



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 18 JUNE 2018
1.00pm**

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: 18 June 2018

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.



Michael Stretton
General Manager

8 June 2018

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, 18 June 2018 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

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATIONS OF INTEREST	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	1
	No Deputations have been identified as part of this Agenda	1
5	PETITIONS	1
	No Petitions have been identified as part of this Agenda	1
6	COMMUNITY REPORTS	2
	No Community Reports have been registered with Council as part of this Agenda	2
7	PUBLIC QUESTION TIME	2
7.1	Public Questions on Notice	2
7.1.1	Public Question on Notice - Mr Andrew Bowen - Council Meeting - 4 June 2018	3
7.1.2	Public Questions on Notice - Mr Paul Spencer - Council Meeting - 4 June 2018	4
7.2	Public Questions without Notice	5
8	PLANNING AUTHORITY	6
8.1	421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers	6

Item No	Item	Page No
8.2	58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017)	43
9	ANNOUNCEMENTS BY THE MAYOR	70
9.1	Mayor's Announcements	70
10	ALDERMEN'S REPORTS	72
11	QUESTIONS BY ALDERMEN	72
11.1	Questions on Notice	72
11.1.1	Aldermen's Questions on Notice - Alderman D C Gibson - Council Meeting - 4 June 2018	73
11.1.2	Aldermen's Question on Notice - Alderman R I Soward - Council Meeting - 4 June 2018	74
11.1.3	Aldermen's Questions on Notice - Alderman R L McKendrick - Council Meeting - 4 June 2018	75
11.2	Questions without Notice	77
12	COMMITTEE REPORTS	78
12.1	Northern Youth Coordinating Committee Meeting - 3 May 2018	78
12.2	Tender Review Committee Meeting - 28 May 2018	81
13	COUNCIL WORKSHOPS	83
14	NOTICES OF MOTION	83
	No Notices of Motion have been identified as part of this Agenda	83
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	83
	No Items have been identified as part of this Agenda	83

Item No	Item	Page No
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	83
	No Items have been identified as part of this Agenda	83
17	QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS	83
	No Items have been identified as part of this Agenda	83
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	84
18.1	Reduction in Asbestos Disposal Fees for Door of Hope	84
19	MAJOR PROJECTS DIRECTORATE ITEMS	87
	No Items have been identified as part of this Agenda	87
20	CORPORATE SERVICES DIRECTORATE ITEMS	88
20.1	2018/2019 Annual Plan	88
20.2	Rates and Charges Policy (23-Plx-010)	96
20.3	Budget 2018/2019 - City of Launceston Statutory Estimates	105
20.4	Budget 2018/2019 - City of Launceston Rating Framework	131
21	GENERAL MANAGER'S DIRECTORATE ITEMS	137
21.1	Representation at the Local Government Association of Tasmania 2018 Conference	137
21.2	City of Launceston Priority Projects	144
22	URGENT BUSINESS	157
23	CLOSED COUNCIL	157
23.1	Confirmation of the Minutes	157
23.2	Rate Recovery Sale - Reserve Price	157

City of Launceston

COUNCIL AGENDA

Monday 18 June 2018

Item No	Item	Page No
23.3	Rate Debt	157
23.4	City Deal - Annual Progress Report	157
23.5	Sale and Purchase of Land - Lindsay Street to Gleadow Street Link Road	157
23.6	Proposed Disposal of Public Land - 94 Bathurst Street, Launceston	157
24	MEETING CLOSURE	158

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 4 June 2018 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

No Petitions have been identified as part of this Agenda

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.)

7.1.1 Public Question on Notice - Mr Andrew Bowen - Council Meeting - 4 June 2018

FILE NO: SF6381

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Mr Andrew Bowen at the Council Meeting of 4 June 2018 and a response has been provided by Mr Dale Sinfield (Director Major Projects).

Question:

1. With reference to Agenda Item 7.1.4 - Public Question on Notice asked during the last Council Meeting, and the provided response, why would Council accept a 12 month warranty for the pavers, when a local contractor or supplier providing a 20-year serviceability warranty on the product is available?

Response:

The standard warranty on nearly all paving products available on the market is 12 months. The warranty that was offered by a local supplier is not relevant to this question as the local product was not proposed for use by the successful contractor. The product selected by the successful contractor was acceptable to Council.

7.1.2 Public Questions on Notice - Mr Paul Spencer - Council Meeting - 4 June 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Mr Paul Spencer at the Council Meeting of 4 June 2018 and has been answered by Mr Dale Sinfield (Director Major Projects).

Question:

1. A concerned lady made contact concerning the sharp edges on the concrete surrounding the water feature that is located outside the library. Why are there sharp edges?

Response:

The design of the water feature was specifically designed with potential hazards in mind and in accordance with best practice. All practical steps were taken to design out safety concerns and hazards wherever possible. To this end, the design was independently audited and certified in accordance with the safety requirement clauses of AS4685 by a reputable playground auditor, Play DMC.

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

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers

FILE NO: DA0067/2018

AUTHOR: Ashley Brook (Consultant 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:	Douglas Design & Drafting
Property:	421 Wellington Street, South Launceston
Zoning:	General Residential
Receipt Date:	14/02/2018
Validity Date:	13/03/2018
Further Information Request:	13/03/2018
Further Information Received:	26/04/2018
Deemed Approval:	18/06/2018
Representations:	Five

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0067/2018 Residential - Construction and use of four dwellings and install two new crossovers at 421 Wellington Street, South Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Page, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.0, Revision A, Dated 5/03/2018
-

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

- b. Location Plan, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.02, Revision A, Dated 5/03/2018
 - c. Site Plan, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.03, Revision C, Dated 11/04/2018, **Amended Plan Required**
 - d. Site Plan - Planning, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.04, Revision A, Dated 5/03/2018
 - e. Site Sections, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.05, Revision A, Dated 5/03/2018, **Amended Plan Required**
 - f. Plumbing – Site Plan, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.06, Revision B, Dated 14/03/2018
 - g. Plumbing – Section S01, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.07, Revision A, Dated 5/03/2018
 - h. Shadow Diagrams - General, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.08, Revision A, Dated 5/03/2018
 - i. Shadow Diagrams - Detailed, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.09, Revision A, Dated 5/03/2018
 - j. Shadow Diagrams - Detailed, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.10, Revision A, Dated 5/03/2018
 - k. Site Plan - Turning, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A0.11, Revision B, Dated 14/03/2018
 - l. Unit 1 Floor Plan - Lower, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A1.1, Revision A, Dated 5/03/2018
 - m. Unit 1 Floor Plan - Upper, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A1.2, Revision A, Dated 5/03/2018
 - n. Unit 1 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A1.3, Revision A, Dated 5/03/2018
 - o. Unit 1 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A1.4, Revision A, Dated 5/03/2018
 - p. Unit 2 Floor Plan - Lower, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A2.1, Revision A, Dated 5/03/2018
 - q. Unit 2 Floor Plan - Upper, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A2.2, Revision A, Dated 5/03/2018
 - r. Unit 2 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A2.3, Revision A, Dated 5/03/2018
 - s. Unit 2 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A2.4, Revision A, Dated 5/03/2018
 - t. Unit 3 Floor Plan - Lower, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A3.1, Revision A, Dated 5/03/2018
 - u. Unit 3 Floor Plan - Upper, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A3.2, Revision A, Dated 5/03/2018
 - v. Unit 3 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A3.3, Revision A, Dated 5/03/2018
 - w. Unit 3 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A3.4, Revision A, Dated 5/03/2018
-

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

- x. Unit 4 Floor Plan - Lower, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A4.1, Revision A, Dated 5/03/2018.
- y. Unit 4 Floor Plan - Upper, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A4.2, Revision A, Dated 5/03/2018
- z. Unit 4 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A4.3, Revision A, Dated 5/03/2018
- aa. Unit 4 Elevations, Prepared by Douglas Design & Drafting Pty Ltd, Drawing Number 180105, Layout No. A4.4, Revision A, Dated 5/03/2018

2. AMENDED PLANS REQUIRED

Prior to the commencement of any works, amended plans must be submitted to show:

- a. Adjacent driveways associated with the proposed use and development are each required to have a separate driveway apron to delineate the relevant access. The kerb layback across each pair of adjacent driveways is required to be continuous because there is insufficient space to enable the installation of transition wings.

Once approved by the Manager City Development, these amended plans will be endorsed and will then form part of the Permit and shall supersede the relevant original endorsed plans.

3. TASWATER

The development must be undertaken in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00240-LCC) (attached).

3. LEGAL TITLE

The approved use and development must be confined to the legal title of the site except the construction of infrastructure connections, road access and associated works.

4. FENCING

Prior to the commencement of the use, the site must be provided with fencing in accordance with the following requirements:

- a. The side boundaries of the site must be provide with a solid (i.e. no gaps) fence to provide privacy between each dwelling and adjacent properties and to a maximum height of:
 - i. 1.8m to 2.1m when measured from the highest finished level on either side of the common boundaries;
 - ii. 1.2m within 4.5m of the frontage, or 1.8m if that part of the fence within 4.5m of a frontage has openings above a height of 1.2m which provides a uniform transparency of not less than 30% (excluding any posts or uprights); and
 - b. The road frontage boundaries and each dwelling must be provided with fencing in accordance with the details shown on the endorsed plans.
-

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

5. MULTIPLE DWELLINGS – SERVICE FACILITIES

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

- a. Waste storage for each dwelling in accordance with the details shown on the endorsed plans and appropriately numbered for each dwelling; and
- b. Secure storage space for each dwelling comprising a minimum of 6 m³;
- c. Mailboxes must be provided in accordance with the details shown on the endorsed plans and appropriately numbered for each dwelling.

6. PARKING AND DRIVEWAY CONSTRUCTION

Prior to the commencement of the use, the vehicular parking and driveway areas associated with the approved use and development must be:

- a. Constructed in accordance with the details shown on the endorsed plans;
- b. Surfaced with an impervious all weather seal; and
- c. Adequately drained to the stormwater system and to avoid discharging onto adjoining property.

7. ON-SITE STORMWATER DETENTION

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at 30% impervious for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development.

Prior to the commencement of works, the plans and calculations produced by a suitably experienced person or engineering consultancy must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

8. 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 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.

9. 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.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

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.

10. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to Council's stormwater mains.

11. APPLICATION TO ALTER A STORMWATER SERVICE

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

12. 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 developer.

13. VEHICULAR CROSSINGS

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

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

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

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

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

14. SOIL AND WATER MANAGEMENT PLAN

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

15. STRATA SCHEME ADDRESS

The name of the strata scheme is to be 2 Bailey Street (not 421 Wellington Street) to provide for the safe and convenient addressing of the development due to the location of the proposed access points and mailbox locations.

16. AMENITY

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

17. 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

18. 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).

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Notes

- A. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.
- 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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code:
Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.
- D. Strata Title Approval
The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.
- E. General
This permit was issued based on the proposal documents submitted for DA0067/2018. 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 withdrawn 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

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

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

F. 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 affected, 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.

G. 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>>

H. 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.

I. Street addresses for Multiple Dwellings

Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:

<i>Dwelling No.</i>	<i>Strata Lot No.</i>	<i>Street Address</i>
<i>1</i>	<i>1</i>	<i>1/2 Bailey Street</i>
<i>2</i>	<i>2</i>	<i>2/2 Bailey Street</i>
<i>3</i>	<i>3</i>	<i>3/2 Bailey Street</i>
<i>4</i>	<i>4</i>	<i>4/2 Bailey Street</i>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

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

REPORT:**1. THE PROPOSAL**

The proposal involves the use and development of four multiple dwellings on a vacant corner lot at 421 Wellington Street, South Launceston.

The proposed double-storey dwellings will have an individual floor plan layout although each will include a double-garage and three bedrooms at lower floor level and a living room, outdoor deck, kitchen, dining and a study (or fourth bedroom) at upper floor level. The internal floor area of the dwellings will range from 220m² to 230m². The dwellings will predominantly be clad with face brickwork on the external walls and metal roof sheeting.

The proposed dwellings will be orientated to face the Bailey Street frontage of the site, which is the northern property boundary. Units 1 and 3 will be located closest to that frontage with a 3m setback. Units 2 and 4 will be located to the rear with minimum setbacks of 1.6m and 1.7m respectively to the southern side boundary. Units 1 and 2 will be setback a minimum of 4.5 m from the Wellington Street frontage.

The proposed dwellings each will be provided with an independent driveway access to Bailey Street. The accesses to Units 1 and 2 will be located adjacent to each other, and so will the accesses to Units 3 and 4. Each pair of adjacent driveways is, therefore, proposed to have a double-width crossover. The existing crossover to Bailey Street will be removed. The driveway associated with each dwelling will be capable of accommodating at least one tandem parking space that would be available for visitors.

The proposed development will involve excavations and retaining walls to a height of 1.2m for Units 1 and 2 and 1.4m for Units 3 and 4. Having regard to these excavations, the proposed dwellings will have a maximum building height of 6.5m.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is a corner lot with a 32m frontage to Wellington Street and 57m frontage Bailey Street. Given that the Wellington Street frontage is shortest, it is the primary frontage. However, Bailey Street is a lower order road. It is a local road and comprises a single lane that accommodates one-way traffic flow in an easterly direction away from Wellington Street. It serves as an access to the residential properties in the street and connects with Leslie Street to the north-east.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

The site has an area of 1,391m² and is currently vacant. Its Bailey Street frontage is orientated to face 31 degrees west of north. The land within the site has a fall of 5m from the south-west corner (adjacent to Wellington Street) to the north-east corner (adjacent to Bailey Street). This results in an approximate slope of 10.5%.

