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than 20m.
Not Applicable
P3 Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding building; (d) the height bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) the privacy to private open space and windows of habitable rooms on adjoining lots; (g) sunlight to private open space and windows of habitable rooms on adjoining lots; (h) any existing screening or the ability to implement screening; and (i) the character of the surrounding area.
Not Applicable
A4 Habitable buildings for sensitive uses must be setback no less than 200m from the boundary of the Rural Resource zone.
Not Applicable
P4 Setbacks of habitable buildings for sensitive use must not constrain adjoining primary industry uses, having regard to: (a) the topography of the land; (b) the prevailing setbacks of existing buildings on nearby lots; (c) the type and intensity of the proposed use; (d) the location of existing buildings on the site; (e) the existing use on adjoining and opposite lots; (f) nature, frequency and intensity of emissions produced by primary industry use on adjoining and opposite lots; (g) retention of vegetation; (h) any buffers created by natural or other features; (i) any attenuation measures; and (j) character of the surrounding area.
Not Applicable

13.4.3 Outbuildings and other structures

Objective: To ensure that: (a) outbuildings do not detract from the character of the surrounding area; and (b) dwellings remain the dominant built form within an area; and (c) earthworks and the construction or installation of retaining walls are appropriate to the site and respect the amenity of adjoining lots.

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<p>Not Applicable This standard is not applicable. No building construction is proposed. This application is for subdivision.</p>
<p>A1.1 Outbuildings must have a combined gross floor area of no more than 100m²; and A1.2 Outbuildings must have: (a) a wall height of no greater than 4m; and (b) a building height no greater than 5m; and A1.3 Outbuildings must be setback no less than 8m from the primary road frontage and 2m from the side and rear boundaries.</p>
<p>Not Applicable P1.1 Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to: (a) the visual impact on the streetscape; (b) any adverse impacts on native vegetation; (c) any overshadowing of adjoining lots; (d) the size and location of outbuildings on adjoining lots and in the surrounding area; and P1.2 Outbuildings must have: (a) a combined gross floor area that does not exceed 150m² ; and (b) wall height no greater than 4.5m; and (c) a building height no greater than 5m.</p>
<p>Not Applicable A2 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 1.5m 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.</p>
<p>Not Applicable P2 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) any 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.</p>

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Not Applicable

13.4.4 Lot size and dimensions

<p>Objective: To ensure:</p> <ul style="list-style-type: none"> (a) the area and dimensions of lots are appropriate for the zone; (b) rural uses on adjoining land are protected from adverse impacts; and (c) the protection of a place of Aboriginal, natural or cultural heritage.
<p>Consistent The area and dimensions of lots is proposed to be appropriate for the zone; and rural uses on adjoining land are proposed to be protected from adverse impacts.</p>
<p>A1.1 Each lot, or a lot proposed in a plan of subdivision, must have an area of no less than 4ha; or A1.2 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (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 <p>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.</p>
<p>Relies on Performance Criteria The proposal does not comply with the Acceptable Solution A1.1 as: Lot 1 has an area of 2.5ha; Lot 2 has an area of 3.1ha; Lot 3 has an area of 3.2ha; and Lot 4 has an area of 16.1ha. Additionally, the proposal does not comply with A2 and A3. Therefore, the proposal will be assessed against corresponding Performance Criteria.</p>
<p>P1.1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the likely provision of on-site parking and manoeuvrability for vehicles; (d) the topography of the site; (e) the presence of any natural hazards; (f) adequate provision of private open space; (g) fire hazard management; (h) separation from Rural resource zoned land; (i) the ability of vegetation to provide buffering; (j) the existing pattern of development in the area; and be not less than 1ha; or <p>P1.2 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions to facilitate the protection of a place of Aboriginal, natural or historic cultural heritage.</p>

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Complies

Each lot proposed in the plan of subdivision has sufficient useable area and dimensions suitable for its residential use in rural settings having regard to:

(a) and (b) the relevant acceptable solutions for development of buildings are specified by standards and the likely location of buildings on the lots are specified by standards

13.4.1-13.4.3:

13.4.1 A1 Site coverage must be no greater than 5%. 250m²

13.4.2 A1 Building height must be no greater than 8m (meets Acceptable Solutions) A2 and A3 Buildings must be setback from a frontage, side and rear boundaries no less than 20m (meets Acceptable solutions); A4 Habitable buildings for sensitive uses must be setback no less than 200m from the boundary of the Rural Resource zone (relies on Performance Criteria).

- (c) the provision of on-site parking and manoeuvrability for vehicles is specified by standards E6.5.1, and E6.6.1-E6.6.2;
- (d) the topography: the site falls towards the north with an approximate slope of 8% which does not set any constraints for the residential use and development;
- (e) any natural hazards are absent on the subject site except the potential for bushfire. This risk is addressed by Bushfire Hazard Management Plan (appendix G);
- (f) adequate provision of private open space: there are no specific requirements for the provision of private open space under the Rural Living Zone. However, both General Residential Zone and Inner Residential Zone specify a private open space for the single dwelling as "a continuous area of 24m² and a horizontal dimension of no less than 4m". Given the site area of no less than 1ha this requirement of 24m² for the private open space is possible to meet;
- (g) fire hazard management is addressed by Bushfire Hazard Management Plan (Appendix G);
- (h) separation from Rural Resource zoned land: the land zoned as a Rural Recourse to the north-west is separated by Boomer Road road reserve of 21m, to the south-west is separated by Tasman Highway road reserve of 16m;
- (i) the subject site is an open pasture. Appropriate landscaping could be implemented at the construction stage;
- (j) the existing pattern of development in the surrounding area is Rural Living, which reflects the proximity to the CBD of 7km and location outside the urban growth boundary; and each proposed lot is not less than 1ha.

The proposal complies with Performance Criteria P1.1.

13.4.5 Frontage and access

Objective:

To ensure that lots:

- (a) provide appropriate frontage to a road;
- (b) provide safe and appropriate access suitable for the intended use.

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<p>Consistent Proposed lots provide appropriate frontage to a road and provide safe and appropriate access suitable for the residential use in rural settings.</p>
<p>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 4m.</p>
<p>Complies There are three lots proposed in addition to existing one. Each lot proposed in a plan of subdivision prepared by IPD Consulting 02/10/17 will have a frontage to a road maintained by a road authority of no less than 4m. The proposal complies with the Acceptable SolutionA1.</p>
<p>P1 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of no less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; and (h) the advice of the road authority.
<p>Not Applicable</p>
<p>A2 No acceptable solution.</p>
<p>Relies on Performance Criteria There is no Acceptable Solution. Therefore, the proposal will be assessed against corresponding Performance Criteria.</p>
<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) the character of the area; and (f) the advice of the road authority.

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Complies

Each lot proposed in a plan of subdivision will be provided with reasonable vehicular access to a boundary of a lot having regard to:

- (a) the topography: the site falls towards the north with an approximate slope of 8%;
- (b) the length of the access is maximum of 330m for the lot 3. Lots 1 and 2 have direct access from roads reserves Boomer Road and Tasman Highway;
- (c) the distance between the lot carriageway is 0m as each lot of the proposed subdivision will have a frontage along the road maintained by the road authority;
- (d) the nature of the road and the traffic: Tasman Highway is a category 4 road in under the State Road Hierarchy. Boomer Road is a local highway;
- (e) the character of the area is rural living and hobby farms; and
- (f) the advice of the road authority: Launceston City Council and the Department of State Growth have provided road owners consent in regard to this subdivision.

The proposal complies with performance Criteria P2.

13.4.6 Discharge of stormwater

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Consistent

The proposed subdivision layout provides that stormwater is satisfactorily drained and discharged.

A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Relies on Performance Criteria

Each lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system. There is existing open drain along western side of Tasman highway. The subject site adjoins to the eastern part of Tasman highway. Boomer Road is not serviced by public stormwater system.

The proposal does not comply with the Acceptable solution A1. Therefore, it will be assessed against corresponding Performance Criteria.

P1 All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development of the site and adjoining land;
- (g) the additional runoff from the subdivision development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other design techniques within the subdivision.

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Complies

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regarded to:

- (a) the location of the discharge point; the subject site is not connected to the public storm water system;
- (b) the stormwater flow paths both internal and external to the site: the stormwater flows towards its catchment, i.e. to the north falling to North Esk River;
- (c) the location of building areas within the site: the site is developed with the single dwelling, outbuildings and associated car parking;
- (d) the topography: the site falls towards the north with the approximate slope of 8%;
- (e) the characteristics of the site, including rainfall: annual rainfall for the area is approximately 676mm (RJK Consulting Engineers, Onsite Waster Water Design Report);
- (f) the development of the site and adjoining land: they are developed as rural living properties;
- (g) the additional runoff from the subdivision development and likely future development of the land; The future development of this area is proposed as rural living; the additional runoff will be generated by impervious surfaces. Overall, it will not hugely impact on site; and runoff will be collected into existing open drain along Boomer Road with subsequent discharge into Distillery Creek; and
- (h) any onsite storage devices, detention basins or other design techniques within the subdivision are specified in the report "Dependent on positioning of dwellings in relation to irrigation areas, cut off drains may be required" .

The proposal complies with Performance Criteria P1.

A2 The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Not Applicable

The subject site is not connected and is not proposed to be connected to the public stormwater system. As such no impacts are proposed on existing public storm water system capacity. This provision is not applicable.

P2 Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other design techniques within the subdivision.

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Not Applicable
 The subject site is not connected and is not proposed to be connected to the public stormwater system. As such no impacts are proposed on existing public storm water system capacity. This provision is not applicable.

13.4.7 Water and sewerage services

<p>Objective: To ensure each lot provides for appropriate water supply and wastewater disposal.</p>
<p>Consistent It is proposed that each lot provides for appropriate water supply and wastewater disposal.</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>
<p>Complies Each lot proposed in a plan of subdivision will be connected to a reticulated water supply (TWDA 2017/010010-LCC).</p>
<p>P1 Where reticulated water services are not proposed to be connected, it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.</p>
<p>Not Applicable</p>
<p>A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.</p>
<p>Relies on Performance Criteria Each lot proposed in a plan of subdivision will not be connected to a reticulated sewerage system. Reticulated water services are not proposed to be connected which is consistent with the Rural Living Zone purpose "To provide for residential use or development on large lots in a rural setting where services are limited". On-site waste water management is proposed. The proposal does not comply with Acceptable Solution A2. The proposal will be assessed against corresponding Performance Criteria.</p>
<p>P2 Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have unreasonable adverse environmental impacts.</p>
<p>Complies Onsite Waste Water Design Report has been prepared that states that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have unreasonable adverse environmental impacts. This report states that "the newly created lots will each have sufficient area available for 420m² of irrigation area and provision of 100% reserve area. Dependent on positioning of dwellings in relation to irrigation areas, cut off drains may be required." The proposal complies with Performance Criteria P2.</p>

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13.4.8 Local natural values

Objective: To ensure that subdivision works minimise the impact on local natural values.
Consistent Subdivision works are proposed to minimise the impact on local natural values.
A1 The subdivision does not include any road or other works.
Complies The proposed subdivision does not include any road or other works defined by the Act as "any change to the natural or existing condition or topography of land". Moreover, the site is not a subject to Priority Habitat overlay. The proposal complies with the acceptable solution A1.
P1 Subdivision works must minimise the impact on the natural values of the site, having regard to: (a) the need for the works; (b) the location of the works; (c) the significance of the natural values of the site; (d) the natural values of the area; (e) any native vegetation and fauna habitats; and (f) the topography of the site.
Not Applicable

E1.0 Bushfire-Prone Areas Code

E1.1 The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.
Consistent The proposed use and development will be appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.5 Use Standards

Vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.
Not Applicable No vulnerable uses are proposed. The subdivision application is for the residential use. Therefore, this standard is not applicable.

E1.5.1 Vulnerable Uses

A1 No Acceptable Solution.
Not Applicable
P1 A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from

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<p>bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy and bushfire hazard management plan; and (e) other advice, if any, from the TFS.
<p>Not Applicable</p>
<p>A2 An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:</p> <ul style="list-style-type: none"> (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (b) the ability of occupants of the vulnerable use to: <ul style="list-style-type: none"> (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel.
<p>Not Applicable</p>
<p>P2 No Performance Criterion.</p>
<p>Not Applicable</p>
<p>A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>
<p>Not Applicable</p>
<p>P3 No Performance Criterion.</p>
<p>Not Applicable</p>
<p>Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.</p>
<p>Not Applicable No hazardous uses are proposed. The subdivision application is for the residential use. Therefore, this standard is not applicable.</p>

E1.5.2 Hazardous Uses

<p>A1 No Acceptable Solution.</p>
<p>Not Applicable</p>
<p>P1 A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site;

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(d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and
(e) other advice, if any, from the TFS.
Not Applicable
A2 An emergency management strategy, endorsed by the TFS or an accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to:
(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and
(b) available fire protection measures to:
(i) prevent the hazardous use from contributing to the spread or intensification of bushfire;
(ii) limit the potential for bushfire to be ignited on the site;
(iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and
(iv) reduce risk to emergency service personnel.
Not Applicable
P2 No Performance Criterion.
Not Applicable
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.
Not Applicable
P3 No Performance Criterion.
Not Applicable

E1.6 Development Standards

Subdivision provides for hazard management areas that:
(a) facilitate an integrated approach between subdivision and subsequent building on a lot;
(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
(c) provide protection for lots at any stage of a staged subdivision.
Consistent
An integrated approach between subdivision and subsequent building on a lot is proposed to be facilitated; and sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area is proposed to be provided.

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E1.6.1 Subdivision: Provision of hazard management areas

A1

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or
- (b) The proposed plan of subdivision:
 - (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
 - (ii) shows the building area for each lot;
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 - 2009 Construction of buildings in bushfire-prone areas; and
 - (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots, and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 - 2009 Construction of buildings in bushfire-prone areas; and
- (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Complies

P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:

- (a) the dimensions of hazard management areas;
- (b) a bushfire risk assessment of each lot at any stage of staged subdivision;
- (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;
- (d) the topography, including site slope;
- (e) any other potential forms of fuel and ignition sources;
- (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;
- (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and
- (h) any advice from the TFS.

Not Applicable

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E1.6.2 Subdivision: Public and fire-fighting access

<p>Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.
<p>Consistent</p>
<p>Existing access roads in a proposed subdivision will allow safe access and egress for residents, firefighters and emergency service personnel.</p>

<p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and (ii) is certified by the TFS or an accredited person.
<p>Complies</p> <p>Rebecca Green & Associates is a bushfire hazard practitioner accredited by Tasmania Fire Service certifies (Certificate N:RGA-22/2017) that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting. The proposal complies with acceptable SolutionA1.</p>
<p>P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity;

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<ul style="list-style-type: none"> (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; <ul style="list-style-type: none"> (b) the provision of access to: <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire-fighting water supplies; and (c) any advice from the TFS.
Not Applicable
Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.
Consistent

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

<p>A1 In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.
<p>Complies</p> <p>Rebecca Green & Associates is a bushfire hazard practitioner accredited by Tasmania Fire Service certifies (Certificate N:RGA-22/2017) that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes. The proposal complies with acceptable SolutionA1.</p>
P1 No Performance Criterion.
Not Applicable
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

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<p>Not Applicable The subject property at 30 Boomer Road is serviced by reticulated water by the TasWater. Therefore, this provision is not applicable.</p>
<p>P2 No Performance Criterion.</p>
<p>Not Applicable</p>

E4.0 Road and Railway Assets Code

<p>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.</p>
<p>Consistent The safety and efficiency of the road network is proposed to be protected; and conflicts between sensitive uses and major roads are proposed to be reduced.</p>

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

<p>Objective: To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.</p>
<p>Consistent The safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.</p>
<p>A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>
<p>Not Applicable Tasman Highway is a category 4 road in under the State Road Hierarchy. Boomer Road is a local highway. This provision is not applicable as no effects are proposed in relation to category 1 or category 2 road.</p>
<p>P1 Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any written advice received from the road authority.</p>

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<p>Not Applicable</p>
<p>A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>
<p>Relies on Performance Criteria Boomer Road is a subject of speed limit more than 60km/h. There are two additional crossovers proposed over Boomer Road. The number of residential properties which Boomer Road is currently servicing is 15 in accordance with Appendix G: Traffic Assessment Report. This generates 135 movements per day. Two additional crossovers are proposed over Boomer Road as a part of this subdivision, which will generate 18 additional movements per day. Therefore, the proposal does not comply with the Acceptable Solution A2. The proposal will be assessed against corresponding Performance Criteria.</p>
<p>P2 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature 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.
<p>Complies Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use will be nine vehicle movements per day per each lot; (b) the nature of the traffic is generated by the rural living and hobby farms use; (c) the nature and efficiency the proposed crossover will be to Council standards and Department of State Growth Standards; (d) the nature and category of the road: Tasman Highway is a category 4 road in under the State Road Hierarchy. Boomer Road is a local highway; (e) the speed limit and traffic flow of the road: the speed limit is from 75km/h to 100km/h; (f) any alternative access to a road: no alternative access is available; (g) the need for the residential use is proposed 27 vehicles movements per day; (h) any traffic impact assessment: the traffic impact assessment has been prepared by RJK Consulting Engineers which concludes that "The surrounding road transport

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<p>network is capable of adsorbing the relatively small estimated traffic generation of the proposed development"; and</p> <p>(i) any written advice received from the road authority: road owners consents were received in relation to this application</p> <p>The proposal complies with Performance Criteria P2.</p>
<p>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.</p>
<p>Complies</p> <p>The proposed annual average daily traffic (AADT) of vehicle movements is 27 movements per day which is less than 40. The proposal complies with Acceptable Solution 3.</p>
<p>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:</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature and efficiency of the access or the junction;</p> <p>(d) the nature and category of the road;</p> <p>(e) the speed limit and traffic flow of the road;</p> <p>(f) any alternative access to a road;</p> <p>(g) the need for the use;</p> <p>(h) any traffic impact assessment; and</p> <p>(i) any written advice received from the road authority.</p>
<p>Not Applicable</p>

E4.5.2 Existing level crossings

<p>Objective:</p> <p>To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.</p>
<p>Not Applicable</p> <p>No access is proposed across part of the rail network as a part of this application. This standard is not applicable.</p>
<p>A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.</p>
<p>Not Applicable</p>
<p>P1 Any increase in vehicle traffic at an existing access across part of a rail network, must be safe and not unreasonably impact on the efficiency of the rail network, having regard to:</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p>

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- (c) the use and frequency of the rail network;
- (d) any alternative access;
- (e) the need for the use;
- (f) any traffic impact assessment; and
- (g) any written advice received from the rail authority.

Not Applicable

E4.6 Development Standards

E4.6.1 Development adjacent to roads and railways

Objective:

To ensure that development adjacent to category 1 or category 2 roads or the rail network:

- (a) ensures the safe and efficient operation of roads and the rail network;
- (b) allows for future road and rail widening, realignment and upgrading; and
- (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.

Not Applicable

A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:

- (a) new buildings;
- (b) other road or earth works; and
- (c) building envelopes on new lots.

A1.2 Buildings must be:

- (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or
- (b) an extension which extends no closer than:
 - (i) the existing building; or
 - (ii) an immediately adjacent building.

Not Applicable

P1 The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:

- (a) the proposed setback;
- (b) the existing setback of buildings on the site;
- (c) the frequency of use of the rail network;
- (d) the speed limit and traffic volume of the road;
- (e) any noise, vibration, light and air emissions from the rail network or road;
- (f) the nature of the road;
- (g) the nature of the development;
- (h) the need for the development;
- (i) any traffic impact assessment;

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(j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and
(k) any written advice received from the rail or road authority.
Not Applicable

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 safety and efficiency of roads is not reduced by the creation of new accesses.
A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h.
Relies on Performance Criteria New accesses are proposed to roads in an area subject to a speed limit of more than 60km/h. The proposal does not comply with Acceptable Solution 1. Therefore, the proposal will be assessed against corresponding Performance Criteria.
P1 For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.
Complies For roads in an area subject to a speed limit of more than 60km/h, proposed accesses will be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature of the traffic is generated by the rural living and hobby farms use; (b) the nature of the road: Tasman Highway is a category 4 road in under the State Road Hierarchy. Boomer Road is a local highway; (c) the speed limit and traffic flow of the road: the speed limit is from 75km/h to 100km/h; (d) any alternative access: no alternative access is available; (e) the need for accesses is determined by the subdivision pattern, ie. tree new accesses per three new lots created which will generate 27 vehicles movements per day; (f) any traffic impact assessment: the traffic impact assessment has been prepared by RJK Consulting Engineers which concludes that "The surrounding road transport network is capable of adsorbing the relatively small estimated traffic generation of the proposed development"; and

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(g) any written advice received from the road authority: road owners consents were received in relation to this application. The proposal complies with Performance Criteria 1.
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. Not Applicable Boomer Road and Tasman Highway are roads in an area subject to a speed limit of 60km/h or more. Therefore, this provision is not applicable.
P2 For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority. Not Applicable

E4.6.3 New level crossings

Objective: To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.
Not Applicable This standard is not applicable as no access across part of the rail network is proposed as a part of this application.
A1 No acceptable solution. Not Applicable
P1 Level crossings must be safe and not unreasonably impact on the efficiency of the rail network, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the rail network; (c) the location of the level crossing; (d) any alternative access; (e) the need for the level crossing; (f) any traffic impact assessment; (g) any measures to prevent access to the rail network; and (h) any written advice received from the rail authority. Not Applicable

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

<p>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.</p>
<p>Consistent Accesses are proposed to provide sufficient sight distance between vehicles to enable safe movement of traffic.</p>
<p>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.</p>
<p>Complies Proposed accesses will comply with the Safe Intersection Sight Distance shown in Table E4.6.4 in accordance with the Traffic Impact Assessment (Appendix G). The provision (b) is not applicable as no rail level crossings are proposed. The proposal complies with Acceptable Solution A1.</p>
<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the frequency of use of the road or rail network; (c) any alternative access; (d) the need for the access, junction or level crossing; (e) any traffic impact assessment; (f) any measures to improve or maintain sight distance; and (g) any written advice received from the road or rail authority.</p>
<p>Not Applicable</p>

E6.0 Parking and Sustainable Transport Code

<p>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.</p>
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Not Applicable
 This Code is not applicable as no parking facilities are proposed as a part of this application.

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.

Not Applicable
 This standard is not applicable. No car parking areas are proposed as a part of this application.

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.