The surrounding area is residential in character and predominantly consists of single dwellings. The property which adjoins the eastern side boundary of the site contains a single dwelling. The land which adjoins the southern side boundary contains a private access road. The lot further to the south contains a single dwelling. The three lots directly to the north in Bailey Street contain single dwellings. The single dwellings on the neighbouring lots are of single storey construction.

The site is fully connected to all relevant infrastructure 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 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.

Consistent

The application residential use and development involving four multiple dwellings. It will contribute to the range of dwelling types within the zone. It is, therefore, consistent with the zone purpose.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

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

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

<p>Consistent The application complies with the acceptable solution.</p>
<p>A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m² or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.</p>
<p>The site has an area of 1,391m². The application involves four multiple dwellings. The site area per dwelling is therefore 347.75m².</p>

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 proposed development will provide consistency in the apparent scale, bulk, massing and proportion of dwellings across the zone in general terms. It will provide reasonable separation to dwellings on neighbouring lots and will not cause an unreasonable level of overshadowing to any neighbouring habitable rooms or private open space.</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 that specified for the road.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Complies

The proposed development will be setback a minimum of 4.5m from the primary frontage (Wellington Street) and 3m from the Bailey Street frontage in accordance with A1 (a)-(b). However, it involves a vacant site and the application of A1(c), therefore, takes precedence.

The residential lot immediately to the south-west of the site at 423 Wellington Street contains a dwelling setback 11.5m from its frontage to that road. The residential lot immediately to the north-west at 419 Wellington Street contains a dwelling setback 3.5m from its frontage to that road. The proposed 4.5m setback from the Wellington Street frontage is, therefore, not more than setback of the dwelling to the south-east or less than the setback of the dwelling to the north-west. Furthermore, the three residential lots immediately to the north of the site contain dwellings setback between 0m and 4.5m from the Bailey Street frontage. The lot immediately to the east of the site at 4 Bailey Street contains a dwelling setback 3m from the frontage to the same road. The proposed development will be setback 3m from the Bailey Street frontage, which is also within the range of the maximum and minimum setbacks immediately to the north and east in Bailey Street. The application, therefore, complies with A1(c).

The site does not abut a road specified in Table 10.4.2 and A1(d), therefore, does not apply.

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

- (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.

Complies

The proposed Unit 1 and Unit 3 garages will be setback 5.5m from the Bailey Street frontage. However, the primary frontage of the site relates to Wellington Street. The proposed Unit 1 and Unit 2 garages will be located to the rear of those dwellings relative to that frontage. Therefore, they will have a primary frontage setback that is well in excess of 5.5m and 1m behind the relevant façades. The application therefore complies with A1 (a).

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:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

level; and

- (b) only have a setback within 1.5m of a side boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or
 - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).

Relies on Performance Criteria

The relevant building envelope is depicted in Diagram 10.4.2C, which relates to corner lots and is reproduced below.

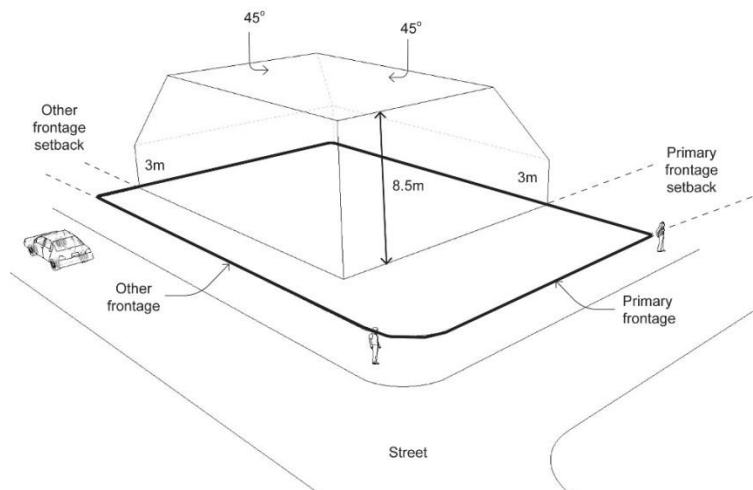


Diagram 10.4.2C. Building envelope for corner lots

In the context of the site, the primary frontage as depicted in the diagram relates to the boundary with Wellington Street to the east and the other frontage relates to Bailey Street to the north. The acceptable solution allows buildings to have a height of 8.5m up to a distance which corresponds with the relevant setback distance required from these frontages. The southern side boundary of the site is located along the private access road extending from Wellington Street whilst the eastern side boundary adjoins a residential lot on the southern side of Bailey Street. The acceptable solution A1 (a) allows buildings to be built up to 3m in height along these boundaries. For walls over 3m, the relevant setback distance required increases in equal proportion with the proposed height. For instance, a wall which 1.5m higher than 3m (ie. 4.5m) is required to be setback a distance of 1.5m from a side boundary. The only exception to this rule as it relates to the site is specified in A1 (b)(ii). Buildings are only allowed to have a setback within 1.5m of a side boundary where the total length of walls within that distance from the relevant boundary is no more than 9m.

The proposed encroachments beyond the building envelope relate to portions of the southern sides of Units 2 and 4.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

<p>Unit 2 will be setback 1.6m from the southern side boundary. The relevant building height required for this setback is 4.6m. The southern side of the dwelling will have a building height of 4.85m at its the eastern end and 4.15m at its western end. The extent of the encroachment is therefore limited to a maximum height of 250mm at eastern end extending for a distance equivalent to one-third of the length of the southern wall (approximately 4.8m). It relates to a portion of the roof (excluding the eaves) above the wall.</p> <p>Unit 4 will be setback 1.7m from the southern side boundary at its eastern end and 1.8m from the same boundary at its western end. The southern side of the dwelling will have a building height of 5.6m at the eastern end and 4.25m at the western end. The extent of the encroachment is limited to a maximum height of 900mm at the eastern end extending for a distance equivalent to two-thirds the length of the southern wall (approximately 10.5m). It relates to the upper portion of the wall and roof directly above. The western end of the southern side of the dwelling will be 450mm below the top of the envelope at the proposed setback location.</p> <p>Given that the slope within the site generally falls towards the east and building height is measured from natural ground level, the proposed encroachments relate to the areas where a relatively lesser amount of excavation will be undertaken to construct the Units 2 and 4.</p> <p>The proposed development will otherwise be contained within the building envelope. No dwellings are proposed to be sited within 1.5m of a side boundary. Unit 3 will be setback 5.3m from the eastern side boundary and Unit 4 will be setback 6.4m from the same boundary. The dwellings will therefore be well within the envelope as its relates to this boundary. The building height of the portions of Units 1, 2 and 3 which will be setback the required distance from Wellington Street and Bailey Street frontages will range between 3.2m and 6.4m, and therefore will be less than 8.5m.</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.
<p>Complies</p> <p>The extent of overshadowing associated with the proposed development is depicted on shadow diagrams included with the application. The proposed development will not increase the extent of overshadowing impacting the residential lot immediately to the south at 423 Wellington until after 2.00pm on 21 June, taking account of the</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

overshadowing caused by the fence on the northern side boundary of that lot. It will not impact the north-facing windows of the dwelling within the neighbouring lot until 4.00pm on 21 June. Therefore, the overshadowing caused by the proposed development will not cause any impact to any habitable room or private open space within the neighbouring lot for a period in excess of three hours on 21 June. It is not unreasonable when considered in the context of the standards for the zone.

The overshadowing caused by the proposed development will not impact the adjoining lot to the east until after 3.00pm on 21 June. Given that it will not have any impact during the hours of 9.00am and 3.00pm on that day, the degree of impact upon any habitable room or private open space within the adjoining lot is not unreasonable when considered in the context of the standards for the zone.

The proposed development will overshadow the adjoining lot to the south which contains a private access road. The adjoining lot does not contain any habitable rooms or private open space and the proposed development therefore will not cause any unreasonable loss of amenity within the lot.

The proposed development comprises four multiple dwellings that will each be two-storey. It complies with the relevant acceptable solution requirements relating to density, site coverage and maximum building height (8.5m). The visual impacts associated with the proposed development are therefore not unreasonable when considered in the context of the standards for the zone.

The proposed dwellings will be separated from the existing dwellings on the neighbouring lots to the south and east by a distance of at least 5m. This is compatible with the separation between dwellings on adjoining lots in the surrounding area, which does vary.

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
 The proposed development will provide a range of private open space options including upper floor decks and outdoor areas at ground level (Units 1 and 2). The decks will provide the primary designated area of private open space for each dwelling. They will form an extension of the living areas within each dwelling, provide for the outdoor recreation needs of residents and are orientated to take advantage of sunlight.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (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 (c) a site area of which at least 25% of the site area is free from impervious surfaces.
<p>Complies</p> <p>The proposed development will have a site coverage of 44.29%. The proposed private open space (including decks) for each dwelling is 173m² for Unit 1, 150m² for Unit 2, 67m² for Unit 3 and 77m² for Unit 4. The proportion of the site area free from impervious surfaces will be 31%.</p>
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (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 (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.
<p>Relies on Performance Criteria</p> <p>The proposed designated areas of private open space are the upper floor decks which will each be 24m² in area and directly accessible from a habitable room comprising a living room (Units 1, 3 and 4) or dining/kitchen area (Unit 2). The areas will not be located to the south, south-east or south-west of the relevant dwelling. They will form part of the dwellings themselves and therefore, will not be located between the relevant dwelling and the frontage in the case of Units 1 and 3. Each of the areas will have gradient less than 1:10 and will not be located in an area used for access or parking.</p> <p>The minimum horizontal dimension of the decks for Units 1 to 3 will be 4.4m, 4.1m and 4m respectively. The deck associated with Unit 4 will have a minimum horizontal</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

dimension of 3.8m, which is less than the 4m required by A2 (b)(i).
P2 A dwelling must have private open space that: (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.
Complies The proposed designated area of private open space for Unit 4 will have an area of 24m ² . It will comprise a deck that will be directly accessible from the living room within the dwelling. Its 3.8m minimum dimension relates to its depth measured from the glazed door opening from the living room, rather than its width of the deck which will be 6.3m. It is therefore capable of forming an extension of the living room within the dwelling providing for outdoor relaxation, dining, entertaining and children's play. It is orientated towards the north to take advantage of sunlight.

10.4.4 Sunlight and overshadowing for all dwellings

Objective: To provide: (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
Consistent The design of the proposed dwellings and their separation from each other within the site will provide the opportunity for sunlight to enter habitable rooms (other than bedrooms) and private open spaces associated with each dwelling.
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).
Relies on Performance Criteria The windows in the northern elevation of each dwelling will be orientated to face 31 degrees west of north.
P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).
Complies The siting and design of the proposed dwellings, including the size of windows, will enable sunlight to enter at least 1 habitable room (other than a bedroom) on the upper floor level of each dwelling. This includes a living room associated with Unit 1, open plan living room and dining/kitchen area associated with Unit 2, open plan living room, sitting room and dining area associated with Unit 3 and open plan living room and dining/kitchen area associated with Unit 4.
A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

<p>accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the window; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.
<p>Not Applicable</p> <p>Units 1 and 3 will be located to the north of Units 2 and 4. However, the windows to habitable rooms (other than bedrooms) in Units 2 and 4 are not orientated within 31 degrees east and west of north.</p> <p>Notwithstanding, it is noted that Unit 1 is contained within the line described in A2 (a) relative to the nearest habitable room window associated with Unit 2.</p> <p>Unit 3 extends slightly outside of the line relative to the nearest habitable room window associated with Unit 4. The relevant window in Unit 4 is located on the upper floor of the dwelling, which is 1.1m higher than the upper level of Unit 3. Given the difference in levels, the overshadowing caused by Unit 3 will not impact the relevant habitable room window of Unit 4 for the majority of the period (ie. greater than three hours) between 9.00am and 3.00pm on 21 June.</p>
<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.
<p>Complies</p> <p>Unit 1 (including its associated single-storey garage) will be located less than 3m from the northern side of the deck associated with Unit 2 and therefore extends outside the line described in A3 (a). The two-storey portion of Unit 3 will be located less than 3m from the northern side of the deck associated with Unit 4 and therefore also extends outside the line. The single-storey garage associated with Unit 3 will be located within the line.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

The single-storey garages associated with Units 1 and 3 will be located directly to the north of the Unit 2 and 4 decks. The two-storey portions of Units 1 and 3 will be located to the north-west of the relevant decks. The garage associated with Unit 1 will extend alongside more than 50% of the width of the Unit 2 deck. The Unit 3 garage will extend alongside most of the width of the Unit 4 deck. The floor level of the decks will be a similar height as the roof apex associated with the garages. The decks will therefore not be overshadowed by the garages. Given their orientation, the two-storey portions of Units 1 and 3 will not overshadow the Unit 2 and 4 decks for the majority of the period (ie. greater than three hours) between 9.00am and 3.00pm on 21 June.

10.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.
Consistent The garage openings will not face the primary frontage (Wellington Street).
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).
Not Applicable The proposed garages associated with each dwelling will not be located within 12m of the primary frontage (Wellington Street). It is noted that the Unit 1 and 3 garages will be located within 12m of the Bailey Street frontage and will have openings of 5m facing the frontage.

10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.
Consistent The potential for overlooking between dwellings within the site will be minimised by the offset (vertical and horizontal) and screening (ie. sill heights) of windows and decks. The proposed development will not result in any unreasonable overlooking of neighbouring lots.
A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

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

Relies on Performance Criteria

The Unit 2 deck will have a floor level greater than 1m and will be located within 6m of the Bed 2 and Bed 3 windows on the lower level of Unit 1 and the Study and 1 x kitchen window on the upper level. The Unit 4 deck will have a floor level greater than 1m and will be located within 6m of the Bed 3 window on the lower level of Unit 3 and the Study window on the upper level.

The proposed decks otherwise will not be located within 3m of a side boundary.

P1 A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining lot or its private open space; or
- (b) another dwelling on the same site or its private open space; or
- (c) an adjoining vacant residential lot.

Complies

The relevant habitable room windows associated with Units 1 and 3 will be offset and screened from the Unit 2 and 4 decks in a manner which will minimise overlooking.

The Bed 2 and Bed 3 windows in Unit 1 will be located on the lower floor level and therefore will be viewed from the Unit 2 deck at an oblique angle vertically. The Study window in Unit 1 will have a sill height of 1.7m whilst the relevant kitchen window will have a sill height of 1.5m. The kitchen window will be viewed at an oblique angle of 22.5 degrees from the deck. Similarly, the Bed 3 window on the lower level of Unit 3 will be viewed from the Unit 4 deck at an oblique angle vertically. The Study window in Unit 3 will have a sill height 1.7m.

The proposed decks will not overlook the other decks or private open space associated within another dwelling within the site, or any adjoining vacant residential lot.

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

- (a) The window or glazed door:
 - (i) is to have a setback of at least 3m from a side boundary; and
 - (ii) is to have a setback of at least 4m from a rear boundary; and
 - (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
 - (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.
- (b) The window or glazed door:
 - (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

- or glazed door, to a habitable room of another dwelling; or
- (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or
- (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.

Relies on Performance Criteria

The north-facing Bed 4/Study window and 2 x dining windows on the upper level of Unit 4 will be within 6m of the south-facing Bed 3 window on the lower level of Unit 3 and the Study window on the upper level. The south-facing kitchen windows of Unit 4 will have a sill height of 1.5m and will be within 3m of the southern side boundary.

It is noted that the north-facing habitable room windows in Unit 2 are setback 6m from Unit 1 in accordance with the acceptable solution. The south facing windows in Unit 2 within 3m of the southern side boundary will have a sill height of 1.7m and therefore, also comply with the acceptable solution. All other windows and glazed doors associated with the proposed development comply with the acceptable solution.

P2 A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling; and
- (c) an adjoining vacant residential lot.

Complies

The habitable room windows in Unit 3 will be offset and screened from the relevant habitable room windows on the upper level of Unit 4. Bed 3 on the lower level of Unit 4 will have a floor level which is 3.8m lower than the upper floor of Unit 4. It will, therefore, be viewed from Unit 4 at an oblique angle vertically. The Study window in Unit 3 will have a sill height of 1.7m.

The south-facing kitchen windows on the upper level of Unit 4 will have a sill height of 1.5m and will be setback a minimum distance of 5m to the neighbouring lot to the south at 423 Wellington Street. The design (size) and location of the windows will minimise direct views to the private open space associated with the neighbouring lot. The windows will not overlook any adjoining vacant residential lot.

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

- (a) 2.5m; or
- (b) 1m if:
 - (i) it is separated by a screen of at least 1.7m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Not Applicable
 The proposed development does not include a shared driveway or parking spaces. Each dwelling will have its own driveway and parking area.

10.4.7 Frontage fences for all dwellings

<p>Objective: To control the height and transparency of frontage fences to:</p> <ul style="list-style-type: none"> (a) provide adequate privacy and security for residents; and (b) allow the potential for mutual passive surveillance between the road and the dwelling; and (c) provide reasonably consistent height and transparency.
<p>Consistent The application complies with the acceptable solution.</p>
<p>A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).
<p>Complies The frontage fences along Wellington Street and Bailey Street depicted on the plans included with the application have been designed in accordance with the requirements in the acceptable solution.</p>

10.4.8 Waste storage for multiple dwellings

<p>Objective: To provide for the storage of waste and recycling bins for multiple dwellings.</p>
<p>Consistent The application complies with the acceptable solution.</p>
<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.
<p>Complies The proposed development includes an individual waste storage area of 1.5m² to the side or rear of each dwelling.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

10.4.9 Site facilities for multiple dwellings

Objective: To provide adequate site and storage facilities for multiple dwellings.
Consistent The application complies with the acceptable solutions.
A1 Each multiple dwelling must have access to 6m ³ of secure storage space not located between the primary frontage and the facade of a dwelling.
Complies Each dwelling will have a minimum of 6m ³ of storage space within its garage and/or underneath its staircase.
A2 Mailboxes must be provided at the frontage.
Complies The proposed development includes mailboxes which will be provided within the access locations along the Bailey Street frontage.

10.4.10 Common property for multiple dwellings

Objective: To ensure that common areas are easily identified.
Not Applicable
A1 Site drawings must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.
Not Applicable The proposed development does not include any common areas.

10.4.12 Earthworks and retaining walls

Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.
Consistent The proposed earthworks and retaining walls are required to accommodate the slope within the site and will not significantly impact the amenity of adjoining lots.
A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

main or stormwater drain.
<p>Relies on Performance Criteria The proposed development involves excavations and retaining walls up to a height of 1.2 m associated with Units 1 and 2 and 1.4 m associated with Units 3 and 4.</p>
<p>P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the appearance, scale and extent of the works; (c) overlooking and overshadowing of adjoining lots; (d) the type of construction of the works; (e) the need for the works; (f) any impact on adjoining structures; (g) the management of groundwater and stormwater; and (h) the potential for loss of topsoil or soil erosion.
<p>Complies The proposed earthworks and retaining walls will not have an unreasonable impact on the amenity of neighbouring lots. They will be undertaken within the site and are required to accommodate the slope within the site. The height of the retaining walls will taper depending upon the depth of excavation and will surrounding the individual dwellings. Given their height and the proposed frontage fences, the appearance and of the earthworks and retaining walls when viewed from outside the site will be minimal. The excavations will assist in lowering the height of the proposed dwellings and therefore their overlooking and overshadowing impacts. The concentrated flow of surface water associated with the earthworks and development generally will be managed by on-site detention prior to discharge to the public stormwater system. The potential for loss of topsoil and soil erosion will be managed by a standard condition requiring the preparation of a Soil and Water Management Plan.</p>

10.4.13 Location of car parking

<p>Objective: To:</p> <ul style="list-style-type: none"> (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.
<p>Consistent The application complies with the relevant acceptable solution.</p>
<p>A1 Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.</p>
<p>Not Applicable The proposed development does not include a shared driveway or parking spaces.</p>
<p>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.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Complies

The proposed car parking within the double-garage associated with each dwelling will not be located in the primary frontage setback. The driveway associated with each dwelling will include sufficient area to accommodate at least one tandem parking space in adjacent to its garage. The tandem parking for Units 1 and 3 will be located within the Bailey Street frontage which is acceptable under the terms of the second part of the acceptable solution A2.1, although it is noted that this is not the primary frontage.

The proposed development does not include the provision of turning areas for vehicles within the primary frontage setback.

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

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

Consistent

The traffic generation and new accesses associated with the proposed use and development will not compromise the safety and efficiency of the road network.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The application complies with the acceptable solution.

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

Complies

Whilst the proposed use and development involves the provision of new road accesses, vehicles entering and exiting the site will utilise existing junctions in the surrounding road network and the standard therefore applies. The RMS Guide to Traffic Generating Developments identifies that larger units and townhouses with three or more bedrooms typically generate between five and six and a half weekday daily vehicle trips. The proposal involves four new dwellings and its average annual daily traffic (AADT) generation can, therefore, be expected to involve a maximum of 26 vehicle movements to and from the site. The site is currently undeveloped and therefore generates zero vehicle movements. The proposal is expected to generate less than 40 daily vehicle movements on average and therefore complies.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

E4.6 Development Standards

E4.6.2 Road accesses and junctions

Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.
Consistent The volume of traffic that will utilise the new accesses is relatively low and will not impact the safety and efficiency of Bailey Street, which is intended to fulfil a local access function.
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.
Relies on Performance Criteria The proposed dwellings will each be provided with an independent access to Bailey Street. Each access will provide both entry and exit. The accesses to Units 1 and 2 will be located adjacent to each other, and so will the accesses to Units 3 and 4.
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.
Complies Given that each new access will serve an individual dwelling, it is expected that they will each generate between five and six and a half daily vehicle movements on average. The traffic generation associated the accesses is relatively low and will not unreasonably impact the efficiency of Bailey Street or existing traffic flows. Bailey Street is a local road and is therefore intended to accommodate access to residential properties. The primary frontage of the site is to Wellington Street, although it is an arterial road which carries through traffic. Where a site has multiple frontages, access to the road with a lower hierarchical status is generally preferred. A traffic impact assessment was not required for the proposed use and development given the relatively low traffic volumes involved and the nature of Bailey Street. Council’s Infrastructure Services Directorate has reviewed the application in its capacity as a road authority and provided permit conditions relevant to the construction of the accesses.

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

Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

<p>Complies The available sight distance will enable the safe movement of traffic given that vehicle speeds within the Bailey Street and traffic generation associated with the proposed use are both relatively low.</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>Relies on Performance Criteria Bailey Street is subject to the 50km/h default urban speed limit and the relevant Safe Intersection Sight Distance (“sight distance”) required by Table E4.6.4 is therefore 80m. It is a one-way street and vehicles will approach the new accesses from the direction of Wellington Street to the west. The sight distance requirement is therefore only relevant to this approach. The available sight distance will be 32m for the accesses associated with Units 1 and 2 and 54m for the accesses associated with Units 3 and 4. The application does not involve a rail level crossing and A1 (b) therefore, does not apply.</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>Complies The available sight distance is comparable to other accesses located on local roads which intersect with Wellington Street. It is greater than that available to the access for 419 Wellington Street located immediately to the north-west on the opposite side of Bailey Street. The traffic speed of vehicles that have undertaken a turn movement into Bailey Street adjacent to the site is likely to be lower than the default urban speed limit. The sight distance requirement relates to traffic speed and is, therefore, capable of being reduced. Further, given that the volume of traffic that will utilise the new accesses is relatively low, the available sight distances are sufficient to ensure the safe movement of vehicles.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent

The proposed use and development will provide an appropriate level of parking in accordance with the acceptable solution requirements in the Code. Vehicles will reverse from the site into Bailey Street however the proposed arrangement is therefore comparable with many single dwelling developments. The proposed parking and access therefore meets appropriate standards.

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

The application complies with the relevant acceptable solution.

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 dwellings with two or more bedrooms in the General Residential zone to have two car parking spaces per dwelling. Further, multiple dwellings in the General Residential zone are required to have one dedicated visitor parking space per four dwellings. Given that the proposal involves four dwellings each with four bedrooms (including a study), it is required to provide eight car parking spaces and one visitor parking space. Each dwelling will include a double-garage providing two parking spaces and a driveway capable of accommodating at least one tandem parking space that would be available for visitors.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective: To ensure that parking areas are constructed to an appropriate standard.
Consistent The application complies with the relevant acceptable solution.
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 driveways will have a gradient of approximately 9% given the earthworks that will be involved in constructing the development. The driveways and parking areas will be formed, paved and drained to the public stormwater system. Each dwelling will have its own driveway and parking area, including a double-garage, and they will, therefore, be clearly delineated for this purpose.

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

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Relies on Performance Criteria

The design and layout of Units 1, 2 and 3 will not provide for vehicles to exit the site in a forward direction because their associated driveways will not provide the manoeuvring area required by Table E6.3. Furthermore, the width of the driveway accesses associated with Unit 1 (5.2m) and Unit 3 (4.5m) exceeds the relevant requirement (3m) in Table E6.2 by more than 10%.

The application otherwise complies with the acceptable solution. The proposed parking space dimensions comply with Table E6.3. The access and manoeuvring width within the driveway adjacent to the double-garage of Unit 4 also complies with Table E6.3. Vehicles associated with Unit 4 will therefore be able to enter and exit the site in a forward direction. The width of the driveway accesses associated with Unit 3 and 4 complies with the relevant requirement in Table E6.2. The vertical clearance associated with the double-garages will be 2.1m above the parking surface level.

A1.2 to A1.4 are not application because accessible parking spaces for use by persons with disabilities are not required or proposed.

P1 Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:

- (a) the characteristics of the site;
- (b) the proposed slope, dimensions and layout;
- (c) vehicle and pedestrian traffic safety;
- (d) the nature and use of the development;
- (e) the expected number and type of vehicles;
- (f) the nature of traffic in the surrounding area; and
- (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.

Complies

Whilst the driveway accesses associated with Units 1, 2 and 3 will not provide for vehicles to exit the site in a forward direction, they will each serve one dwelling providing less than four parking spaces. The proposed arrangement is therefore comparable with many single dwelling developments. The width of the accesses associated with Units 1 and 3 is required to provide entry and exit to the double-garages associated with these units which will be setback 5.5m from the frontage.