Not Applicable

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;

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

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(c) the pattern of parking in the locality; or P1.3 The number of car parking spaces complies with any relevant parking precinct plan.
Not Applicable
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
P2 No performance criteria.
Not Applicable

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 This standard is not applicable.
A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.
Not Applicable
P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number and characteristics of users of the site and their opportunities and likely need to travel by bicycle; (b) the location of the site and the likely distance a cyclist needs to travel to reach the site; and (c) the availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
Not Applicable

E6.5.3 Taxi spaces

Objective: To ensure that access for taxis is provided to meet the needs of the use.
Not Applicable This standard is not applicable.
A1 Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required.
Not Applicable
P1 Taxi parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the availability and accessibility of taxi spaces on the road or in the vicinity; and

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(c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.
Not Applicable

E6.5.4 Motorcycle parking

Objective: To ensure that motorcycle parking is provided to meet the needs of the use.
Not Applicable This standard is not applicable.
A1 Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required.
Not Applicable
P1 Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the availability and accessibility of motorcycle parking spaces on the road or in the vicinity; and (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.
Not Applicable

E6.5.5 Loading bays

Objective: To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.
Not Applicable This standard is not applicable.
A1 A loading bay must be provided for uses with a gross floor area greater than 1 000m ² in a single occupancy.
Not Applicable
P1 Adequate space for loading and unloading must be provided, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

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Not Applicable

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Not Applicable This standard is not applicable. No car parking areas are proposed as a part of this application.
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.
Not Applicable
P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing and line marking.
Not Applicable

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.
Not Applicable This standard is not applicable.
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;

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<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>Not Applicable</p>
<p>P1 Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) the nature and use of the development;</p> <p>(e) the expected number and type of vehicles;</p> <p>(f) the nature of traffic in the surrounding area; and</p> <p>(g) the provisions of Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</p>
<p>Not Applicable</p>

E6.6.3 Pedestrian access

<p>Objective: To ensure pedestrian access is provided in a safe and convenient manner.</p>
<p>Not Applicable This standard is not applicable.</p>
<p>A1.1 Uses that require 10 or more parking spaces must:</p> <p>(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:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and</p> <p>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.</p>

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Not Applicable
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.
Not Applicable

E6.6.4 Loading bays

Objective: To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.
Not Applicable This standard is not applicable.
A1 The area and dimensions of loading bays and access way areas must be designed in accordance with AS2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.
Not Applicable
P1 Loading bays must have area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; and (e) the location of the site and nature of traffic.
Not Applicable
A2 It must be demonstrated that the type of vehicles likely to use the site can enter, park and exit the site in a forward direction, without impact or conflicting with areas set aside for parking or landscaping, in accordance with AS2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.
Not Applicable
P2 Access for vehicles commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic;

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

(f) the effectiveness or efficiency of the surrounding road network; and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
Not Applicable

E6.6.5 Bicycle facilities

Objective: To ensure that cyclists are provided with adequate facilities.
Not Applicable This standard is not applicable.
A1 Uses that require five or more bicycle spaces by Table E6.1 must provide one shower and change room facility on site, with one additional shower and change room on site for each 10 additional bicycles spaces required.
Not Applicable
P1 Shower and change room facilities must be provided at adequate level to cater for the reasonable needs of cyclists, having regard to: (a) the location of the proposed use; (b) the existing network of cycle paths and bicycle lanes and other means of access to the site for cyclists; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) whether there are facilities on the site for other reasons that could be used by cyclists; and (g) the opportunity for sharing bicycle facilities on nearby sites.
Not Applicable

E6.6.6 Bicycle parking and storage facilities

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.
Not Applicable This standard is not applicable.
A1 Bicycle parking and storage facilities for uses that require 5 or more bicycle spaces by Table E6.1 must: (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from the main entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.
Not Applicable
P1 Bicycle parking and storage facilities must be provided in a safe, secure and

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

<p>convenient location, having regard to:</p> <ul style="list-style-type: none"> (a) the accessibility to the site; (b) the characteristics of the site; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) the location and visibility of proposed parking storage facilities for bicycles; (g) the nature of the bicycle parking and storage facilities; (h) whether there are other parking and storage facilities on the site; and (i) the opportunity for sharing bicycle parking and storage facilities on nearby sites.
<p>Not Applicable</p>
<p>A2 Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have minimum dimensions of: <ul style="list-style-type: none"> (i) 1.7m in length; and (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle to that meets AS 2890.3 1993 Parking facilities - Bicycle parking facilities.
<p>Not Applicable</p>
<p>P2 Bicycle parking spaces and access must be convenient, safe and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; (d) the proposed measures to secure bicycles; and (e) the provisions of AS 2890.3 1993 Parking facilities - Bicycle parking facilities.
<p>Not Applicable</p>

E6.7 Parking Precinct Plans

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

E6.7.1.3 Local area provisions

<p>Objective: To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.</p>
<p>Not Applicable The subject site at 30 Boomer Road is located outside the Launceston Central Business District Parking Exemption Area. Therefore, this standard is not applicable.</p>
<p>A1 On-site car parking is:</p> <ul style="list-style-type: none"> (a) not provided; or (b) not increased above existing parking numbers.

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

Not Applicable
P1 On-site car parking must demonstrate: (a) that it is necessary for the operation of the use; and (b) parking must not exceed the minimum provision required by Table E6.1.
Not Applicable

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	Conditional consent provided. Conditions recommended in relation to: Works Within/Occupation Of The Road Reserve Damage To Council Infrastructure Amended Plans Required Rural - Vehicular Crossing Application (Rural Driveway) IA Blank Condition Planning Trench Reinstatement For New/Altered Connections
Environmental Health	Conditional Consent Provided. Conditions Recommended Relating To: Amenity - Residential No burning of waste
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2017/01001-LCC.
DIER	Conditional consent provided. State Growth has issues condition in relation to State Road Reservation works.
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)

5. REPRESENTATIONS

The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received. The informal notification has been sent to adjoining owners on 11 October 2017. No representations were received.

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.

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:

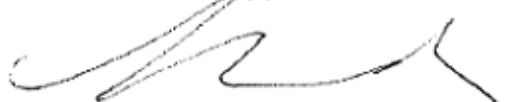
Not relevant to this report.

- 8.2 Amendment 31 - Site Specific Amendment at 30 Boomer Road, Waverley to Rezone the Land From Rural Resource Zone to Rural Living Zone and to Subdivide the Site Into 4 Lots ...(Cont'd)**
-

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. Subdivision Plans and Report (distributed electronically)
 3. Appendices (distributed electronically)
 4. Amendment 31 Scheme Map (distributed electronically)
 5. TasWater SPAN (distributed electronically)
-

8.3 Amendment 37 - Text Amendment to Include Resource Development (if for Controlled Environmental Agriculture) as a Permitted Use in the Light and General Industrial Zones with Associated Amendments to the Parking and Sustainable Transport Code

FILE NO: SF6607

AUTHOR: Claire Fawdry (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To provide a statement to the Tasmanian Planning Commission subsequent to the public exhibition period for an amendment to the Launceston Interim Planning Scheme 2015.

PREVIOUS COUNCIL CONSIDERATION:

Council - 21 August 2017 - Agenda Item 8.8 - Council resolved to initiate Amendment 37 to the Launceston Interim Planning Scheme 2015 to:

1. Insert the Resource Development use class (if for controlled environmental agriculture (crop raising)) as a permitted use in the Light and General Industrial Zones; and
2. Insert Controlled Environmental Agriculture as a sub-use class under Resource Development in Table E6.1 of the Parking and Sustainable Transport Code with the requirement for 1 car parking space per employee.

RECOMMENDATION:

That Council:

1. In accordance with section 39(2) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that no representations were received during the public exhibition period for Amendment 37; and
 2. Provides advice to the Tasmanian Planning Commission that Amendment 37 be approved as certified and exhibited.
-

Note:

Aldermen are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015* - Parts 2A and 3 of the *former provisions* remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

8.3 Amendment 37 - Text Amendment to Include Resource Development (if for Controlled Environmental Agriculture) as a Permitted Use in the Light and General Industrial Zones With Associated Amendments to the Parking and Sustainable Transport Code ...(Cont'd)

REPORT:

An application was made under section 34(1)(b) of the *Land Use Planning and Approvals Act 1993* by the City of Launceston for a text amendment to the Launceston Interim Planning Scheme 2015.

Council initiated the planning scheme amendment at its Meeting on 21 August 2017. The application was then placed on public exhibition from 16 September to 16 October 2017. The amendment appeared in *The Examiner* on two separate occasions; the 16 and 23 September 2017. No representations were received during this period.

In accordance with section 39(2) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Tasmanian Planning Commission on the amendment.

There are no reasons for Council not to proceed with the amendment. The amendment should be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved without change.

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.

8.3 Amendment 37 - Text Amendment to Include Resource Development (if for Controlled Environmental Agriculture) as a Permitted Use in the Light and General Industrial Zones With Associated Amendments to the Parking and Sustainable Transport Code ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015

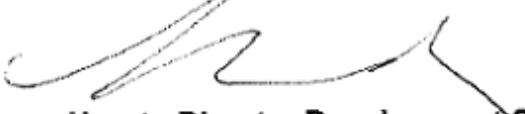
BUDGET & FINANCIAL ASPECTS:

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. Certified Instrument - Amendment 37(distributed electronically)
-

9 ANNOUNCEMENTS BY THE MAYOR**9.1 Mayor's Announcements****FILE NO:** SF2375

Monday 16 October 2017

- Officiated at the start of Senior's Week Morning Tea at Sandhill Care Facility

Tuesday 17 October 2017

- Attended the National Water Week 2017 TasWater Poster Competition Presentation at LINC

Thursday 19 October 2017

- Officiated at the Senior's Morning Tea and Information Session at the Town Hall
- Attended the Starting Point Neighbourhood House Key to Health Event at Neighbourhood House
- Attended and assisted with BBQ at the Anti-Poverty Week BBQ in the Brisbane Street Mall
- Officiated at the Order of Australia Association Reception at the Town Hall
- Attended the "End of Ride" dinner at the Hotel Grand Chancellor

Friday 20 October 2017

- Officiated at the Civic reception to mark the 25th anniversary of NOSS Inc (Northern Occupation Support Services) at the Town Hall

Saturday 21 October 2017

- Attended the VIP Function prior to the Opening of the Masters Games at the Elimatta Hotel, Devonport

Monday 23 October 2017

- Attended the Metro Northern Tasmania Stakeholder Event at The Sebel

Tuesday 24 October 2017

- Officiated at the Children's Week Awards Presentation in the Mayoral Suite
-

9.1 Mayor's Announcements ...(Cont'd)

Wednesday 25 October 2017

- Officiated at the Teddy's Bears Picnic in the City Park
- Attended the St Giles AGM at the Town Hall
- Officiated at farewell function for Michael Tidey at the Town Hall
- Officiated at the Launch of Sally's Ride at Foot & Playstead

Thursday 26 October 2017

- Officiated at the Data Insight Workshop by Resilient Youth Australia at the Town Hall
- Assisted with presentations at the Annual Children's Art Exhibition ARTastic at the Launceston General Hospital's ARTrium Gallery

Friday 27 October 2017

- Attended the Official Blessing & Opening of the redevelopment of classrooms at Sacred Heart School
- Attended and spoke at the performance of Blood Brothers at the Earl Arts Centre

Saturday 28 October 2017

- Attended the "Charge of Beersheba" Event for the Northern Tasmanian Light Horse Troop & Launceston RSL at the Launceston Cenotaph
 - Attended and presented at the Launceston Chamber of Commerce Business Excellence Awards Dinner at the Hotel Grand Chancellor
-

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.)

11.1.1 Aldermen's Question on Notice - Council Meeting - 16 October 2017**FILE NO:** SF2375**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTION and RESPONSE:

Alderman J Finlay asked the following question:

1. Can Aldermen be provided with an update regarding timing for consideration of finance or some other sort of technology to remove the need for coins from CBD car parking meters and what other developments might be expected in that area?

Response:*(Mr Bruce Maclsaac - Director Facilities Management)*

The current fleet of on street parking infrastructure is aging and it has been identified that it will require progressive replacement or upgrading over the next few years. The requirement to allow for credit card payments will be considered as part of this assessment. It should also be noted that some other Councils are utilising smart phone applications linked to credit cards for the payment of parking charges. These do not require physical infrastructure and are also to be considered as part of this review. Expenditure on the renewal of on street parking infrastructure is not budgeted for this year, however this project has been identified in the Forward Capital Works Plan for consideration in the budget process.

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.)

12 COMMITTEE REPORTS

No Committee Reports have been identified as part of this Agenda

13 COUNCIL WORKSHOPS

Council Workshops conducted on 23 October 2017 were:

- Wayfinding Electronic Display Prototype
- Strathroy Development
- Queen's Baton Relay and Management Plan
- Cataract Gorge Volunteers
- UTAS Masterplan Update

14 NOTICES OF MOTION

Local Government (Meeting Procedures) Regulations 2015 - Regulation 16(5)

No Notices of Motion have been identified as part of this Agenda

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

15.1 Community Grants (Round 2) 2017/2018

FILE NO: SF7029

AUTHOR: Cherie Holmes (Grants & Sponsorship Officer)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To consider applications for Community Grants received in Round 2, 2017/2018.