The proposed vehicular access arrangements will be convenient, safe and efficient to use given that the traffic generation associated with the proposed use and the existing traffic volumes and speeds within the Bailey Street are relatively low.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided. Conditions recommended in relation to on-site stormwater detention, stormwater connection, vehicular crossings, parking and driveway construction, damage to council infrastructure, works within/occupation of the road reserve, trench reinstatement for new/altered connections and soil and water management plan.
Environmental Health	Conditional consent provided.
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	Notes provided.
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2018/00240-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 2 May to 16 May 2018. Five 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.

An onsite meeting was held on Friday, 1 June 2018 providing an opportunity for representors to elaborate upon the issues, and to raise some additional issues which are reflected in the summary below.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Issue	Comments
<p>1. The proposal will increase traffic volumes and congestion in Bailey Street and a resultant reduction in residential amenity. It will also increase congestion in Wellington Street. Bailey Street is a narrow one-way street. On-street parking restricts access and egress from private driveways.</p>	<p>The traffic generation and access associated with the proposed use and development has been considered in the assessment of the Road and Railway Assets Code. The volume of traffic that will utilise the new accesses is relatively low and will not impact the safety and efficiency of Bailey Street. Vehicles will reverse from the site into Bailey Street however the proposed arrangement is therefore comparable with many single dwelling developments and therefore meets appropriate standards. The application therefore complies with the relevant planning scheme requirements.</p>
<p>2. The proposed alignment of the 2 new driveway crossovers in Bailey Street is not suitable given its narrowness and one-way configuration.</p>	<p>The new accesses have been considered in the assessment of Clause E4.6.2. Bailey Street is a local road and is therefore intended to accommodate access to residential properties. The volume of traffic that will utilise the new accesses is relatively low and will not impact the safety and efficiency of Bailey Street. The application therefore complies with the relevant planning scheme requirements.</p>
<p>3. Issues regarding the sufficiency of proposed parking within the site and driver behaviour which favours the use of on-street parking. This will result in increased on-street parking in Bailey Street and Wellington Street.</p>	<p>The number of car parking spaces proposed has been considered in the assessment of Clause E6.5.1. The proposal complies with the requirements in the acceptable solution and is therefore deemed to provide an appropriate level of parking within the site that will be available to residents and visitors.</p>
<p>4. Parking of builders, sub-contractor and concrete delivery vehicles and cranes in the street during construction. This will exacerbate existing issues with access by waste management vehicles which reverse in the wrong direction in Bailey Street at 6.30am.</p>	<p>The relevant planning scheme standards do not identify this as being a relevant issue to consider. Council's Infrastructure Services Directorate has reviewed the application in its capacity as a road authority and provided recommended permit conditions. This includes a requirement for the developer to provide a Traffic Management Plan dealing with any works or other activity within the road reservation during the construction phase.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Issue	Comments
5. Query about whether a traffic assessment has been prepared.	A traffic impact assessment was not required for the proposed use and development under the terms of the relevant requirements in the planning scheme given the relatively low traffic volumes involved. The permit will require the developer to provide a Traffic Management Plan prior to construction.
6. Query about whether a planning submission forms part of the application.	The applicant did not include a written planning submission with the application. It is noted that an assessment of the application is provided by way of this report.
7. The plans included with the application need to be amended to show: <ul style="list-style-type: none"> • Altered access arrangements; • Access from the west rather than the east; • Access from Wellington Street (or at least one of the crossovers); and/or • Alignment of the driveway crossovers relative to an adjoining property. 	The application is required to be assessed on the basis of relevant details that have been provided. The application has been assessed as compliant with the relevant requirements in the planning scheme.
8. The proposal should be amended to provide for two buildings on the site which would allow more off-street parking.	See response to Issues 7 and 3.
9. Any temporary relocation of the bus stop in Wellington Street, due to its use by contractor vehicles during construction, needs to be shown on the plans.	No proposal to relocate bus stop is included in the application lodged with Council for assessment against the relevant requirements in the planning scheme.
10. Bailey Street and Leslie Street residents should be notified due to the potential long-term disruption in the area particularly during construction.	The owners and occupiers of properties adjoining the site were notified of the application in accordance with the relevant requirements of the <i>Land Use Planning and Approvals Act 1993</i> .

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Issue	Comments
11. Council should consider increasing the width of Bailey Street in conjunction with the proposal.	There is no requirement to upgrade Bailey Street which arises from the assessment of the application against the relevant planning scheme requirements.
12. Overnight and weekend parking in Bailey Street should be limited to residents only.	There is no requirement to apply parking limitations in Bailey Street which arises from the assessment of the application against the relevant planning scheme requirements.
13. The proposed discharge of roof and surface water to the kerb is not suitable given that flow of water within the existing kerb is impeded by its condition (damaged, crack, weeds).	The Development Certificate of Consent issued by TasWater includes advice to the effect that the combined system in the area cannot accept additional flows of stormwater. In its capacity as drainage authority, Council's Infrastructure Services Directorate provided a recommended permit condition requiring on-site stormwater detention to ensure the current service standard of the combined system is not compromised. This will limit the discharge of stormwater from the site.
14. The proposed decks will impact the privacy of a property to the north, which would be exacerbated if the decks are extended. The decks appear more extensive on Layout A1.2 than on A1.	Privacy impacts associated with the decks have been considered in the assessment of Clause 10.4.6. The siting of the decks relative to the property boundaries complies with the requirements in the relevant acceptable solution. Any proposal to extend the decks in the future would require a separate consideration against the relevant planning scheme standards. Layout A1.2 provide a floor plan of the upper level of Unit 1. Layout A1.3 provide northern and western elevations. The Unit 1 deck is only seen in the northern elevation. The width of the deck as depicted on that elevation is consistent with the width shown on the floor plan.
15. The proposed south-facing windows will impact the privacy of a property to the south, particularly given the height of the proposed development.	Privacy impacts associated with the south-facing windows have been considered in the assessment of Clause 10.4.6. The majority of these windows comply with the requirements in the relevant acceptable solution. The only exception is the kitchen windows of Unit 4 will have a sill height of 1.5m and will be within 3m of the southern side boundary. The windows will be setback a minimum of 5m to the neighbouring lot to the south-east. Their location and size will minimise direct views to the private open space associated with the neighbouring lot in accordance with the relevant requirement in the planning scheme.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Issue	Comments
<p>16. The proposed development is out of character with the street, particularly in relation to its height and building style. 2x single-storey houses would be more in keeping with the streetscape.</p>	<p>The proposed development involves four multiple dwellings and complies with the relevant acceptable solution requirement relevant dwelling density in Clause 10.4.1 of the planning scheme. It will also be substantially contained within the building enveloped described in the relevant acceptable solution in Clause 10.4.2 A1. In particular, the maximum height of the proposed dwellings will be lower than what is allowed under the terms of the acceptable solution. The application therefore complies with the relevant planning scheme requirements.</p>
<p>17. The proposal will impact on the views enjoyed by properties to the south which will result in a financial loss for those properties.</p>	<p>The visual impact of the proposed development has been considered in the assessment of Cause 10.4.2 'Setbacks and building envelope for all dwellings' Performance Criteria P3. The proposed development complies with the relevant acceptable solution requirements relating to density, site coverage and maximum building height (8.5 m). Its visual impact therefore is not unreasonable when considered in the context of the zone standards in the planning scheme.</p>
<p>18. The proposal will reduce sunlight to a property to the south and increase heading costs.</p>	<p>The overshadowing impacts associated with the proposed development have been considered in the assessment of Clause 10.4.2 Performance Criteria P3. The overshadowing caused by the proposed development will not cause any impact to a habitable room or private open space within the neighbouring lot to the south for a period in excess of three hours on 21 June. Therefore, degree of impact is not unreasonable when considered in the context of the standards for the zone.</p>
<p>19. Remedies would exist under the <i>Neighbourhood Disputes About Plants Act 2017</i> if plants were grown at the site to a height/location similar to the proposed development.</p>	<p>The application is for the use and development of multiple dwellings which are required to be assessed against the relevant planning scheme standards in accordance with the <i>Land Use Planning and Approvals Act 1993</i>.</p>
<p>20. Query about the length construction period for the proposed development.</p>	<p>The relevant planning scheme standards do not identify this as being a relevant issue to consider. The construction timeframe is ultimately a matter that will be managed by the developer.</p>

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

Issue	Comments
21. Noise and dust impacts during construction.	A standard permit condition is recommended which requires the construction phase to be appropriately managed to ensure there are no unreasonable impacts on the amenity of the surrounding area. There are similar requirements that will apply under the terms of the <i>Environmental Management and Pollution Control Act 1994</i> irrespective of this permit condition.
22. Structural impacts on the laneway to the south due to dampness cause by loss of sunlight.	The relevant planning scheme standards do not identify this as being a relevant issue to consider. There are standard requirements relating to the protection of adjoining property which exist under the terms of the <i>Building Act 2016</i> .
23. The site is located within a landslip area.	The site is not identified within a landslide hazard area on the planning scheme overlay maps. The provisions of the Landslide Code in the planning scheme therefore have not been applied.

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 2015Launceston 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.

8.1 421 Wellington Street, South Launceston - Residential - Construction and Use of Four Dwellings and Install Two New Crossovers ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

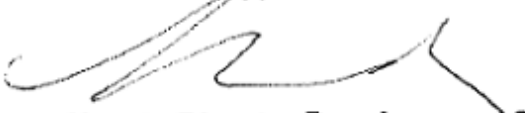
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map (distributed electronically)
 2. Plans to be Endorsed (distributed electronically)
 3. TasWater SPAN (distributed electronically)
 4. Representations (distributed electronically)
-

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017)**FILE NO:** DA0172/2018**AUTHOR:** Catherine Mainsbridge (Senior Town 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:	Eclipse Property Group (Tas) Pty Ltd
Property:	58A Ernest Street, Kings Meadows
Zoning:	Low Density Residential
Receipt Date:	4/04/2018
Validity Date:	23/04/2018
Further Information Request:	23/04/2018
Further Information Received:	02/05/2018
Deemed Approval:	18/06/2018
Representations:	Four

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0172/2018 Residential - construction and use of three multiple dwellings; including retrospective earthworks (amends DA0603/2017) at 58a Ernest Street, Kings Meadows subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan, Prepared by Adams Design Project no 040218, Drawing No.3/22; Revision No. 5, Scale 1:500, Dated: 16/4/2018
 - b. Drainage Plan, Prepared by Adams Design Project no 040218, Drawing No.4/22; Revision No. 5, Scale 1:500; Dated: 16/4/2018
 - c. TH1 Lower Floor Plan, Prepared by Adams Design Project no 040218, Drawing No.5/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
 - d. TH1 Upper Floor Plan, Prepared by Adams Design Project no 040218, Drawing No.6/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
-

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

- e. TH2 Lower Floor Plan, Prepared by Adams Design Project no 040218, Drawing No.7/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- f. TH2 Upper Floor Plan, Prepared by Adams Design Project no 040218, Drawing No.8/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- g. TH3 Lower Floor Plan, Prepared by Adams Design Project no 040218, Drawing No.9/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- h. TH3 Upper Floor Plan, Prepared by Adams Design Project no 040218, Drawing No.10/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- i. TH1 South and East Elevations, Prepared by Adams Design Project no 040218, Drawing No.11/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- j. TH1 North and West Elevations, Prepared by Adams Design Project no 040218, Drawing No.12/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- k. TH2 East Elevation, Prepared by Adams Design Project no 040218, Drawing No.13/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- l. TH2 North Elevation, Prepared by Adams Design Project no 040218, Drawing No.14/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- m. TH2 South and West Elevations, Prepared by Adams Design Project no 040218, Drawing No.15/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- n. TH3 Elevations, Prepared by Adams Design Project no 040218, Drawing No.16/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018
- o. TH3 Garage Elevations, Prepared by Adams Design Project no 040218, Drawing No.17/22; Revision No. 4, Scale 1:100; Dated: 29/3/2018

2. USE LIMITATION

This permit allows the use of the site for three multiple dwellings only (one dwelling per building). The lower floor of dwelling 2 must not be separately occupied without further approval from Council.

3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00514-LCC) (attached).

4. NO FURTHER VEGETATION REMOVAL

Tree and vegetation removal must be limited to those specifically required to be removed for the construction and to comply with building permit requirements. No other trees or vegetation is to be felled, lopped, topped, ring-barked, uprooted or otherwise wilfully destroyed or removed, without the further written consent of the Council and an updated geotechnical report.

5. FENCING

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

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

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

6. MULTIPLE DWELLINGS - SERVICE FACILITIES

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

- a. Mail receptacles must be provided and appropriately numbered for each dwelling unit.
- b. Each multiple dwelling must be provided with a minimum 6m³ exterior waterproof, lockable storage area or similar easily accessible area within the dwelling.
- c. Either internal or external clothes drying facility to be provided for each dwelling to the satisfaction of the Council.

7. LEGAL TITLE

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

8. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays

9. DRIVEWAY CONSTRUCTION

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

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

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

10. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law 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, by-laws and legislation relevant to the development activity on the site.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

12. SOIL AND WATER MANAGEMENT CONTROL PLAN

Prior to the commencement of works, a site management plan must be submitted detailing how soil and water must be managed on the site during the construction process. The management plan must include the following:

- a. Allotment boundaries, contours, approximate grades of slope and directions of fall.
- b. Location of adjoining roads, impervious surfaces, underground services and existing drainage.
- c. Location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
- d. Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
- e. The estimated dates for the start and finish of the works.
- f. The erosion control practices to be used on the site such as cut off drains, fencing off areas to be undisturbed, revegetation program and so on.
- g. The sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and so on.
- h. Timing of the site rehabilitation or landscaping program.
- i. Outline of the maintenance program for the erosion and sediment controls.

Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Director Infrastructure Services. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

13. STAGING OF WORKS WHERE DEVELOPMENT IS TO BE STAGED

If the development is to be staged, the following works must be provided with each Stage of the development and completed to the satisfaction of the Planning Authority:

Stage 1

- a. All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage etc required for the Unit(s) contained within Stage 1.
- b. The construction and sealing of that part of the driveway contained within the Common Property past the furthest access to the dwelling(s) contained in Stage 1.

Subsequent Stages

- a. All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage etc required for the Unit(s) contained within the Stage.
- b. The construction and sealing of that part of the driveway contained within the Common Property past the furthest access to the dwelling(s) contained in the stage.

Final Stage

- a. All car parking and manoeuvring spaces, landscaping, mail boxes, bin storage, etc required for the Unit(s) contained within the final Stage.
- b. The construction and sealing of the incomplete driveway and all other works including landscaping contained within the Common Property.

14. AMENITY - RESIDENTIAL

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.

15. 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).

16. PROTECTION OF PUBLIC OPEN SPACE

The Public Open Space is to be protected from damage during the construction works by ensuring that:

- a. Prior to commencing any work on the subject site the owner must erect permanent fencing on the boundary between the Public Open Space and the subject site.
 - b. No building material, stockpiles, skip bins or machinery are to be stored on the Public Open Space.
-

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

- d. No excavation or fill works within the subject site are permitted to extend into, impact upon the stability of, or reduce the ability of Council to maintain, the Public Open Space.
- e. No access to the subject site is permitted via the Public Open Space without express written consent from the Director Infrastructure Services.
- f. Where permission is granted to access subject site via the Public Open Space, any and all damage caused to the Public Open Space is to be remediated within the timeframe specified in the written consent to access.

Notes

- A. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.
 - 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. All plumbing work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.
 - D. General
This permit was issued based on the proposal documents submitted for DA0172/2018. 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 withdrawn or determined; or*
-

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

- 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 affected, restricted or prohibited by any such covenant.

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

F. Appeal Provisions

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

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

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

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.

H. Reserves, parks & gardens by-law

Pursuant to Clause 7 (7) of City of Launceston By-law, Reserves, Parks and Gardens By-law No.4 of 2009, boundary fences abutting the Public Open Space are not permitted to have any openings or gates allowing pedestrian or vehicular access to or from the private property into the reserve. No approval for such an access is given and failure to comply with this condition may result in the issue of a fine pursuant to the by-law.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

I. Street addresses for Multiple Dwellings

Residential addressing is undertaken in accordance with Australian Standard AS4819. The development has been assessed according to the standard and the following addresses allocated:

<i>Dwelling No.</i>	<i>Strata Lot No.</i>	<i>Street Address</i>
<i>1</i>	<i>1</i>	<i>1/58A Ernest Street</i>
<i>2</i>	<i>2</i>	<i>2/58A Ernest Street</i>
<i>3</i>	<i>3</i>	<i>3/58A Ernest Street</i>

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

REPORT:

1. THE PROPOSAL

The application proposes three two storey multiple dwellings on the vacant internal lot. The dwellings are primarily of pole frame construction, are to be clad in Hardies Scyo Linea weatherboards and have colorbond clad skillion roofs.

Dwelling 1 has three ensuited bedrooms and a rumpus room on the ground floor and a main bedroom, laundry, additional toilet and kitchen and living areas on the upper level. A 3.63m wide deck extends across the front of the dwelling having access off the main bedroom and living room.

Dwelling 2 has an ensuited bedroom, a rumpus room with kitchenette and laundry on the ground floor and three ensuited bedrooms, a laundry, bathroom, and kitchen and living areas on the upper level. A 3.15m wide x 8.04m deck extends across part of the front of the dwelling with small decks off each side. The lower level is principally self-contained but has not been applied for as anything other than as part of the one dwelling. A condition is to be imposed that states the use of the total development is for three multiple dwellings.

Dwelling 3 has an ensuited bedroom, a bedroom and a study on the ground floor and a laundry, additional toilet and kitchen and living areas on the upper level. A 3m wide deck extends across the front of the dwellings having access off the dining and living room.

The owner advised during initial discussions of the proposal that the site had been developed with driveways prior to purchasing the land. Works have been undertaken on

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

site to clear excess vegetation from the driveways and of undergrowth for bushfire protection purposes.

This application supersedes an application lodged last year but withdrawn as result of issues raised during public exhibition both by representations and concerns of Council.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the eastern facing hillside to the west of the Kings Meadows shopping centre. It is accessed off the western side of Ernest Street between internal driveways to both 58 and 60 Ernest Street. All three driveways are steep and relatively arduous. The driveways to 58 and 58a share reciprocal rights of way.

Both of the neighbouring properties at 58 and 60 Ernest Street contain multiple dwellings but these are in the form of two storey co-joined brick buildings.

58a Ernest Street rises 9m over its depth and is well vegetated, primarily with native vegetation. As the site has an area of 7544m² there is ample separation between the dwellings which allows for the internal driveways to travel with the contours as much as possible.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

12.0 Low Density Residential Zone

12.1.1 Zone Purpose Statements

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3 To provide for development that is compatible with the natural character of the surrounding area.

Consistent

The proposed development meets the zone purpose by the development of low density housing on a relatively steep and vegetated site.

12.4 Development Standards

12.4.1 Site Coverage

Objective:

To ensure that site coverage:

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

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

<p>Consistent The proposed density is compatible with its hillside location, allows for ample open space and landscaping and will manage runoff by piping of impervious surfaces.</p>
<p>A1.1 Site coverage must be no greater than 50%; and A1.2 No less than 25% of the site must be free from impervious surfaces.</p>
<p>Complies The site coverage, being roofed space, (515.63m²) is 6.9% with approximately 70% of the site being pervious.</p>

12.4.2 Building height, setback and siting

<p>Objective: To ensure that building bulk and form, and siting: (a) is compatible with the streetscape and character of the surrounding area; and (b) protects the amenity of adjoining lots.</p>																									
<p>Consistent The scale and siting of the buildings is compatible with the setting and character of the area and should not impact on the amenity of adjoining properties.</p>																									
<p>A1 Building height, other than for outbuildings, must be no greater than 8m.</p>																									
<p>Relies on Performance Criteria While the dwellings are only two storey the slope of the land and the pole frame construction, causes them to have a greater height for particularly the eastern elevations. Building height <i>'means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents'</i>.</p> <p>The following heights are proposed:</p> <table border="1"> <thead> <tr> <th></th> <th colspan="4">Maximum height in metres from natural ground level</th> </tr> <tr> <th>Dwelling</th> <th>North Elevation</th> <th>South Elevation</th> <th>East Elevation</th> <th>West Elevation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9.5</td> <td>9.4</td> <td>9.5</td> <td>7</td> </tr> <tr> <td>2</td> <td>9.64</td> <td>9.5</td> <td>9.5</td> <td>4</td> </tr> <tr> <td>3</td> <td>5.6</td> <td>5.6</td> <td>7</td> <td>3.8</td> </tr> </tbody> </table>		Maximum height in metres from natural ground level				Dwelling	North Elevation	South Elevation	East Elevation	West Elevation	1	9.5	9.4	9.5	7	2	9.64	9.5	9.5	4	3	5.6	5.6	7	3.8
	Maximum height in metres from natural ground level																								
Dwelling	North Elevation	South Elevation	East Elevation	West Elevation																					
1	9.5	9.4	9.5	7																					
2	9.64	9.5	9.5	4																					
3	5.6	5.6	7	3.8																					
<p>Therefore, dwellings 1 and 2 must be considered against the performance criteria, dwelling 3 meeting the acceptable solutions.</p>																									
<p>P1 Building height must be compatible with the streetscape and character of the surrounding area, having regard to: (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>																									

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

Complies

The proposed dwellings are to be constructed within a vegetated setting below the ridge of the hillside above and to the west of Kings Meadows. The site is also on the zone boundary with the General residential zone and higher density residential development contained in Kings Meadows. As the site has an irregular access and is so steep this and the adjoining lots have limited potential.

The development will have a minimal impact on the streetscape and character of the area in regard to:

- (a) *the topography of the site;*
- (d) *the apparent height when viewed from roads and public places;*

The elevation to the site is over 20m above the level of Ernest Street with a slope of approximately 28%. It therefore, cannot be seen from within the street. From a distance the low density nature of the development and the existing landscape on the site minimise any impact on the surrounding character of the area. Also as the site is located below the ridge it can still be read as part of the intermix of development in this area.

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

The building height of the two storey dwellings is greater than the acceptable solution, and more similar to the height of a three storey building as a result of the terrain. The height also minimises excavation on site for the purpose of building. As the immediately adjoining buildings are also at a similar height the height is considered acceptable. The adjoining multiple dwellings to the east of the internal drive at 58 Ernest Street have car parking at ground level and the dwellings above and the dwelling at 4-6 Southgate Drive is constructed over three levels and 9m high.

- (c) *the bulk and form of existing and proposed buildings;*

As the proposed dwellings are designed to the terrain their overall bulk is minimised in that their form is not two storey for their total footprint. The use of pole framing provides a 'lighter' nature of building.

- (e) *any overshadowing of adjoining lot or public places.*

The closest setback to a boundary is 6m of dwelling 1 from the common boundary of 60 Ernest Street. Whilst the setback requires a discretion, there will be no overshadowing due to the relative alignment of the dwellings and the extent of vegetation between the properties. The proposal is considered to meet the performance criteria.

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

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

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

A2.2 Setback from a frontage other than a primary frontage must be no less than 3m.								
Complies								
As the site is accessed via an internal driveway which extends over 70m from the street the setback meets the acceptable solution.								
A3.1 Setback from a side boundary must be no less than 3m plus 0.5m for every metre of building height over 3m, or part thereof.								
A3.2 Setback from a rear boundary must be no less than 5m.								
Relies on Performance Criteria								
The following table lists the dwellings, their height and distance from the rear and side boundaries.								
The following heights/side setbacks are proposed with required setback in brackets.								
	Minimum setback in relation to height in metres from natural ground level							
Dwelling	Northern boundary		Southern boundary		Eastern boundary		Western boundary	
	height	setback	height	setback	height	setback	height	setback
1	9.5m	21.5m (6.5m)	9.4m	6m (6.5m)	9.5m	16m (6.5m)	7m	55m (5m)
2	9.6m	17m (6.5m)	9.5m	69m 96.5m)	9.5m	49m (6.5m)	4m	10m (3.5m)
3	5.6m	65m (5.3m)	5.6m	25.39m (5.3m)	7m	10.88m (5m)	3.8m	16.9m (3.5m).
The only variation is for the southern side boundary adjacent dwelling 1.								
As dwellings 2 and 3 are setback distances greater than 10m the rear setback requirement is also met.								
P3 Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:								
<ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (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. 								

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

Complies

The development is proposed 6m off the boundary with the adjoining lot at 60 Ernest Street. As the maximum building height is 9.4m the setback should be 6.5m. The variation is considered to not cause a loss of amenity for the following reasons:

(a) the topography of the site;

The site is steep and results in the dwelling, which is single storey at its western elevation to be in excess of two storey to the east. As contours of the site wrap around the hillside just to the south of the proposed dwelling the angle view between the two dwellings varies in direction and is steeper which reduces any overlooking between the two buildings.

(b) the size, shape, and orientation of the site;

The lots are both irregular in their shape and varied in orientation. The proposed dwelling faces north east and the existing building faces south east to provide a visual barrier between the development

(c) the setbacks of surrounding buildings;

As noted the multiple dwellings to the south east of proposed dwelling 1 is setback approximately 11m from the boundary.

(d) the height bulk and form of existing and proposed buildings;

The subject site is vacant and each of the dwellings are two storey but have a maximum height of 9.4m. The building which contains the multiple dwellings at 60 Ernest Street have car parking on the ground floor with two floors of dwellings above. Similar to the proposed development the dwellings are subject to a change in level between the front and rear of one floor level.

(e) the existing buildings and private open space areas on the site;

The site is currently developed with driveways and a building platform in the vicinity of dwelling 3.

(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

The windows of the adjoining dwelling principally face south east in the opposite direction to the proposed dwelling. There is no open space provided to enhance the site.

(h) any existing screening or the ability to implement screening; and

The dwellings are shielded by vegetation along the common boundary between the two lots.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

(i) the character of the surrounding area.

The general area has a mixed character of development. Other than the subject site and adjoining lots at 58 and 60 Ernest Street developed with multiple dwellings, development primarily consists of single dwellings, both downhill to the north east with the General residential zone and on the higher hillside zoned Low density residential. The dwellings vary in style depending the era of development with varying planning scheme requirements in respect of setbacks and density but most dwellings on the hill face are partly two storey.

In respect of the proposed variation the application is considered to comply with the performance criteria.

12.4.3 Outbuildings and other structures

Objective:

To ensure that:

- (a) outbuildings do not detract from the character of the surrounding area;
- (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 sites.

Consistent

The proposed outbuilding is minimal in scale and will not detract from the character of the area to meet objective (a) and (b). Earthworks are considered to be relatively minor in the context of the site and not likely to impact on adjoining properties.