RECOMMENDATION:

1. That the following organisations receive the recommended grant amounts:

Organisation	Project/Activity	Score	Requested \$	Recommended \$	Page #
Northern Suburbs Community Centre Inc	'Peeps Youth Groups - Explore your City'	86%	\$5,000	\$5,000	85-114
Self Help Workshop Inc	'IT literacy'	81%	\$5,000	\$5000	20-32
Interweave Arts	'Silk Painting & Dry Needle Felting Workshop'	78%	\$5,000	\$3750	56-70
Tasmanian Acquired Brain Injury Services Inc	'TABIS Youth Recreation Program'	76%	\$4,000	\$3000	33-55
The Headstone Project *	'The Headstone Project'	69%	\$5,000	\$3750	71-84
Launceston RSL Sub Branch	'Operation Welfare'	59%	\$3,500	\$1750	1-19
The Tasmanian Writers Centre	'Emerging Writers in the City of Launceston'	58%	\$4,170	\$2,085	115-127
	TOTAL REQUESTED		\$31,670	\$24,335	

* It is recommended as a condition of funding that the Headstone Project -
 1. Make a reasonable attempt to contact all next of kin prior to commencing the project. (A reasonable attempt is deemed to be a minimum of advertising the project in the Public Notice section of the Saturday Examiner);

15.1 Community Grants (Round 2) 2017/2018 ...(Cont'd)

2. Work in conjunction with the Coordinator Carr Villa Memorial Park on all aspects of the project; and
3. Obtain approval from the Coordinator Carr Villa Memorial Park, prior to any work commencing at Carr Villa.

2. That the following individuals/teams/groups receive the recommended grant amounts:

Individual/Team/Group	Activity	Requested \$
LCS Envisity F1 in Schools Team (4 members)	F1 in Schools World Final Kuala Lumpur, Malaysia 22-29 September 2017	\$400
Queechy High School Golden Diversity (6 members)	F1 in Schools World Final Kuala Lumpur, Malaysia 22-29 September 2017	\$600
Northern Tasmanian U14 Boys Basketball Team (5 members)	2017 Australian Junior Club Championships Dandenong, Vic 1-7 of October 2017	\$250
Bruce Cup Tennis Team (3 members)	2017 Bruce Cup Tennis Competition Shepparton, Vic 14-21 October 2017	\$150
FFT under 13 Tasmanian Team (1 member)	National Youth Championships - Soccer Coffs Harbour, NSW 25-29 September 2017	\$50
	TOTAL REQUESTED	\$1,450

REPORT:

The total value of eligible requests received for Community Grants Round 2, 2017/2018 is \$33,120 (includes \$31,670 for organisations and \$1450 for individuals/teams/groups).

Based on the assessment results, the recommended allocation of funds for Round 2, 2017-2018 is \$25,785 (includes \$24,335 for organisations and \$1,450 for individuals/teams/groups).

Organisation Applications

The Community Grants Assessment Panel assessed each application against the assessment criteria (detailed below). The full details of each request are set out in a separate report which has been distributed to Aldermen, together with an analysis of the projects/activities and their respective scores.

15.1 Community Grants (Round 2) 2017/2018 ...(Cont'd)

All applications have been assessed using the following criteria:

Assessment Points

- Identifies a clear community need for the project ;
- Outcomes directly benefit the Launceston Community;
- Outlines clear engagement and collaboration with the community and community participation;
- Project plan demonstrates good organisational planning for the project/activity;
- Budget for project/activity is realistic and outlines how the City of Launceston funding will be utilised;

The normal distribution of funds (according to score) is as follows:

81 - 100%	=	100% of requested funds
61 - 80%	=	75% of requested funds
50 - 60%	=	50% of requested funds
< 50%	=	No funding provided

Individual/Team/Group Applications

Individual/team/group grants are provided for young person/s 18 years or under living in the Launceston Municipality, who have been selected to represent Australia, Tasmania or Northern Tasmania.

Individuals/teams/groups can only receive one grant from Council each financial year with any one individual to receive a maximum of three grants only.

The applications for the teams/groups recommended are eligible for funding in accordance with the Community Grants (Individual/Team/Group) Policy (PI-05-017).

Allocation of funds:

Individuals

If activity is overseas \$200 per individual

If activity is interstate/intrastate \$100 per individual

Teams/Groups

If activity is overseas \$100 per individual (max \$600 per team/group)

If activity is interstate/intrastate \$50 per individual (max \$300 per team/group)

15.1 Community Grants (Round 2) 2017/2018 ...(Cont'd)

ECONOMIC IMPACT:

Approval of the recommended grants will result in a positive economic impact to those individuals/teams/groups and organisations by providing funds that will enable them to undertake their project or activity.

ENVIRONMENTAL IMPACT:

Approval of the recommended grants will have minimal impact on the environment.

SOCIAL IMPACT:

Approval of the recommended grants will provide a number of valuable social and lifestyle benefits to the Launceston community.

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 Directions -

2. To understand and support the establishment and growth of creative industries in Launceston
5. To promote the wide variety of learning opportunities within Launceston
6. To contribute towards artistic, cultural and heritage outcomes

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 -

3. To contribute to enhanced public health and amenity to promote a safe and secure environment
6. To promote active and healthy lifestyles

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
-

15.1 Community Grants (Round 2) 2017/2018 ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

	\$
Available Funds for Round 2	23,333.00
Available Funds left from Round 1	6,741.00
Total Available Funds for Round 2	<u>30,074.00</u>
Amount Recommended this round	
Individual/Team/Group	1,450.00
Organisations	24,335.00
BALANCE	\$ 4,289.00

This is Round 2 2017/2018

The total budget for Community Grants for 2017/2018 is \$70,000. There are three funding rounds per year. As per the Community Grants (Organisations) Policy (05-PI-018), normally no more than one-third of the budget will be recommended for approval in each funding round. Any funds left from one funding round will be allocated in the remaining funding rounds for that financial year.

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

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS**16.1 C H Smith Development****FILE NO:** SF2379**AUTHOR:** Andrew Frost (Manager Parking and Carr Villa)**DIRECTOR:** Bruce Maclsaac (Director Facilities Management)

DECISION STATEMENT:

To approve the request for an exemption to the requirement for a public tender process in regard to the procurement of a car park operating system for the CH Smith car park.

This decision under clause 27(i) and (iii) of the Local Government (General) regulations 2015 requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Council - 26 June 2017 - Agenda Item 20.3 - Budget 2017/2018 - City of Launceston Statutory Estimates

RECOMMENDATION:

That, subject to Clause 27(1) of the *Local Government Act (General) Regulations 2015*, an exemption to the requirement to procure the car park operating system for the CH Smith multi-storey car park through a public tender, be approved due to the extenuating circumstances that the Council's current operating system is capable of accommodating the CH Smith car park in a centralised manner.

REPORT:

This report seeks a decision from Council to waive the requirement to call public tenders for the supply of a car park operating system associated with the CH Smith car park.

Background

The CH Smith car park requires a car park operating system, associated signage and data management system to operate without on-site staff. The project has been included in the 2017/2018 Capital Works Program.

16.1 C H Smith Development ...(Cont'd)

In 2015/2016 a tender process was undertaken to replace the operating systems in the existing three multi-storey car parks owned and operated by the City of Launceston. The operating system has the ability to manage all three car parks from one location and allows for additional car parks such as CH Smith to be added to the centralised infrastructure.

The operating system used in the multi-storey car parks was launched in August 2016 and is operating to tender specifications. It is recommended that the CH Smith car park is integrated into this system for operational efficiency.

Pursuant to section 333A(1) *Tenders and contracts for goods and services* of the *Local Government Act 1993* a public tender is required for contract sums over \$250,000. The cost of integrating the CH Smith car park with the existing off street car park operating system is approximately \$360,000. In this instance, an exemption pursuant to Clause 27(i) and (iii) *Non-application of public tender process* of the *Local Government (General) Regulations 2015* may be provided by Council under clause 27(i) of the *Local Government (General) Regulations 2015* provided this decision has an absolute majority.

Discussion

The operating system is a proprietorial one used by City of Launceston, approved in 2016. It consists of a central command centre and peripheral system at each car park. Additionally, the current system is the only one within the industry that can provide for the Pensioner Parking Scheme. The proposal is to purchase the same equipment used in the multi-storey car parks owned and operated by City of Launceston obtained through tender process in 2015/2016. The current system is the preferred system and fit-for purpose.

This operating system will ensure:

- Consistency for customers
- Economies of scale
- Compatibility with the Pensioner Parking Scheme
- One system is used across the organisation, rather than operating multiple systems
- One supplier for payment options, vouchers and other ongoing expenses

On this basis, it is proposed that an additional module of this proprietary system be purchased to allow the CH Smith car park to be added and integrated into the current car parking operating system. This will allow for all four multi-storey car parks to be managed from one central location. This implies that a single quotation from the supplier be obtained.

Non-application of Public Tender Process

Section 333A(1) of the *Local Government Act (1993)* requires public tenders to be called where the value of the purchase goods and services exceeds a prescribed limit (\$250,000).

16.1 C H Smith Development ...(Cont'd)

Clause 27(i) of the *Local Government (General) Regulations 2015* specifies the circumstances for non-application of a public tender process, being:

27. Non-application of public tender process

The following situations and contracts are prescribed for the purposes of section 333A(3) of the Act:

(i) a contract for goods or services, if the council resolves by absolute majority and states the reasons for the decision, being that a satisfactory result would not be achieved by inviting tenders because of –

(i) extenuating circumstances

(ii) the remoteness of the locality; or

(iii) the unavailability of competitive or reliable tenders.

ECONOMIC IMPACT:

A budget of \$360,000 for the CH Smith Car Park Operating System was approved by Council on 26 June 2017.

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 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 Direction -

2. To support the CBD and commercial areas as activity places during day and night

Priority Area 3 - A city in touch with its region

Ten-year goal - To ensure Launceston is accessible and connected through efficient transport and digital networks

Key Direction -

3. To regularly review our strategic approach to parking in Launceston

16.1 C H Smith Development ...(Cont'd)

Priority Area 6 - A city building its future

Ten-year goal - To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Key Direction -

2. To develop and take a strategic approach to development sites to maximise public benefits of development

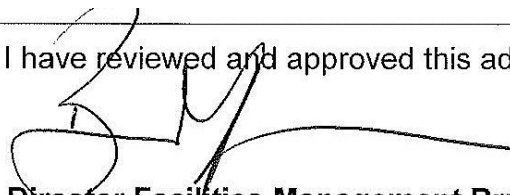
BUDGET & FINANCIAL ASPECTS:

Funding for the CH Smith car park operating system was approved by Council at the Meeting of 26 June 2017.

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.



Director Facilities Management Bruce MacIsaac

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS**17.1 QVMAG Museum Governance Advisory Board Members****FILE NO:** SF2244**DIRECTOR:** Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

To consider the appointment of new QVMAG Museum Governance Advisory Board members.

PREVIOUS COUNCIL CONSIDERATION:

Council - 14 June 2011 - Council endorsed the Charter and formation of the QVMAG Museum Governance Advisory Board

RECOMMENDATION:

That Dr Kim Lehman, Mr John Cauchi and Ms Louise Clark be appointed as members of the QVMAG Museum Governance Advisory Board for the maximum period of two terms (four years).

REPORT:

The Rules of the Museum Governance Advisory Board (MGAB) that were endorsed by Council on 14 June 2011 states that: *the board shall be determined by the Council for the term of the independent membership of the Board. Members are to be appointed for a minimum period of two years and can only serve two terms consecutively.*

The terms for Mr Neil MacKinnon, Ms Janine Healey and Mr Robin Holyman have expired and they need to be replaced with three community members. Other community members whose terms have not expired are Dr Tom Dunning and Mr James Riggall. Endorsed as the QVMAG Friends representative is Mr Julian Burgess and QVMAG Arts Foundation, Mr Keith Adkins. The Mayor, Mr Albert van Zetten is also a member. The General Manager and the QVMAG Director are ex-officio members.

17.1 QVMAG Museum Governance Advisory Board Members ...(Cont'd)

The General Manager engaged an Arts consultant in May 2016 to consider QVMAG in the broader context of a Launceston Cultural Strategy which included future governance. The consultant presented to the Strategic Planning and Policy Committee in April 2017 on the progress of the cultural audit and her future research. As the Cultural Strategy will not be presented until mid-2018, it is prudent to continue with the current Museum Governance Advisory Board as a Committee of Council. This includes filling the vacant positions to ensure a quorum. The three candidates recommended have excellent skill sets, experience in the arts sector and community representation.

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 1 - A creative and innovative city
Ten-year goal - To foster creative and innovative people and industries
Key Direction -
6. To contribute towards artistic, cultural and heritage outcomes

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.


Richard Mulvaney: Director Queen Victoria Museum & Art Gallery

17.2 Princess Theatre Lease Renewal**FILE NO:** SF0372**DIRECTOR:** Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

To consider the lease of the Princess Theatre and Earl Arts Centre leased by Theatre North.

PREVIOUS COUNCIL CONSIDERATION:

Lease in place since July 2007.

RECOMMENDATION:

That Council grants a Deed of Extension to the current lease for 12 months (31 December 2018) to:

1. Allow sufficient time to assess the lease conditions prior to calling for expression of interest;
 2. To enable the venue to meet all the conditions under the Arts Tasmania Funding; and
 3. To allow for the delivery of the 2018 general season bookings which extend a year in advance.
-

REPORT:

The current lease with Theatre North for the Princess Theatre and Earl Arts Centre expires on 31 December 2017. It was a five-year lease when first entered into in 2007, with an option for a further five years which was taken up in 2012. It followed a previous lease under similar conditions first approved by Council in 1997.

Theatre North was established in 1995 as a not-for-profit community group to promote performing arts in the region. Theatre North is not a performance based group themselves, more facilitating the development of local performance content, attracting external performance shows and managing the facilities. In that time Theatre North has been responsible for delivering a successful performance mix and have managed the two Council owned assets competently. Theatre North reports to Council on an annual basis with two Council representatives on their Board.

17.2 Princess Theatre Lease Renewal ...(Cont'd)

Section 177 of the *Local Government Act 1993*, requires Council to approve the lease of land. A twelve month extension is being sought so as to allow sufficient time to assess the lease conditions for a longer-term arrangement for the management of Theatre North and Earl Arts Centre. The terms of the service that Council requires and the financial support it provides need to be updated so that it reflects contemporary theatre management that might not have been considered twenty years ago. This will require consultation with Theatre North and the community.

A significant change since 1995 has been the locked in four-year annual funding Theatre North now receives from Arts Tasmania and the Australia Council to provide a performance program. This needs to be reflected in a new lease. A twelve month extension allows Theatre North to meet the conditions of these grants and the uninterrupted completion of the general season which has already been confirmed by Theatre North for 2018. Normally the venues are booked one year in advance.

If approved, Council officers would commence the consultation immediately with the expectation that the new lease would be presented to Council as a Recommendation in April 2018. This provides sufficient certainty for any future operator commencing in 2019.

The Valuer-General's assessment of the Assessed Annual Value (AAV) is the gross annual rental value of the property. This is listed on the property report as \$117,000 as at 8 March 2017 for Princess Theatre and \$20,050 as at 6 March 2016 for the Earl Arts Centre.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

17.2 Princess Theatre Lease Renewal ...(Cont'd)

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 Directions -

3. To optimise the use and usability of our assets for different types of activities

6. To contribute towards artistic, cultural and heritage outcomes

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.


Richard Mulvaney: Director Queen Victoria Museum & Art Gallery

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Mobile Food Vendors Interim Policy Framework****FILE NO:** SF1549/SF6145**AUTHOR:** Louise Foster (Manager Technical Services)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider an interim model for the operation of mobile food vans in the Launceston municipality that maximises public safety whilst maintaining community usage.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 20 February 2017 - presentation on options available within St Georges Square to locate Mobile Food Vendors

Council - 20 March 2017 - Agenda Item 18.1 - interim model for mobile food vans operating at St Georges Square adopted

Workshop - 19 June 2017 - report in relation to investigations into alternative sites to locate mobile food vans

Workshop - 3 July 2017 - report in relation to an alternative model for the operation of mobile food vans in the Launceston municipality that maximises public safety whilst maintaining community usage.

Workshop - 14 August 2017 - discussion regarding consultation feedback on food van trading locations

Workshop - 25 September 2017 - discussion regarding an interim model for the operation of mobile food vans in the Launceston area that maximises public safety whilst maintaining community usage.

Strategic Planning and Policy Committee - 23 October 2017 - Agenda Item 4.2 - Mobile Food Vendors Interim Policy Framework

18.1 Mobile Food Vendors Interim Policy Framework ...(Cont'd)

RECOMMENDATION:

That Council:

- A. In respect to the operation of mobile food vans operating within the Launceston municipal area, adopts the following criteria for assessment of suitable trading locations:
- Pedestrian separation from moving traffic
 - Hard stand for vans to park on when frequent attendance occurs
 - Sufficient parking for vans or customers, relative to numbers of vans
 - Congregating space for customers
 - Separation from residential areas of at least 100m
 - Waste management capacity
 - Food businesses within 200m must consent
 - Level site
 - CBD Exclusion Zone
- B. Supports the following actions for an interim period until 30 April 2018:
1. A maximum of four food vans be permitted to trade at St Georges Square, seven nights week.
 2. Food vans operating at St Georges Square to have no openings onto the road side except for the driver side door.
 3. Current traders be given two months to comply with the recommendation to have no openings onto the road side except for the driver side door.
 4. Applications to trade at other locations will be assessed against the relevant criteria and determined by the General Manager.
- C. Establish selection criteria for selection of food vans to trade at the High Street location.
- D. In February 2018 calls for expressions of interest from mobile food van traders to operate from the site for a period of 12 months, requiring them to address the selection criteria and to identify the locations from which they wish to trade.
- E. Expressions of interest to be assessed by a council working group consisting of two Aldermen and two Council employees with a recommendation to be made to Council.
- F. Under section 205 of the *Local Government Act 1993*, a revised fee be adopted as follows:
- 6 month licence = \$1,000 GST inclusive
 - 4 hours = \$150 GST inclusive (issued to vendor no more than twice per annum)
-

18.1 Mobile Food Vendors Interim Policy Framework ...(Cont'd)

- G. Investigate a long term solution to support the operation of mobile food vans in the Launceston municipality that maximises public safety whilst maintaining community usage.
-

REPORT:***Background***

In early 2017 Council requested a report be prepared on addressing a number of issues arising from the operations of mobile food vans 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.

On 20 March 2017 Council adopted an interim solution for St Georges Square which limited the number of food vans on site to five and applied a speed limit during trading hours.

On Tuesday, 4 April 2017 a Workshop was held with current licenced mobile food van operators. Five operators were in attendance. The intent of the Workshop was to hear concerns of operators, talk about concerns of the Council, discuss draft criteria for identifying other sites from which mobile food vans could operate, discuss alternate locations and governance arrangements.

A number of Workshops have been held with Aldermen - exploring criteria for assessment of suitable trading locations, alternative sites including Royal Park, governance arrangements and feedback from a variety of stakeholders (current food vendors, business operators at St Georges Square, business operators in the Royal Park precinct).

18.1 Mobile Food Vendors Interim Policy Framework ...(Cont'd)

Interim Model

It is recognised that there are a number of locations within the central area of Launceston which may provide a future venue for mobile food van trading. Such locations include North Bank, the Inveresk precinct and Civic Square - all of which will be subject to development in the near future. As such, an interim model is recommended with investigation of a more permanent solution to occur during the next six months.

St Georges Square

There is a concern regarding public safety given the number of pedestrians crossing High Street and particularly crossing between vans/in front of (blind side) of vans. The most recent traffic count data indicates an average of 1,175 vehicles travelling north between 5.00pm and 9.00pm and average of 1,650 vehicles travelling south between 5.00pm and 9.00pm - 2,825 vehicles in total.

To reduce the risk at this site a 40km/hour speed limit will be implemented and a pedestrian crossing at the Ann Street end of St Georges Square will be installed.

To further manage the risks posed by the operation of food vans at this site it is recommended that a maximum of four vans be allowed to trade at any one time and that vans operating at this location have no openings onto the road side except for the driver side door. Reducing the numbers of vans trading to four will allow better sight lines for vehicles travelling south on High Street, providing good clearance for vehicles exiting the Arthur/High Street roundabout. Requiring vans to have no openings onto the road side except for the driver's side door will provide a safer and more certain trafficable lane for vehicles. Currently one licenced vendor has a side rear door that opens onto the trafficable lane - they have indicated an intent to investigate relocation of this door to comply with the proposed requirement. Their advice is they require up to a month to comply with this proposed requirement.

To manage wear on the grass from customers queuing, the vans will be rotated and irrigation will be installed at a cost of \$10,000 to \$20,000 on the eastern side of St Georges Square.

Advice from the Planning Department indicates that a Development Application will be required for this site.

Other locations

The adoption of criteria will allow the consideration of alternative locations as they are presented by applicants to trade.

18.1 Mobile Food Vendors Interim Policy Framework ...(Cont'd)

Applications to trade at other locations will be assessed against the following criteria:

- Pedestrian separation from moving traffic
- Hard stand for vans to park on when frequent attendance
- Sufficient parking, relative to numbers of vans
- Congregating space for customers
- Separation from residential areas - 100m
- Waste management capacity
- Food businesses within 200m must consent
- Level site
- CBD Exclusion Zone

Governance

In order to manage equitable access to the site and provide opportunity for additional vendors the following governance structure is proposed:

- Initial six month licence period and from then on a 12 month licence period
- Licences are transferable
- Call for expressions of interest in February 2018 from mobile food van traders, requiring them to address selection criteria and to identify the locations from which they wish to trade
- Selection criteria to be determined by staff and then considered by Council for adoption, prior to calling for expressions of interest
- Depending on the number of expressions of interest for trading at High Street it may be that assessment against the selection criteria is not required (if only four expressions of interest are received for the four licences at that location)
- Expressions of interest to be assessed by a council working group consisting of two Aldermen and two Council employees with a recommendation to be made to Council.
- The City of Launceston policy to be updated to reflect changes in approach

Council intends to provide an effective minimalist level governance which is free of any potential conflicts of interest or indeed pecuniary interests. The suggested governance approach also minimises any potential for claims of discrimination and/or anti-competition.

A local government governance structure is the most common approach to managing mobile food vendors trading from Council managed land - Hobart City Council, Melbourne City Council, City of Sydney are examples. There are mainland examples of consortiums of food van operators successfully managing food van markets on private land but the predominate model for operators trading from local government managed land is a local government managed model.

18.1 Mobile Food Vendors Interim Policy Framework ...(Cont'd)

Costs

Additional waste management services have been arranged to occur at St Georges Square by City of Launceston. The annualised waste costs are approximately \$2,760pa.

The cost of providing irrigation at St Georges Square on the eastern side is \$15,000 or an annualised cost of \$1,500 if depreciated over 10 years.

In summary, the additional annual cost to the Council of operating food vans from St Georges Square is \$4,260.

Fee Model

The 2017/2018 adopted fee structure for food vendors (Mobile Vans) is the District Centre Outdoor Dining charge for a nominal area of 24 square metres - this equates to \$1,004 GST inclusive. The current interim arrangements at St Georges Square had a different charging structure - operators were charged \$992.20 (GST inclusive) for a licence which runs from 28 March 2017 until 30 September 2017.

Melbourne City Council permit fees vary from \$200 to \$1,700 per month depending on the location of the site. The fee is linked to pedestrian numbers at the site and the commercial rental costs of trading areas adjacent to the proposed food truck locations. Hobart City Council has an annual permit fee of \$2,500 and a three-month permit is \$750.

An annual fee of \$2,000 excluding GST is recommended. For the interim six month period a licence fee of \$1,000 excluding GST is recommended.