A1.1 The combined gross floor area of outbuildings must not exceed 81m²; and

- (a) have a wall height no greater than 3.5m; and
- (b) have a building height no greater than 4.5m; and

A1.2 Outbuildings must be setback from the primary road frontage no less than the setback of the dwelling.

Complies

The skillion roof garage, proposed in association with dwelling 3, has a floor area of 40.30m² and a maximum building height of 3.6m. As the position of the garage is subject to excavation the building height is reduced and meets the acceptable solutions.

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.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

<p>Relies on Performance Criteria Due to the steepness of the site, site works of both cut and fill are required to develop areas for parking and access. The pole framed construction for dwellings 1 and 2 limits the extent of excavation. The depth of excavation is up to 2m for dwelling 1, 1m for dwelling 2, up to 4m for dwelling 3 and up to 3m for the garage. Only works for dwelling 2 comply with the acceptable solutions, site works for dwelling 1 and 3 are to be addressed against the performance criteria.</p>
<p>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:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the appearance, scale and extent of the works; (c) overlooking and overshadowing of adjoining lots; (d) the type of construction of the works; (e) the need for the works; (f) any impact on adjoining structures; (g) the management of groundwater and stormwater; and (h) the potential for loss of topsoil or soil erosion.
<p>Complies The driveways through the site, and the extent of excavation for dwelling 3, have been explained as having primarily been undertaken by the previous owner without any associated approvals. Further works have been undertaken by the current owner required to stabilise the site. Large rocks have been placed to define the existing cut.</p> <p>The excavation proposed for dwelling 1 is to provide a level area for parking and to facilitate a level access to the ground floor of the dwelling. The deepest cut surrounds the north western corner of the dwelling which is the furthest corner from any boundary and therefore, should not impact on adjoining properties.</p> <p>Dwelling 3 is proposed to be constructed off an existing benched area of the site with the ground floor to have a concrete floor slab. The dwelling and garage have a minimum setback of 10m from any boundary.</p> <p>The developed areas will have hard surfaces that will be drained to the reticulated system. The driveways are further to be lined by vegetation which will help minimise erosion.</p>

E4.0 Road and Railway Assets Code

<p>E4.1 The purpose of this provision is to:</p> <ul style="list-style-type: none"> (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>Consistent The proposal is not considered to impact on the safety or efficiency of the road network.</p>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The proposed dwellings will not impact on the safety or efficiency of the existing access.

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

Complies

Ernest Street has a speed limit of 50km/h. The intensity of use of the access will increase as the site is currently vacant. The extent of increase will be by more than 20% but not by 40 vehicle movements per day.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent

An appropriate level of parking will be provided on site, and due to the long access drive off Ernest Street, the development is not likely to increase parking in the street.

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

An appropriate level of car parking is provided to meet the needs of the use.

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

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

<p>(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.</p>
<p>Complies Table E6.1 states that for development in zones other than General Residential the required on-site parking is as follows: <i>One space per bedroom or two spaces per three bedrooms plus one visitor space for every five dwellings.</i> Dwellings 1 and 2 each have four bedrooms therefore, require three spaces each and dwelling 3 has three bedrooms to require two spaces. The appropriate number of spaces is shown with two visitor spaces. The acceptable solution is met.</p>
<p>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.</p>
<p>Complies The code exempts single and multiple dwellings from having to provide such parking.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective: To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent Parking will be constructed to an appropriate standard.</p>
<p>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.</p>
<p>Relies on Performance Criteria The locations for parking are being excavated to allow for level access into the dwellings. Only dwelling 3 is proposed with a garage, all other spaces are exposed. Conditions are recommended to verify the expected parking standard. Hotmix is proposed to surface the access ways and parking areas. The proposed gradient is approximately 19% over the shared access off initially off Ernest Street.</p>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

<p>The further section of the shared drive has a slope of approximately 16%. The driveways on the site itself extend more along the contours but bends in the drive accessing individual dwellings range from 18% to 24%. The excesses, therefore, exceed 10% and do not comply with (a) and must be considered against the performance criteria.</p>
<p>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:</p> <ul style="list-style-type: none"> (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.
<p>Complies The proposed hotmix surface will provide safe and useable circulation and parking areas. The surface will be drained and silt pits provided to assist in minimal impact to surrounding areas and the reticulated system. To further ensure the performance criteria is met, conditions regarding parking are recommended.</p>

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent The parking spaces will be suitably designed and laid out.</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 -</p>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

Off-street parking for people with disabilities.
<p>Complies</p> <p>Cars will be able to manoeuvre on site. As more than four car spaces will be provided on site, vehicles must be able to enter and exit the site in a forward direction. This is possible and (a) is met.</p> <p>(b) is met as the shared ROW access to the site is 5m wide to serve between six and 20 spaces (ie. this site plus 58 Ernest Street). On site the drive varies in width from 7m, down to 3.6m, with extra width provided to allow two way traffic at locations through the site.</p> <p>To meet (c) an appropriate number of car spaces are required with each space to be of an appropriate width and length to meet (d) and clearance height of 2.1m to meet (e) A1.2, A1.3 and A1.4 are not applicable.</p>

E6.6.3 Pedestrian access

Objective: To ensure pedestrian access is provided in a safe and convenient manner.
<p>Not Applicable</p> <p>Only nine car spaces are required so separate pedestrian access is not required by the Scheme.</p>

E6.6.6 Bicycle parking and storage facilities

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.
<p>Not Applicable</p> <p>While secure parking is not required it could be provided.</p>

E9.0 Water Quality Code

E9.1 The purpose of this provision is to: (a) manage adverse impacts on wetlands and watercourses.
<p>Consistent</p> <p>The site is able to be managed to ensure minimal impacts onto the adjoining Kings Meadows Rivulet.</p>

E9.6 Development Standards

E9.6.1 Development in the vicinity of a watercourses and wetlands

Objective: To protect watercourses and wetlands from the effects of development and minimise the potential for water quality degradation.
--

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

<p>Consistent Measures are proposed to minimise impacts on the adjoining water source as the site directly adjoins the Kings Meadows Rivulet.</p>
<p>A1 No acceptable solutions.</p>
<p>Relies on Performance Criteria</p>
<p>P1 Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the potential for erosion; (c) the potential for siltation and sedimentation; (d) the risk of flood; (e) the impact of the removal of vegetation on hydrology; (f) the natural values of the vegetation and the land; (g) the scale of the development; (h) the method of works, including vegetation removal, and the machinery used; (i) any measures to mitigate impacts; (j) any remediation measures proposed; (k) any soil and water management plan; and (l) the requirements of the Department of Primary Industries, Parks, Water and Environment Wetlands and Waterways Works Manual.
<p>Complies</p>
<p>The developer has undertaken works on the banks of, and within 15m of the centreline, of the Kings Meadows Rivulet. The developer's intent was to control growth in respect of bushfire and to remove gorse. This has not been successfully undertaken and conditions are requested from Council's Technical Services Department to rehabilitate and manage the area.</p> <p><i>The submission lodged on behalf of the applicant includes the following notes against P1:</i></p> <p><i>The proposed development doesn't unreasonably impact the water quality of the watercourse (creek) having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) The topography of the site directs most runoff into the on-site stormwater system before it reaches the watercourse.</i> <i>(b) Potential for erosion is minimised by ensuring stormwater and runoff are dispersed. The proposed DN200 stormwater outlet discharges into the creek via an LGAT approved concrete headwall and rock bed to avoid erosion.</i> <i>(e) Areas where vegetation is to be removed include building footprint and driveway/carparks. The driveway/carparks will all be hot-mix sealed with falls into onsite stormwater system which is discharged either into the creek or town stormwater system via silt pits.</i> <i>(g) The scale of the development is small relative to the plot size (three townhouses on 7543m²)</i>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

- (h) Machinery used for earthworks includes a small 8T excavator as the major cut to the size is existing. Most earthworks are for cutting in driveways and landscaping.*
- (i) Measures to mitigate impacts include: Sediment and erosion barriers, maintaining vegetation where possible, sealing access roads/carparks, installation of silt pits in the on-site stormwater system and generally adopting Environment best practice methods from the 'Wetlands and Waterways Works Manual'.*
- (j) Remediation works include mulching all disturbed and exposed soil and planting which will help stabilise all excavation batters and boulder retaining walls.*
- (k) As above*
- (l) Requirements of the DPIP and the Water and Environment Wetlands and Waterways Works Manual are satisfied.*

These comments have been considered in the internal referral to Infrastructure Services Directorate.

The development is not considered to unreasonably impact on the water quality of the Rivulet given the measures to be undertaken. As the site is steep and is sited on the curved section of the hillside not all natural run off will flow immediately to the rivulet, the natural topography assisting to minimise impacts to meet (a).

As hard surfaces, to be developed by the driveways and buildings will be drained to the stormwater system to minimise the potential for erosion, including siltation and sedimentation from extending to the watercourse. Drainage of the hard surfaces should also reduce the risk of flooding. In addition the applicant states that the works will incorporate best practice methods, particularly by installing barriers to limit erosion, to areas not which cannot be drained. Therefore, (b), (c) and (d) are considered to be met.

Although the site is not covered by the Scenic Management overlay the applicant states that the existing vegetation, other than that required for the appropriate construction of the dwellings and the driveways, will be retained. A condition is recommended to retain the remaining vegetation to minimise environmental impacts and to protect the natural values of the area, including the future parkland on the neighbouring land to the west to meet (e) and (f).

Only three dwellings are proposed for a site area of 7543m² so the scale of development is of a very low density, given that the area of the site would allow for five dwellings to meet (g).

Points (h) and (l) are considered to be met as the development is residential, will primarily utilise pole framed construction and will be subject to conditions imposed by the Infrastructure Directorate to protect the environmental concerns and to ensure the works are to be undertaken to 'best practice' techniques.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

E9.6.3 Discharges to watercourses and wetlands

Objective: To manage discharges to watercourses and wetlands so as not unreasonably impact the water quality.
Consistent The future development and use of the site will ensure protection of the watercourse.
A1 All stormwater discharge must be: (a) connected to the public stormwater system; or (b) diverted to an on-site system that contains stormwater within the site.
Complies All stormwater discharge will be connected to the reticulated system.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided. Conditions recommended in relation to site works and works in the adjoining Kings Meadows Rivulet.
Environmental Health	Conditional consent provided.
Natural Environment	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes apply.
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Submission to Planning Authority Notice Development Certificate of Consent TWDA 2018/00514-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

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 9 May to 23 May 2018. Four submissions 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.

ISSUE RAISED	COMMENT
<p>Damage of burst pipes and cracking pipes has previously occurred to neighbouring property from blasting in the area. Such damage can be a health risk and has been a previous issue for the writer in a different jurisdiction.</p>	<p>Although the planning scheme does not specifically deal with construction methods it is not the developer's intent to undertake blasting, the proposed development to primarily be of pole frame construction.</p>
<p>Why isn't Scenic Protection applicable?</p>	<p>While the scenic management overlay applies to other adjoining properties on the western side of the Ernest Street and along the similar contour along the western hillside, the subject property and numbers 58 and 60 are not included. It is noted that the overlay did not apply in the previous Launceston Planning Scheme 1996. It is acknowledged however that the site does have similar characteristics to other areas which are located within the scenic management area and this has been noted in the assessment.</p>
<p>Vegetation and biodiversity are important and a number of residents in the area are concerned about the damage the development will cause.</p>	<p>As the site borders the Kings Meadows Rivulet development and use of the site must respect the water resource and the biodiversity it supports. The developer has undertaken some works to reduce gorse on the site and risk of fire. This has encroached into the buffer surrounding the creek and into the adjoining future Council Reserve to the west of the site. Council's Natural Environment staff have taken some action to address this including the recommendation of conditions if a permit is issued for this proposal.</p>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

ISSUE RAISED	COMMENT
<p>Long time residents need a nice green hill to look at, less noise and quality of air.</p>	<p>Although the site is not covered by a scenic overlay the applicant maintains that landscaping on the site will not be removed as it adds to the character of the site. A condition is recommended to require the existing trees and landscaping to be retained</p>
<p>Concerned that the applicant is not fully aware of the site and its characteristics.</p>	<p>This is not a planning matter.</p>
<p>There may be an ancient lake and under Ernest Street Hill, now known as Kate Reid Reserve. The water quality is therefore a concern following floods and stormwater and possibly sewer pollution.</p>	<p>While the concern is partly general to the area this development is subject to the Water Quality Code and conditions are recommended to address this in addition to the stated undertakings of the developer.</p>
<p>Concerns relate to the area not just the development. There is a lack of traffic control along Ernest Street, which contrasts with the more recent development in Southgate Drive. Ernest Street represents a racetrack and therefore any new development is a concern.</p>	<p>The subject development is for an existing lot that has remained vacant for a number of years. Consideration of the Southgate Drive subdivision would have included a traffic impact assessment with no works to Ernest Street considered as necessary. An estimated nine vehicles are expected to reside on the site which is six more than a single dwelling. Relatively speaking, this is not considered a significant increase.</p>
<p>The site is considered to be on a fault line and could be hazardous to residents nearby. This is not acknowledged by Council and should be investigated.</p>	<p>The site is not mapped as category Class 4 or 5 landslip for a Geotechnical report to be specifically required but the site is categorised as 'medium' risk on the State Government Hazard maps. Following issues raised when the application was initially lodged, the applicant has chosen to have a geotechnical survey undertaken. No extraordinary issue was raised other than stability of the driveways once work commences and restoration of the drive. The report includes the best practice recommendations for construction and maintenance of the site to minimise short and long term impacts. The geotechnical report will be specifically addressed as part of the building permit process for the development.</p>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