For vendors seeking to trade at locations, other than High Street, for shorter periods a four hour licence for a fee of \$150 GST inclusive is recommended. This four hour licence is proposed to be issued to vendor no more than twice per annum.

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.

18.1 Mobile Food Vendors Interim Policy Framework ...(Cont'd)

SOCIAL IMPACT:

Casual dining at St Georges Square has been a success and an alternative experience to improve the liveability of Launceston residents.

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:

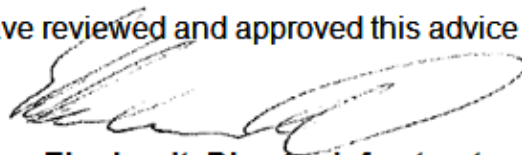
Costs and proposed fees are set out in the report. Additional costs not considered are administration and submission of Development Applications.

Irrigation of St Georges Square is included in the 2017/2018 budget - Operational expenditure of approximately \$15,000pa.

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: Director Infrastructure Services

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS

20.1 Quarterly Progress Report - 2017-2018 Annual Corporate Plan Actions for period ending 30 September 2017

FILE NO: SF6323

AUTHOR: Leisa Hilkmann (Corporate Planning Administration Officer)

DIRECTOR: Paul Gimpl (Acting Director Corporate Services)

DECISION STATEMENT:

To consider the report on progress against Council's 2017-2018 Annual Corporate Plan Actions for the period ending 30 September 2017.

PREVIOUS COUNCIL CONSIDERATION:

SPPC - 23 October 2017 - Agenda Item 4.3 - Quarterly Progress Report - 2017-2018 Annual Corporate Plan Actions for period ending 30 September 2017

RECOMMENDATION:

That Council notes progress against 2017-2018 Annual Corporate Plan Actions for the period ending 30 September 2017.

REPORT:

This report provides a quarterly update on the progress of Actions from Council's 2017-2018 Annual Plan for the period ending 30 September 2017.




Progress is summarised in the following table:

Action Status	No. of Actions	%
Completed	1	4
On target (on track) - at least 80% of target achieved (green)	19	73
In progress - 60% and 79% of target achieved (amber)	4	15
*Off target (off track) - less than 60% of target achieved (red)	0	0
*Not yet commenced - (no colour)	2	8
Total number of Actions	26	100

* see information contained within report and Attachment 1.

20.1 Quarterly Progress Report - 2017-2018 Annual Corporate Plan Actions For Period Ending 30 September 2017 ...(Cont'd)

Progress against targets set for each Action is indicated with one of the following icons:

	At least 80% of action target achieved
	Between 60% and 79% of action target achieved
	Less than 60% of action target achieved
-	Action not due to start this month

As of 30 September 2017 the following Annual Plan Actions are **yet to commence** in Interplan:

Action: *Municipal Emergency Management Plan*
Responsible Director: Matthew Skirving, Acting Director Facilities Management
Due to commence: 1 October 2017

Action: *Waste Strategy Review*
Responsible Director: Shane Eberhardt, Director Infrastructure Services
Due to commence: 1 March 2018

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

20.1 Quarterly Progress Report - 2017-2018 Annual Corporate Plan Actions for Period Ending 30 September 2017 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

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



Paul Gimpl: Acting Director Corporate Services

ATTACHMENTS:

1. 2017-2018 Annual Corporate Plan Actions - Quarterly Progress Report for period ending 30 September 2017.
-

**2017-2018 Annual Corporate Plan Actions
Quarterly Progress Report
For period ending 30 September 2017**

Annual Plan Actions



At least 80% of target achieved



Between 60% and 79% of target achieved




Less than 60% of target achieved

Priority Area 1 - A creative and innovative city

10-Year Goal: To foster creative and innovative people and industries


Key Direction: To support and promote alternative uses of underutilised buildings


ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Macquarie House - To complete the redevelopment of Macquarie House to facilitate the Macquarie House Innovation Hub project, and accommodate Enterprise Tasmania as the principal tenant of the site.</p> <p>MEASURES OF SUCCESS - Successful completion of the construction stage of the project - Establish ongoing lease agreements</p>	In Progress	Facilities Management	10%	
<p>PROGRESS COMMENTS Tender advertising for the construction stage of the project was undertaken during late September 2017, with Tender submission closing on 25th October 2017. The proposed completion date for the project is 31st May 2018.</p>				

City of Launceston

Progress to 30 September 2017

Key Direction: To contribute towards artistic, cultural and heritage outcomes

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Gallery of the First Tasmanians - Opening of the permanent exhibition gallery titled "Gallery of the First Tasmanians".</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Increased awareness of Tasmanian Aboriginal culture - Increase in visitor numbers to the art gallery - Adoption of gallery into regional schools including site visits 	Completed	Queen Victoria Museum & Art Gallery	100%	
<p>PROGRESS COMMENTS</p> <p>The First Tasmanians-Our Story was opened by the Governor of Tasmania on 7 July 2017 as part of the NAIDOC Week celebrations. It is a permanent exhibition that celebrates Tasmanian Aboriginal people and their culture dating back 40,000 years. The exhibition includes an Education program, dedicated phone App and children's trail as well as the standard exhibition mediums with a strong reference to Aboriginal people telling their stories on video.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Cultural Review - Implement the recommendations of the Cultural Review with other cultural providers and assets to develop coherent integrated strategies to leverage these assets more effectively from an economic and social perspective.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Comprehensive and integrated cultural program - Enhanced cultural assets including iconic retained heritage architecture - QVMAG as the lead cultural organisation - Increase in economic return including tourism sector 	In Progress	General Manager	20%	
<p>PROGRESS COMMENTS</p> <p>Executive Officer Arts and Culture seconded to 30 June 2018 . Liaison underway with University of Tasmania in order to coordinate the significant cultural assets of the University and the Council. Propose that the Executive Officer, in conjunction with the University and other cultural providers work to implement the number of recommendations arising out of the Robyn Archer report towards a Cultural Strategy for Launceston (February 2017), culminating in the completion of the City of Launceston Cultural Strategy.</p>				


City of Launceston


Progress to 30 September 2017

Priority Area 2 - A city where people choose to live

10-Year Goal: To promote Launceston as a unique place to live, work, study and play


Key Direction: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston


<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
<p>Gorge Reimagining - Implement action plan to support the preferred future for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Path resealing & accessibility along the loop track - Stone edging & safety fencing along tracks - Weed control - Lighting along the Suspension Bridge and Gorge Restaurant entrances - Playground redevelopment to reduce flood impact - Access and Information at Kings Bridge and First Basin entrances <p>PROGRESS COMMENTS The planning has commenced to identify project timelines and responsibilities. Playspace concept design completed and detailed design underway. Aboriginal Interpretation project commenced. Path work commenced to increase accessibility.</p>	In Progress	Infrastructure Services	25%	

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
<p>Regional Recreation Strategy - Develop a framework for delivery of a Regional Recreation Strategy in conjunction with sporting clubs, State Government and neighbouring Councils. The strategy development needs to be co-sponsored by the Launceston Regional Council.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Framework adopted by Council - Development of strategy commences in consultation with neighbouring Councils. <p>PROGRESS COMMENTS Identification and mapping of recreational opportunities within the region has commenced. Stakeholder feedback has been gathered via survey. Project on track.</p>	In Progress	Infrastructure Services	25%	

City of Launceston

Progress to 30 September 2017


ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>North Bank Park Precinct - Implement the North Bank Park Precinct Project Plan.</p> <p>MEASURES OF SUCCESS - Completion of the playground equipment in the southern area of the site - Completion of the landscaping on the western part of the North Bank Precinct</p>	In Progress	Major Projects	30%	
<p>PROGRESS COMMENTS A project delivery model has been developed to accommodate Stages 1, 2 and 3. This approach was implemented and measured against the risks associated with the Boral Relocation, to achieve overall deliverability of the program.</p> <p>North Bank Stage 1 DA was submitted 19 June, the Planning Permit was issued 20 July 2017. A Stage 2 DA was lodged Thursday 21 September to permit final landscaping works to be undertaken.</p> <p>North Bank tender documentation (Stage 1) was advertised 23 September, with tender(s) closing 9 October 2017. Stage 2 tender documentation is being developed for final works that is reflective of the second DA that has been lodged.</p> <p>Progress Report 1 (20% completion) has been submitted and approved for payment by the Department of Infrastructure and Regional Development (DIRD). Progress Report 2 will be submitted to DIRD in October.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>North Bank Bridge - Implement the North Bank Bridge Project Plan.</p> <p>MEASURES OF SUCCESS - Completion of the pedestrian bridge connecting the North Bank Precinct and the Seaport, in accordance with the Project Management Plan</p>	In Progress	Major Projects	30%	
<p>PROGRESS COMMENTS The North Bank Pedestrian Bridge Design and Construct Tender was publically advertised on 7 August 2017, with tenders closing 4 September 2017. The Tender Assessment Panel concluded their aggregated scoring and tender recommendation. The Tender report has been referred to SPPC for endorsement. Formal endorsement will be sought at the Council meeting on 2 October 2017.</p>				

City of Launceston


Progress to 30 September 2017


Key Direction: To support the CBD and commercial areas as activity places during day and night

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Launceston City Heart - Civic Square Redevelopment - Redevelopment of Civic Square as part of the Launceston City Heart Masterplan and Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Successful completion of the redevelopment of Civic Square</p>	<p>In Progress</p>	<p>Major Projects</p>	<p>30%</p>	
<p>PROGRESS COMMENTS</p> <p>VOS Construction and Joinery commenced work within Civic Square on Monday 10 July 2017. Preliminary works and site establishment are 100% completed. Civic Square will be delivered in 3 Stages; Stage 1 commenced 31 July 2017. Works will progress from St John Street and flow through to Charles Street. VOS Construction and Joinery commenced work within Civic Square on Monday 10 July 2017. Preliminary works and site establishment are 100% completed.</p> <p>Civic Square will be delivered in 3 Stages; Stage 1 commenced 31 July 2017, Stage 1 demolition works are complete with the construction of garden beds and seating walls substructure commenced, including formwork and pouring of the first walls being completed.</p> <p>The number of personnel on-site has accelerated in August with VOS meeting their current program. Paving works are expected to commence in October 2017. Works will progress from St John Street and flow through to Charles Street.</p> <p>Weekly stakeholder meetings are held within Town Hall with all stakeholders providing support to the project to date; signage has been revised as a control measure to aid in improving directions to the general public.</p> <p>There are zero incidents to date, achieving zero harm</p> <p>Civic Square will be delivered in three stages: Stage 1 commenced 31 July 2017, Stage 1 demolition works are complete with the construction of garden beds and seating walls substructure commenced, including formwork and pouring of the first walls being completed.</p> <p>The number of personnel on-site has accelerated in August with VOS meeting their current program currently. Paving works are expected to commence in October 2017. Works will progress from St John Street and flow through to Charles Street.</p> <p>Fortnightly stakeholder meetings are held within Town Hall with all stakeholders providing support to the project to date; signage has been revised as a control measure to aid in improving directions to the general public. There are zero incidents to date, achieving zero harm.</p>				

City of Launceston


Progress to 30 September 2017

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Launceston City Heart - Brisbane Street Mall Redevelopment - Redevelopment of the Brisbane Street Mall as part of the Launceston City Heart Masterplan and Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Commencement and progress in accordance with project milestones</p>	In Progress	Major Projects	28%	
<p>PROGRESS COMMENTS Public consultation for the Brisbane Street Mall design was completed at the end of August 2017. All comments are now compiled and the design has been modified accordingly.</p> <p>An internal focused Project Reference Group (PRG) has been formed for the duration of the detailed design phase, to assist with advice during the tight timeframe to complete. The revised design was workshopped with the PRG on 14 September 2017 and was principally supported.</p> <p>An SPPC workshop was held on 25 September to present and discuss the design before continuing on with the detailed design.</p> <p>Pitt & Sherry have commenced all necessary investigation work in the Mall.</p>				