ISSUE RAISED	COMMENT
<p>Past blasting activities, removal of trees and damage to buildings has occurred in this area. More recent blasting and smoke of burning of vegetation was unacceptable and will only happen further if this application proceeds.</p>	<p>As noted the action of blasting is not covered by the planning scheme. This activity is monitored by Worksafe Tasmania. The concerns are noted. Conditions recommended for any works to minimise impacts on neighbours but the primary purpose of this assessment is for the impacts of the resultant development.</p>
<p>Works have continued to occur on site although approvals have not been granted.</p>	<p>The Low Density Residential Zone allows for a single dwelling as a No Permit Required use so some works are not subject to approval. Council has been monitoring the ongoing works.</p>
<p>A geotech report is noted but not included in the advertised plans.</p>	<p>A geotechnical report was not required under the code but one was undertaken by the applicant to ascertain the geological status of the site following discussion of the concerns raised when the application was previously advertised. The document was not on display but the public notification advises other documents can be viewed on request.</p>
<p>The plans lack detail in regard to the following:</p> <ul style="list-style-type: none"> • Proximity to watercourse • Landscaping plan • Landslip hazard • Height of proposed buildings • Slope of driveway • Retaining wall 	<p>The Water Quality Code has been addressed in the application with its content referred to our Natural Environment officers prior to advertising. Landscaping is not an essential requirement to meet the zone requirements but the existing landscaping is to be conditioned to be retained. Landslip was not specifically required to be addressed but has been investigated by the applicant. Building heights are included on the plans. The steepness of the drive is for an existing situation but the density of development is not considered to be an impost in this regard. Excavation and retaining batters are identified on the plans, structural details are addressed at building approval stage.</p>

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

ISSUE RAISED	COMMENT
Loss of privacy compounded by removal of vegetation.	The development meets all setback requirements other than the boundary adjoining 60 Ernest Street. The orientation of the dwellings and existing vegetation aligning the common boundary minimises any overlooking impacts. Vegetation that has been removed is primarily undergrowth including gorse. Conditions are recommended to retain as much vegetation onsite as possible.
The application does not include detail of how Bal 19 is to be achieved?	While a bushfire report has been undertaken for the development, this is no longer required to be considered at planning stage under the Bushfire Prone Areas Code.
The application does not demonstrate how the water quality code is met.	The proposal does address the code. In addition, conditions have been recommended by Council's Natural Environment Department to ensure appropriate works are undertaken.
Can the developer change the colour scheme to ensure it is different and therefore not associated with adjoining properties?	This is not a matter to be considered by the planning scheme.

A meeting has been held with one of the representors where the issues raised in the representation were discussed. Other parties have been contacted in regard to their concerns. A number of matters raised are not able to be addressed by the planning assessment.

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.

8.2 58A Ernest Street, Kings Meadows - Residential - Construction of Three Dwellings; Including Retrospective Earthworks (Amends DA0603/2017) ... (Cont'd)

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.

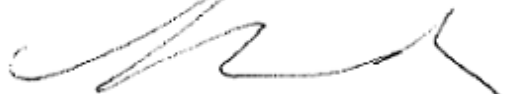
BUDGET & FINANCIAL ASPECTS:

Not relevant to this report.

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. TasWater SPAN (distributed electronically)
 4. Representations (distributed electronically)
-

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

Monday 28 May 2018

- Presented the Heritage Snap! Awards at Town Hall, City of Launceston

Tuesday 29 May 2018

- Attended the Reconciliation breakfast at Chalmers Hall
- Attended the morning tea celebrating '20 years since privatisation' at Launceston Airport
- Attended the RACT 50 Year Gold Medallion luncheon at Country Club

Friday 1 June 2018

- Attended the Volunteer Recognition breakfast at Northern Suburbs Community Centre
- Attended the Winter Relief launch at the City Mission Chapel
- Presented the Science and Engineering Challenge trophies at University of Tasmania
- Attended the Grand Opening of the Peppers Silo Hotel

Saturday 2 June 2018

- Attended the Hawthorn versus Port Adelaide AFL match and President's Function at UTAS Stadium

Sunday 3 June 2018

- Officiated at the Spirit of Tasmania Running Festival at City Park

Wednesday 6 June 2018

- Attended the 2018 Tasmanian Perpetual Trustees' Business Excellence Awards at Peppers Silo Hotel
-

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

Thursday 7 June 2018

- Attended the Breakfast with the Treasurer at the Tailrace Centre
- Attended the Tamar Natural Resource Management Green Army Graduation barbeque at the Heritage Forest barbeque and playground area
- Attended the Three River Theatre Opening Night of the at Annexe Theatre (School of Creative Arts)

Friday 8 June 2018

- Presented the Launceston Competition drama trophies at the Earl Arts Centre

Friday 15 June 2018

- Officiated and lead the World Elder Abuse Awareness Day Walk
- Attended the Launceston Chamber of Commerce and Tasmanian Chamber of Commerce Industry State Budget luncheon at the Country Club
- Attended the Launceston College Association Cocktail Party at Launceston College

Saturday 16 June 2018

- Officiated at the 10 years of successful Bhutanese settlement in Australia at Brooks High School
- Attended the Emily's Voice Fundraising and Celebration Dinner at the Tailrace Centre

Sunday 17 June 2018

- Attended and laid a wreath at the Boer War Commemorative/Remembrance Day ceremony at Boer War Memorial, City Park
-

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 Questions on Notice - Alderman D C Gibson - Council Meeting - 4 June 2018**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Alderman D C Gibson at the Council Meeting of 4 June 2018 and has been answered by Mr Shane Eberhardt (Director Infrastructure Services):

Question:

1. Could Aldermen be provided with an update of details regarding the Nunamara Hall negotiations?

Response:

The Council decided to transfer the Nunamara Hall to St Patrick's Progress Association on 7 August 2017 on the basis that it continued to be used for community use.

Negotiations of a deed of sale commenced shortly after, however, Council officers have been unable to get agreement on the deed of sale. The main area of disagreement is the provision to maintain a community use on the site. Should agreement not be reached by 30 June 2018, an Agenda Item will be presented to the Council for the sale of the land.

11.1.2 Aldermen's Question on Notice - Alderman R I Soward - Council Meeting - 4 June 2018**FILE NO:** SF2375**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked by Alderman R I Soward at the Council Meeting of 4 June 2018 and has been answered by Mr Shane Eberhardt (Director Infrastructure Services).

Question:

1. Is there a regime in place for control of cape weed in Launceston?

Response:

Capeweed is an operational concern. Although not a declared weed, it is widespread and inundating our turfed areas. A long term management plan has been implemented to provide a greater specific focus on weed infestation within our parks and median strips.

A selected herbicide is also being applied during the prescribed seasonal periods (spring and autumn) to firstly eradicate, then followed by direct seeding of affected bare areas to prevent regrowth.

This dual method is the recommended technique and has been in operation for 12 months. Our horticulturists are now starting to see some rewards by following this process. Although it is unlikely to achieve complete eradication, as it is so widespread and conveyed easily, we are confident that there will be a significant reduction over the next two to three years.

11.1.3 Aldermen's Questions on Notice - Alderman R L McKendrick - Council Meeting - 4 June 2018

FILE NO: SF2375

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

QUESTION and RESPONSE:

The following question was asked by Alderman R L McKendrick at the Council Meeting of 4 June 2018 and has been answered by Mrs Leanne Hurst (Director Development Services).

Question:

1. Could Aldermen be provided with a listing of the churches within the municipality currently listed for sale and provide details whether they are on the Heritage Register?

Response:

The Anglican Diocese of Tasmania has published a list of properties to be considered for sale. From June until 1 October 2018 parishes will have the opportunity to apply to Diocesan Council for properties to be exempt from sale.

The list of properties identified within the Launceston municipality, and their associated heritage status, is as follows:

Description	Address	Heritage Listing
<i>All Souls Church and Cemetery, Patersonia</i>	<i>896 Patersonia Road, Patersonia</i>	
<i>Church of the Ascension and Hall, Lilydale</i>	<i>25 Station Road, Lilydale</i>	
<i>St Aidans Church, Hall and Kindergarten, East Launceston</i>	<i>21-23 Arthur Street, East Launceston</i>	
<i>St Aidens Rental Property, East Launceston</i>	<i>15 Berean Street, East Launceston</i>	
<i>St James Church, Franklin Village</i>	<i>418 Hobart Road, Franklin Village</i>	<i>Local State</i>
<i>St Marks Church and Hall, Launceston</i>	<i>2-6 Hobart Road, Launceston</i>	
<i>St Marks Rectory, Launceston</i>	<i>12 Eureka Street, Launceston</i>	

Description	Address	Heritage Listing
<i>St Matthias Church, Windermere</i>	<i>431 Windermere Road, Windermere</i>	<i>Local State</i>
<i>St Oswalds Church and Hall</i>	<i>34 Bain Terrace, Trevallyn</i>	<i>Local State</i>
<i>St Peters Church, Hall and Rectory</i>	<i>315 St Leonards Road, St Leonards Note: Title is actually 315-317 St Leonards Road</i>	<i>Local State Note: 317 only</i>

*Note: this list was sourced from the Anglican Diocese of Tasmania web-site at
<https://anglicantas.org.au/redress-proposal/>*

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**12.1 Northern Youth Coordinating Committee Meeting - 3 May 2018****FILE NO:** SF0136**AUTHOR:** Claudia Garwood (Youth Development Officer)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive a report from the Northern Youth Coordinating Committee's regular Meeting held on 3 May 2018.

RECOMMENDATION:

That Council receives the report from the Northern Youth Coordinating Committee Meeting held on 3 May 2018.

REPORT:

The Northern Youth Coordinating Committee (NYCC) met on Thursday, 3 May 2018 and the following business was conducted:

- A presentation by the City of Launceston's Grants and Sponsorship Officer to the committee on the Council Grants program and guidelines.
- An update from the Youth Network of Tasmania (YNOT) on:
Youth Week Tasmania
Funded by the State Government, Youth Week Tasmania was held from 13-22 April 2018. Youth Week Tasmania was successful state-wide with 23 local media mentions and six separate news stories published exclusively in the North. There were a total of 11 separate youth events held in Launceston during that week.

Youth Homelessness Matters Day (YHMD)

The committee participated in YHMD held on 18 April 2018 which included an online media campaign reaching over three million people nationally. In addition, YNOT, in partnership with Commissioner for Children and Young People, Anglicare's Social Action Research Centre and the Australian Research Alliance for Children and Youth, hosted a free forum with government representatives and service providers discussing unaccompanied homeless children in Tasmania.

12.1 Northern Youth Coordinating Committee Meeting - 3 May 2018 ...(Cont'd)

The YNOT Youth Health and Wellbeing Forum (which is co-sponsored by the City of Launceston).

The Tasmanian Youth Forum (TYF) is a state-wide youth forum held in Launceston on 8 June 2018. It is for young people aged 12 to 25 years in Tasmania to discuss the factors that may contribute to the experience of mental health and wellbeing issues. The forum will result in an official report including the feedback from the youth consultation which will assist with government policy.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Consideration contained in report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 4 - A diverse and welcoming City of Launceston

Ten-year goal - To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities

Key Direction -

4. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community

Youth Engagement Framework 2016-2019

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

12.1 Northern Youth Coordinating Committee Meeting - 3 May 2018 ...(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

12.2 Tender Review Committee Meeting - 28 May 2018**FILE NO:** SF0100**AUTHOR:** Tanya Grayson (Administration Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To receive and consider a report from the Tender Review Committee (a delegated Authority Committee).

RECOMMENDATION:

To consider the tender sum submitted by Specialised Landscaping Services for the construction of the North Bank Playground and Landscaping Works contract number CD051/2017 be accepted for \$1,663,283.50 (excluding GST).

REPORT:

The Tender Review Committee Meeting, held on 28 May 2018, determined the following:

North Bank Playground and Landscaping Works Project - CD051/2017

That the sum submitted by Specialised Landscaping Services for the construction of the North Bank Playground and Landscaping Works contract number CD051/2017 be accepted for \$1,663,283.50 (excluding GST).

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.2 Tender Review Committee Meeting - 28 May 2018 ...(Cont'd)

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

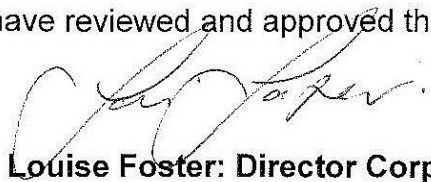
BUDGET & FINANCIAL ASPECTS:

This project is funded in accordance with the approved 2017/2018 budget.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

13 COUNCIL WORKSHOPS

Council Workshops conducted on 18 June 2018 were:

- Health Issues Update on Launceston General Hospital
- North Bank Naming

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

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Reduction in Asbestos Disposal Fees for Door of Hope****FILE NO:** SF0939**AUTHOR:** Rachael Eberhardt (Natural Environment Officer Operations)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider a reduced waste disposal rate for Door of Hope by 10% for asbestos disposal at the Launceston Waste Centre.

RECOMMENDATION:

That Council approves the reduced waste disposal rate of ten percent for Door of Hope for the disposal of asbestos at the Launceston Waste Centre for the period of time until 30 December 2019.