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Launceston City Heart - Wayfinding and Connectivity Implementation - Implementation of wayfinding treatments in the CBD (Launceston City Heart area).</p> <p>MEASURES OF SUCCESS - Implement signage treatments across the Launceston City Heart area</p>	In Progress	Major Projects	48%	
<p>PROGRESS COMMENTS An external planning review is now complete. However, based on the review process, a second review will be required once the documentation is completed prior to lodging any development applications. Currently five DA's for specific separate signage will be required. The DA's can be lodged prior to going to Tender and run in parallel during the Tender process. Detailed design final review (second round) is now complete with comments passed onto the consultant to complete documentation. Tender documentation will now be prepared and finalised.</p> <p>Final review of the base map is now complete (second round review). The base map will be used for the 'heads up' map on the Wayfinding signage and an inverted map will be used for CoL Tourism and the Information Visitor Centre. The Flood Authority principally supports the Wayfinding locations proposed along and near the flood levee. A second external planning review will be required for some signage, once the documentation is completed prior to lodging any development applications. To date, five DA's will be required for signage contained within; City Park, Princes Square, building signage, signs within 30 metres of a watercourse and York Park/Inveresk.</p> <p>Aspect Studios will be providing a presentation update on the electronic display prototype at an SPPC workshop scheduled for 23 October 2017.</p>				

City of Launceston

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ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>St John Street Bus Stops Redevelopment - Redevelopment of St John Street (Central North and Central South) including Bus Stops as part of Stage 1 of the Launceston City Heart Masterplan.</p> <p>MEASURES OF SUCCESS - Successful commencement and progress</p>	In Progress	Major Projects	37%	
<p>PROGRESS COMMENTS As per last month's Council decision (21 August 2017), St John Street Central South and Central North will pause until such time as further investigation work is complete and a suitable new location for the bus stops can be determined and endorsed. The bus stops project for St John Street Central North and South will not be implemented in 2017. A review by Peter Kenyon is progressing, regarding the social issues associated with the current and any future bus stop locations. A draft report is due in October 2017.</p>				

Key Direction: To contribute to enhanced public health and amenity to promote a safe and secure environment

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Municipal Emergency Management Plan - Plan reviewed and in place for a further two years.</p> <p>MEASURES OF SUCCESS - Municipal Emergency Management Plan Reviewed - Municipal Emergency Management Committee endorsement - Council approval</p>	Yet to commence	Facilities Management	-	-
<p>PROGRESS COMMENTS This action is not due to commence until 1 October 2017.</p>				


City of Launceston

Progress to 30 September 2017

Priority Area 3 - A city in touch with its region

10-Year Goal: To ensure Launceston is accessible and connected through efficient transport and digital networks

Key Direction: To improve and maintain accessibility within the City of Launceston area, including its rural areas

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Community Engagement Framework - Further development and implementation of organisation framework including:</p> <ul style="list-style-type: none"> - Service level reviews - Digital process - Social media <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Commence first stages which includes ISD Infrastructure Service levels and strategic asset management 	<p>In Progress</p>	<p>General Manager</p>	<p>10%</p>	
<p>PROGRESS COMMENTS</p> <p>COMMUNITY ENGAGEMENT FRAMEWORK Communications continues to actively engage through the organisation's Community Engagement Framework to ascertain the community's thoughts and feedback through a number of key aspects of the Council's programmes. Since the last report (December 16) two public surveys have been completed - the Access Survey and the Senior Framework Review, using the Council's social media and digital platforms to promote these to a wider audience catchment. A third survey - on the Charles Street works at the Launceston General Hospital - is awaiting final approval to go live. This survey will be supported by the Council's social media platforms (specifically Facebook) and a website article, directing people back to the Your Voice Your Launceston page for comment.</p> <p>ACCESS SURVEY The Launceston Access Advisory Committee is a Special Committee of the City of Launceston. Its purpose is to provide advice to Council on matters relevant to access issues and to promote accessibility within the municipality. To ensure the Committee can be well informed going forward, it developed a survey to gain the public's ideas and opinions. This survey opened on February 13, 2017, and closed on March 20. The Access Survey asks what improvements can be made in the Launceston municipality around access and inclusion. Results: The survey received 97 engaged participants all living in the 7250 Launceston municipality. The highest number of responses were from individuals in the 56-70 age group, with more males than females completing the survey. Noticeable access improvements from respondents included: • Refurbishment of the Princess Theatre and the wheelchair seating. • Slopes added to footpaths to make it easier for prams, wheelchairs etc. • Bike tracks. • Toilets in Paterson East car park on street rather than within the car park. • Toilets and wheelchair ramps. • Public consultation for major projects. • Quadrant Mall revamp. • Resurfacing of Seaport Boardwalk.</p> <p>SOCIAL MEDIA: The Access Survey was promoted on Facebook, it received 126 post clicks, 13 likes and had a reach of 3996.</p> <p>SENIOR FRAMEWORK REVIEW The City of Launceston developed a Living as a Senior in Launceston Framework and asked for ideas around what's working and what could be improved. The survey opened on April 3, 2017, and closed on May 8, 2017. The purpose of the survey is to guide Council in developing programs for those in our community who are ageing or who are supporting someone over 60 years of</p>				

City of Launceston

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age.

There were 154 engaged participants. People told us that maintaining health, being safe in an age friendly community, connecting with family and friends, socialising, financial security, affordability and being able to access services and facilities were the most important factors in ageing. ACTIONS: The City of Launceston has delivered specific community development programs based on the framework, including Celebrating Seniors Morning Tea and Information Sessions, Living as a Senior in Launceston Newsletter and Music in the Park.

UPCOMING SURVEY

CHARLES STREET 'HOSPITAL ZONE' UPGRADE

The City of Launceston is in the process of designing an upgrade of Charles Street, between Howick and Frankland Streets, in front of the Launceston General Hospital. These works, partly funded under the Australian Federal Government's Initiative, 'Building Our Future', include the construction of a pedestrian crossing, signage and signals that will reduce speed limits and make people aware that they are entering a hospital zone.

To fully understand the importance of the hospital to our community, Council invites citizens to provide statements that best describe what the hospital means to them, their families, or the community as a whole. It could be the birth of a baby, the care of a loved one, the compassion of the staff or the difference the hospital has made to the Launceston greater region. One to three words will then be used from the best of the statements to form paving text, similar to the technique was also used in the Elizabeth Park project commemorating loved ones who lost their lives due to work-place injuries.

Participants will be asked to submit suggestions for consideration. SURVEY TO GO LIVE: TBA


City of Launceston

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Priority Area 4 - A diverse and welcoming city

10-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: To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
<p>Events Sponsorship Program - Support economic and social development in the Launceston region through the implementation of the Events Sponsorship Policy.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Events sponsorship programs are administered in accordance with policy and budget allocations - A diverse calendar of events is supported through direct sponsorship by the City of Launceston - Events sponsorship by the City is recognised and acquitted as per funding agreement conditions 	In Progress	Development Services	17%	
<p>PROGRESS COMMENTS</p> <p>Currently CoL is supporting a diverse calendar of events from areas such as the Arts, Food & Wine, Sport and Rec. Sponsored Major, Signature and Special Events are required to comply with terms of agreement which ensures the City of Launceston is acknowledged through various marketing avenues as a key sponsor. An acquittal report is also required as per the funding agreement and failure to do so can impact on an Organisation receiving sponsorship in following years.</p>				


City of Launceston

Progress to 30 September 2017


Priority Area 5 - A city that values its environment

10-Year Goal: To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards

Key Direction: To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Tamar River Health and Amenity - In partnership with key stakeholders, prioritise and implement recommendations of the Water Quality Improvement Plan.</p> <p>MEASURES OF SUCCESS - TasWater, State Government, NRM North, Launceston Flood Authority and Council collaborating on prioritisation and implementation</p> <p>PROGRESS COMMENTS There are two work groups reporting to the Tamar Estuary Management Taskforce, land use practices and Combined Sewage Overflow improvements. CoL are represented on the land use practices work group which is being development through the current NRM North arrangements. CoL are leading the Combined Sewage Overflow working group in conjunction with TasWater. A dedicated team has been established to deliver this work by December 2017.</p>	In Progress	Infrastructure Services	25%	


Key Direction: To manage the risks of climate-related events particularly in the area of stormwater management

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Stormwater Management Plan - Analyse results of hydraulic modelling developed over the past 3 years to prepare stormwater management plans for key catchments.</p> <p>MEASURES OF SUCCESS - Completion of hydraulic modelling for all catchments - Commence community engagement on Stormwater Management Plans</p> <p>PROGRESS COMMENTS Hydraulic models and supporting documentation for 4 catchments complete. Models built for remaining catchments but analysis and reporting yet to be done. Some progress has been made by the consultant with most initial modelling now nearing completion, however reallocation of resources onto the combined drainage / sewer system modelling and planning will likely result in a 4 - 5 month delay on original forecasted completion date. 27-9-17</p>	In Progress	Infrastructure Services	25%	

City of Launceston

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Key Direction: To reduce our and the community's impact on the natural environment

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
<p>LED Street Light Project - Continuation of the 2016-17 project to replace existing local street lighting with more efficient and clearer light LEDs.</p> <p>MEASURES OF SUCCESS - Replacement of existing local street lights with LEDs - Improved lighting levels in local streets - Reduced on-going street lighting costs</p> <p>PROGRESS COMMENTS Installation complete for City of Launceston.</p>	In Progress	Infrastructure Services	95%	

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
<p>Waste Strategy Review - Undertake review of CoL Waste Strategy following completion of actions in 2011 Interim Waste Strategy.</p> <p>MEASURES OF SUCCESS -New Waste Strategy adopted by Council</p> <p>PROGRESS COMMENTS Waste team to review and report on the actions of the 2011 waste strategy. This action is due to begin in March 2018.</p>	Yet to commence	Infrastructure Services	-	-


City of Launceston

Progress to 30 September 2017

Priority Area 6 - A city building its future

10-Year Goal: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Key Direction: To advocate and collaborate to address regionally significant infrastructure and transport solutions


ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Traffic Master Plan (City Precinct) - Develop an Inveresk / Invermay Traffic Master Plan that considers the interface of the precinct with the CBD and as part of the Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Master Plan adopted by Council</p> <p>PROGRESS COMMENTS Engagement of a contractor to support the work of Council officers has been undertaken. A framework for the planning is in development. Department of State Growth have engaged a consultant to update the traffic model so mitigating options can be modelled to determine effect.</p>	In Progress	Infrastructure Services	25%	

Key Direction: To ensure that the planning system at a local and regional level is effective and efficient

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Northern Suburbs Revitalisation Plan - Facilitate the implementation of the Northern Suburbs Revitalisation Plan in conjunction with relevant stakeholders and as part of the Launceston City Deal.</p> <p>MEASURES OF SUCCESS - Assets Based Community Development Engagement model rolled out to at least one other site within the Northern Suburbs (August 2017) - Key community projects identified for early implementation in the Northern Suburbs Revitalisation Plan are progressed</p> <p>PROGRESS COMMENTS The ABCDE learning site for Rocherlea is in the final stages of completion with the final report and community celebration taking place mid-September 2017. Ravenswood has been identified as the new ABCDE learning site and The Bank of Ideas have also been engaged to commence community workshops for mid-September. A contract has been arranged with Community Housing Limited to engage a "community connector" to assist with facilitation with this learning site. CoL youth development Officer has also scheduled additional workshops with youth groups in Ravenswood for September.</p>	In Progress	Development Services	18%	

City of Launceston

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ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>Launceston Planning Scheme - Prepare the local provisions of the Launceston Planning Scheme for translation to the new statewide planning scheme framework.</p> <p>MEASURES OF SUCCESS</p> <ul style="list-style-type: none"> - Local provisions prepared - Community consultation undertaken - Local provisions endorsed by Council for submission to the Tasmanian Planning Commission 	In Progress	Development Services	33%	
<p>PROGRESS COMMENTS</p> <p>It is anticipated that the Local Provisions Schedule including zoning and overlay maps will be ready for informal advertising with the community by mid 2018. Submission to Tasmanian Planning Commission anticipated by Christmas 2018.</p> <p>The following projects are underway -</p> <ol style="list-style-type: none"> 1. Industrial Zones Review Project - Engaged SGS Economics & Planning to undertake project to analyse existing General Industrial Zones which adjoin residential zoned land and make recommendations. Project inception meeting held 9 August. Draft report provided early September. Final Draft Report provided 22 September. Feedback provided to SGS. Project Deadline: November 2017 2. Agriculture/Rural Zones Project - Engaged AK Consultants to undertake project. Project inception meeting held 15 September 2017. Decision Rules developed. Project Deadline: December 2017 3. Residential Zones Analysis Project - Decision rules developed. Maps of key areas produced. Project Deadline: 31 December 2017 4. Flood Hazard Code Mapping Review - Project officer briefed. Preliminary meeting scheduled with LFA & Infrastructure Department to review and compare the flood mapping obtained from June 2016 flood event to the current flood overlay map in the LIPS 2015. Project Deadline: 28 February 2018 5. Rural Living Zone Review - Final Draft Report and maps completed. 6. Spot Local Business Zones Review - Project officer briefed. 7. Tamar River Open Space Zoning Review - Project officer briefed. 8. Local Provisions Schedule Translation - Task underway to translate existing Specific Area Plans and Particular Purpose Zones into new LPS template. 				


City of Launceston

Progress to 30 September 2017

Priority Area 7 - A city that stimulates economic activity and vibrancy

10-Year Goal: To develop a strategic and dedicated approach to securing economic investment in Launceston

Key Direction: To provide an environment that is conducive to business and development


<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
Economic Development Strategy Prospectus - Development of a City of Launceston Investment Prospectus MEASURES OF SUCCESS - Prospectus produced and published PROGRESS COMMENTS The process to undertake this task has been developed. Initial discussion with the Chamber of Commerce have been undertaken. A review of other prospectuses prepared by regional economic development bodies and local government has been undertaken. A two page project proposal was approved on 28th September 2017.	In Progress	Development Services	33%	

<i>ACTION</i>	<i>STATUS</i>	<i>DIRECTORATE</i>	<i>% COMPLETE</i>	<i>PROGRESS</i>
University of Tasmania (UTAS) Relocation - Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner. MEASURES OF SUCCESS - Commitments made by UTAS regarding project delivery - Appropriate arrangements for infrastructure augmentation including traffic flows - High level of urban planning to ensure an effective and well designed interface with the CBD - Good pedestrian way finding between the precinct and the CBD PROGRESS COMMENTS University of Tasmania and Council agree on an asset exchange. University completes its master plan process. Detailed project plan prepared to methodically work through the actions around land use planning; transport; parking etc.	In Progress	General Manager	15%	

City of Launceston

Progress to 30 September 2017

Key Direction: To facilitate direct investment in the local economy to support its growth

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
<p>City Deal Agreement - To work with the Commonwealth and State Government under the City Deal program to deliver a range of economic and social benefits to the City.</p> <p>MEASURES OF SUCCESS - City Deal Agreement executed by Prime Minister, Premier and Mayor - Implementation Plan adopted - Ongoing monitoring of measures in place</p>	In Progress	General Manager	15%	
<p>PROGRESS COMMENTS The City Deal Agreement signed by the Prime Minister, Premier and Mayor in April 2017. A number of projects within the City Deal agreement are currently being actioned including:</p> <ul style="list-style-type: none"> > University of Tasmania Inner City Campus > Tamar Estuary Taskforce to determine priority projects aimed at improving the health of the Tamar Estuary > Employment of a Education and Jobs Pathway Project Director as part of the jobs and skills objective > Progress with the City Heart Project, particularly in Civic Square and also in St John Street. > Progress with the Cultural Strategy. > Northern Suburbs Revitalisation Strategy. 				



City of Launceston

Progress to 30 September 2017

Priority Area 8 - A secure, accountable and responsive Organisation

10-Year Goal: To strategically manage our assets, facilities and services

Key Direction: To continually improve our service delivery and supporting processes

ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
Inveresk Masterplan - Engage with UTAS and precinct stakeholders to conclude the development of the Inveresk Masterplan.	In Progress	Facilities Management	80%	
<p>PROGRESS COMMENTS</p> <ul style="list-style-type: none"> - IMP Review Stakeholder Document completed; - Outline Plan completed by PLA; - IMP broad costing plan completed; - Gate 1 CDG funding submission completed; - First meeting with UTAS Architects completed - exchange of information and sub group identified; 				
ACTION	STATUS	DIRECTORATE	% COMPLETE	PROGRESS
York Park Stadium - Finalise the arrangements for the reconstruction of the playing surface consistent with its asset management plan and secure turf supply.	In Progress	Facilities Management	85%	
<p>MEASURE OF SUCCESS</p> <ul style="list-style-type: none"> - Arrangements in place for the renewal of the surface <p>PROGRESS COMMENTS</p> Turf Farm construction commenced.				

20.2 Local Government Association of Tasmania: General Meeting Agenda - 1 November 2017

FILE NO: SF2217

AUTHOR: John Davis (Manager Corporate Strategy)

DIRECTOR: Paul Gimpl (Acting Director Corporate Services)

DECISION STATEMENT:

To consider the items listed for decision, noting and discussion at the Local Government of Tasmania (LGAT) General Meeting scheduled for 1 November 2017.

RECOMMENDATION:

That Council directs the Council representative on the items listed for decision, noting and discussion at the Local Government Association of Tasmania General Meeting for 1 November 2017 in the manner indicated within the table below:

Items for Discussion/Decision at LGAT General Meeting 1 November 2017

Ag Item	Pg No	Items for Decision	Submitting Council/s	City of Launceston Comment
2.1	11	<p>General Meeting Motions</p> <ol style="list-style-type: none"> 1. That Members agree to the practice of publishing the vote record by council in the General Meeting Minutes. 2. That members note that LGAT is developing a model motion template for councils to use when considering LGAT motions at council meetings prior to the LGAT General Meeting. This will provide delegates with the confidence to accurately represent their council's position if a motion is redrafted during the meeting. 	LGAT	<p>Comment: Michael Stretton, General Manager</p> <p>When the LGAT General Meeting Agendas are received in time to be included in the Council Agendas the City of Launceston has a template to address each of the Agenda Items and provides the delegate with the Council direction for voting, but has no issue with following the LGAT Motion Template.</p> <p>The issue for the Council is that the LGAT Agenda is frequently not received in time to be adequately considered by Council prior to the meeting.</p> <p>Recommendation: Supported</p>

20.2 Local Government Association Of Tasmania: General Meeting Agenda - 1 November 2017 ...(Cont'd)

Ag Item	Pg No	Items for Decision	Submitting Council/s	City of Launceston Comment
2.2	12	<p>Waste Management</p> <p>That Council request LGAT's support to;</p> <ol style="list-style-type: none"> 1. Facilitate a forum with key waste and recycle stakeholders (Veolia, SKM, etc) with LG members, to explore ways of improving waste management across the State. 2. To determine issues, impediments, opportunities and strategic actions to advance or improve both waste and recycling across the State. 3. Report findings to LG members. 4. Facilitate a forum with the Environmental Protection Authority, Minister for the Environment and LG members. 	Kingborough Council	<p>Comment: No comment required.</p> <p>Recommendation: Supported</p>
2.3	15	<p>Code of Conduct</p> <p>That members note the feedback from the Code of Conduct Review and endorse the resultant draft recommendation</p>	LGAT	<p>Comment: Michael Stretton, General Manager</p> <p>The Code of Conduct Review was considered by Aldermen at SPPC on 17 July 2017. There was general agreement around the table that the draft amendments were reasonable and there were no further amendments or suggestions proposed.</p> <p>Recommendation: Supported</p>

**20.2 Local Government Association of Tasmania: General Meeting Agenda - 1
November 2017 ...(Cont'd)**

Ag Item	Pg No	Items for Decision	Submitting Council/s	City of Launceston Comment
3.1	19	ALGWA MoU That Members note the MoU between LGAT and the Australian Local Government Women's Association Tas	LGAT	Comment: No comment required. Recommendation: Noted
3.2	20	TasWater That Members note the report on the TasWater takeover	LGAT	Comment: Michael Stretton, General Manager The report is noted and there are no compelling reasons for the Council to alter its current position and/or approach in this matter. Recommendation: Noted
3.3	21	Tasmanian Community Health and Wellbeing Project That Members note the report	LGAT	Comment: No comment required. Recommendation: Noted
3.4	22	Targeted Review of the <i>Local Government Act</i> That Members note the update on the Targeted Review of the <i>Local Government Act</i> .	LGAT	Comment: Michael Stretton, General Manager Re the recommendation for s57 being amended to allow for the electronic lodgement of a petition, it should be noted that without seeing how it correlates with the rest of that section, we will not know the impact it may have on sections 59 and 60C relating to public meetings and elector polls. Recommendation: Noted - with the concern as per the above comment

**20.2 Local Government Association of Tasmania: General Meeting Agenda - 1
November 2017 ...(Cont'd)**

Ag Item	Pg No	Items for Decision	Submitting Council/s	City of Launceston Comment
3.5	23	Employee Assistance Program for Elected Members That Members note the report and attachment	LGAT	Comment: Michael Stretton, General Manager Recommendation: Noted
3.6	25	Regional Breakfast Series That Members note the upcoming Regional Breakfasts	LGAT	Comment: No comment required. Recommendation: Noted
3.7	26	Stormwater Management Plans That Members note the requirement to develop a stormwater system management plan before 19 December 2019 and contact LGAT to note any technical or resourcing issues with compliance.	LGAT	Comment: No comment required. Recommendation: Noted
3.8	27	Staff Update That Members note the staff changes at LGAT	LGAT	Comment: Michael Stretton, General Manager Recommendation: Noted
3.9	28	Policy Update That Members note the report on the current Policy Activity	LGAT	Comment: No comment required. Recommendation: Noted

**20.2 Local Government Association of Tasmania: General Meeting Agenda - 1
November 2017 ...(Cont'd)**

Ag Item	Pg No	Items for Decision	Submitting Council/s	City of Launceston Comment
3.10	33	ALGA Update That Members note the recent activity of ALGA	LGAT	Comment: No comment required. Recommendation: Noted
3.11	34	Annual Plan That Members note the report	LGAT	Comment: No comment required. Recommendation: Noted
4.1	35	Election Priorities That the Members discuss priorities for the LGAT Election Manifesto, ahead of the State Government Elections	LGAT	Comment: Michael Stretton, General Manager The list of five priority matters for LGAT engagement in respect to the forthcoming election are appropriate and accord with the general direction of the City of Launceston. Among many other specific priorities, the Council remains focused on planning reform, smart cities, natural disaster community resilience and regional and economic development. Another matter which has not been included for advocacy is the Local Government reform process which will require on-going State government funding and support for either resource sharing and/or amalgamation options to being meaningfully progressed across the State. Recommendation: For discussion only - no decision required

**20.2 Local Government Association of Tasmania: General Meeting Agenda - 1
November 2017 ...(Cont'd)**

REPORT:

The Local Government Association of Tasmania (LGAT) General Meeting will be held in Sandy Bay on 1 November 2017. The outline of the Meeting Agenda Items, with recommendations for the consideration of Aldermen, is included in this report's recommendation.

The full Meeting Agenda is provided at Attachment 1 and the attachments to that Agenda are provided at Attachment 2.

The purpose of this report is to provide Aldermen with the opportunity to comment on these items and provide advice to the Council representative for the LGAT General Meeting on 1 November.

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 ensure decisions are made in a transparent and accountable way
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.

**20.2 Local Government Association of Tasmania: General Meeting Agenda - 1
November 2017 ...(Cont'd)**

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



Paul Gimpl: Acting Director Corporate Services

ATTACHMENTS:

1. LGAT Meeting Agenda (electronically distributed)
 2. LGAT Meeting Agenda Attachments (electronically distributed)
-

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)

No Closed Items have been identified as part of this Agenda

24 MEETING CLOSURE