REPORT:

The Door of Hope is in the process of commencing renovations to their building at 50 Glen Dhu Street, South Launceston. They are planning to remove approximately 350 tonnes of asbestos from their roof over the next 12 to 18 months.

On 16 May 2018, via email, the Door of Hope requested a reduced waste disposal rate for asbestos to be disposed of at the Launceston Waste Centre.

The disposal rate for asbestos for the 2018/2019 financial year is \$157.00 per tonne. The estimated disposal cost is \$55,000.

A 10% reduction of waste disposal fees for asbestos would result in an estimated reduction of \$5,500 in landfill income. This reduction is considered negligible in the annual income for the landfill of \$6.5 million.

In addition, Council will extend the acceptance of the asbestos at landfill to five days a week, Monday to Friday. Hazardous waste is generally only accepted on Monday, Wednesday and Friday each week. This will result in additional operational costs to manage the asbestos an extra two days per week.

18.1 Reduction in Asbestos Disposal Fees for Door of Hope ...(Cont'd)

Door of Hope will be recommended for a \$1,000 grant in the 2018/2019 Concessional Entry Subsidy for Charitable Organisation which is additional to this recommendation. The grant program is for assistance with waste disposal costs generated from the charity's activities.

Door of Hope is a not-for-profit organisation providing a number of important services to the Launceston community. These include mentoring and community services such as:

- Madwheels - volunteers restore donated cars and give to people in need in the community.
- Madwheels Youth - a mentoring program for young people by providing students with support and access to practical training programs in mechanical skills. This enables them to develop into independent and responsible adults.
- Emergency food pantry.
- Risdon prison visits via Skype.

It is therefore considered acceptable that the Council approves the reduced waste disposal rate by 10% for Door of Hope for the disposal of asbestos at the Launceston Waste Centre for the period of time until 30 December 2019.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Door of Hope is a not-for-profit organisation providing a number of important services to the Launceston community that assist with mentoring, food relief and connectivity.

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

18.1 Reduction in Asbestos Disposal Fees for Door of Hope ...(Cont'd)


BUDGET & FINANCIAL ASPECTS:

A 10% reduction of waste disposal fees for asbestos would result in an estimated reduction of \$5,500 in landfill income. This reduction is considered negligible in the annual income for the landfill of \$6.5 million.

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 2018/2019 Annual Plan

FILE NO: SF6324

AUTHOR: Leisa Hilkmann (Corporate Planning Administration Officer)

DIRECTOR: Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the City of Launceston's proposed Annual Plan for 2018/2019.

PREVIOUS COUNCIL CONSIDERATION:

Council - 9 April 2018 - Agenda Item 20.2 - Proposed 2018/2019 Annual Plan and Statutory Estimates (Budget)

RECOMMENDATION:

That Council, pursuant to section 71 of the *Local Government Act 1993 (Tas)*, endorses the following actions for inclusion in the City of Launceston's 2018/2019 Annual Plan:

Priority Area 1 - A creative and innovative city

Ten-year Goal - To foster creative and innovative people and industries

Action	Directorate
Key direction: To establish appropriate mechanisms to support the retail sector	
Greater Launceston Transformation Project (GLTP) - City Deal Agreement - Participate in the GLTP Smart City project in conjunction with the partner Councils, the State Government (Office of the Co-ordinator General) and contractors to the project. - Utilise and embed the technology, data and related project outcomes to support Councils strategic decision making and operational activities.	<i>Corporate Services</i>
Key direction: To support and promote alternative uses of underutilised buildings	
Macquarie House - 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.	<i>Facilities Management</i>
Key direction: To promote a wide variety of learning opportunities in Launceston	
Continue to roll out the Assets Based Community Driven Efforts Learning Sites approach to Mowbray.	<i>Development Services</i>

20.1 2018/2019 Annual Plan ...(Cont'd)

Action	Directorate
Key direction: To contribute towards artistic, cultural and heritage outcomes	
Cultural Strategy - City Deal Agreement Develop and commence implementation of a Cultural Strategy by completing action endorsed in the 'Towards a Cultural Strategy for Launceston' report.	Queen Victoria Museum & Art Gallery

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

Action	Directorate
Key direction: To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston	
Gorge Reimagining - Continue to implement action plan to support the preferred future for the Cataract Gorge Reserve and Trevallyn Nature Recreation Area. Specific focus to include: - Path resealing and accessibility along the loop track - Stone edging and 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.	Infrastructure Services
Regional Recreation Strategy - Develop a framework for delivery of a Regional Recreation Strategy in conjunction with sporting clubs, State Government and neighbouring Councils.	Infrastructure Services
Complete the North Bank development.	Major Projects
Key direction: To support the CBD and commercial areas as activity places during day and night	
Launceston City Heart - Brisbane Street Mall Redevelopment - City Deal Agreement Redevelopment of the Brisbane Street Mall as part of the Launceston City Heart Masterplan and Launceston City Deal.	Major Projects
Launceston City Heart - Wayfinding and Connectivity Implementation - City Deal Agreement Implementation of wayfinding treatments in the CBD (Launceston City Heart area).	Major Projects
Launceston City Heart - Implement Stage 2 Preliminary Planning	Major Projects
St John Street Bus Stops Redevelopment - City Deal Agreement Commence the redevelopment of St John Street (Central North and Central South) including Bus Stops as part of Stage 1 of the Launceston City Heart Masterplan.	Major Projects

20.1 2018/2019 Annual Plan ...(Cont'd)

Action	Directorate
Key direction: To contribute to enhanced public health and amenity to promote a safe and secure environment	
Implement the Launceston site of the National Suicide Prevention project in partnership with Primary Health Tasmania.	Development Services

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

Action	Directorate
Key direction: To regularly review our strategic approach to parking in Launceston	
Implement the short term objectives of the Parking Strategy.	Facilities Management

Priority Area 4 - A diverse and welcoming city

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

Action	Directorate
Key direction: To define and communicate our role in promoting social inclusion and equity	
Develop a Social Inclusion Framework.	Development Services
Key direction: To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community	
Job Pathways Project - City Deal Agreement Participate in and support the Jobs Pathway Project in partnership with the key stakeholders of the City Deal.	Development Services
Key direction: To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities	
Review Council's Access Action Plan.	Development Services
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	
Review the Event Sponsorship Guidelines in order to continue to attract a wider variety of events within the Launceston Municipality.	Development Services

20.1 2018/2019 Annual Plan ...(Cont'd)

Priority Area 5 - A city that values its environment

Ten-year Goal - To reduce the impacts on our natural environment and build resilience to the changing intensity of natural hazards

Action	Directorate
Key direction - To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders	
Tamar River Health and Amenity - City Deal Agreement In partnership with key stakeholders, prioritise and implement recommendations of the River Health Action Plan.	Infrastructure Services
Key direction - To manage the risks of climate-related events particularly in the area of stormwater management	
Stormwater Management Plan - Analyse results of hydraulic modelling developed over the past 3 years to prepare stormwater management plans for key urban catchments.	Infrastructure Services
Key direction - To reduce our and the community's impact on the natural environment	
Waste Strategy Review - Undertake review of CoL Waste Strategy following completion of actions in 2011 Interim Waste Strategy.	Infrastructure Services
Sustainability Strategy - Develop an energy and greenhouse gas reduction action plan to enable City of Launceston to reduce its carbon footprint and better prepare for the potential impacts of future climate change.	Infrastructure Services

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

Action	Directorate
Key direction - To advocate and collaborate to address regionally significant infrastructure and transport solutions	
Launceston Transport Strategy - Develop a Transport Strategy for the municipality that captures the challenges and opportunities that come with the growth and development across the City, the relocation of the University of Tasmania to Inveresk and the trends and technological advances in sustainable transport planning and operation.	Infrastructure Services
Key direction - To ensure that the planning system at a local and regional level is effective and efficient	
Northern Suburbs Revitalisation Plan - City Deal Agreement Facilitate the implementation of the Northern Suburbs Revitalisation Plan in conjunction with relevant stakeholders.	Development Services

20.1 2018/2019 Annual Plan ...(Cont'd)

Launceston Planning Scheme - Prepare the local provisions of the Launceston Planning Scheme for translation to the new state-wide planning scheme framework.	<i>Development Services</i>
Relbia Area Plan - Commence development of an area plan for Relbia.	<i>Development Services</i>

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

Ten-year Goal - To develop a strategic and dedicated approach to securing economic investment in Launceston

Action	Directorate
Key direction - To provide an environment that is conducive to business and development	
Continue implementation of actions outlined in Horizon 2021: City of Launceston Economic Development Strategy.	<i>General Manager</i>
University of Tasmania (UTAS) Relocation - City Deal Agreement Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner.	<i>General Manager</i>
Key direction - To promote and attract national and international events and support the sector to ensure a diverse annual events calendar	
Implement the Cool Season Strategy to attract more events during the cooler season in partnership with Tourism Northern Tasmania and Business Events Tasmania.	<i>Development Services</i>
Key direction - To facilitate direct investment in the local economy to support its growth	
City Deal Agreement - Continue to work with the Commonwealth and State Government to successfully implement all of the City of Launceston's commitments under the City Deal program to deliver a range of economic and social benefits to the City.	<i>General Manager</i>

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year Goal - To communicate and engage consistently and effectively with our community and stakeholders

Action	Directorate
Key direction - To develop and consistently use community engagement processes	
Develop and implement a Community Engagement Framework.	<i>General Manager</i>

20.1 2018/2019 Annual Plan ...(Cont'd)

Ten-year Goal - To seek and champion collaboration to address major issues for Northern Tasmania

Action	Directorate
Key direction - To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives	
Develop a framework for the review of the Greater Launceston Plan	General Manager

Ten-year Goal - To continue to meet our statutory obligations and deliver quality services

Action	Directorate
Key direction - To continually improve our service delivery and supporting processes	
Implement an End of Term report for the outgoing Council prior to the commencement of the 2018 Local Government Election.	General Manager
Complete a review of the Council's Corporate Strategic Plan 2014-2024.	General Manager
Develop a four year resourcing and delivery plan.	Corporate Services

Ten-year Goal - To continue to ensure the long term sustainability of our Organisation

Action	Directorate
Key direction - To strategically manage our assets, facilities and services	
Inveresk Masterplan - Engage with UTAS and precinct stakeholders to implement the Inveresk Masterplan.	Facilities Management
Key direction - To maintain a financially sustainable organisation	
Finalise Council's Strategic Asset Management Plan.	Corporate Services
Complete review of Council's Long Term Financial Plan.	Corporate Services
Key direction - To strengthen our workforce capabilities	
Implement an organisational development program, with a focus on organisational culture, Lean and leadership development.	Corporate Services

REPORT:

Pursuant to section 71 of the *Local Government Act 1993 (Tas)*, the Council is required to prepare an Annual Plan.

20.1 2018/2019 Annual Plan ...(Cont'd)

The proposed Annual Plan Actions for 2018/2019 are Key Actions the Council is undertaking in 2018/2019 to work toward achieving the goals and strategies from the Council's 10-year Strategic Plan 2014-2024.

Annual Plan Actions have one or more of the following features:

- Close alignment with the strategic intent defined in the Strategic Plan 2014-2024
- Significant interest to the community
- A need for cross-directorate collaboration
- Resource-intensive
- Delivery of outcomes that will significantly benefit the community
- Demonstrate compliance with legislation, especially around governance

Actions are directly linked to the strategic framework delivered in the Strategic Plan 2014-2024. The strategic framework takes the form of priority areas, 10-year goals and strategies.

The proposed 2018/2019 Annual Plan includes 38 Actions that cover all of the eight priority areas from the Strategic Plan 2014-2024. Additionally, 11 ten-year goals from the Strategic Plan 2014-2024 are represented and 26 of 44 Key Directions are also addressed. All Key Directions from the Strategic Plan 2014-2024 will be addressed in the annual planning cycles that occur over the life of the strategic plan.

The published version of the Annual Corporate Plan will include the information as it appears in the table in the recommendation.

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

20.1 2018/2019 Annual Plan ...(Cont'd)

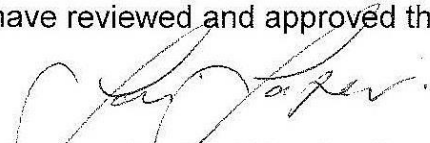
BUDGET & FINANCIAL ASPECTS:

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.



Louise Foster: Director Corporate Services

20.2 Rates and Charges Policy (23-Plx-010)**FILE NO:** SF6640/SF0521**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the revised Rates and Charges Policy (23-Plx-010) as part of the decision made as part of the Budget process to not provide a remission of the Fire Service Levy for Aged Retirement Homes.

PREVIOUS COUNCIL CONSIDERATION:

Council - 26 June 2017 - Agenda Item 20.1 - Rates and Charges Policy (23-Plx-010)

RECOMMENDATION:

That Council pursuant to section 86B of the *Local Government Act 1993*, adopts the revised Rates and Charges Policy (23-Plx-010) as set out below:

Rates and Charges Policy**PURPOSE:**

This Policy provides the rating framework that the Council has adopted for rates and charges.

The Policy is prepared in accordance with section 86B of the *Local Government Act (1993)* (LGA 1993) and provides an overview of the rating framework that Council has adopted.

The Policy reflects the fundamental premise as set out in section 86A of the LGA 1993 that:

- (a) rates are a tax and not a fee for service; and
- (b) the value of land is an indicator of the capacity to pay.

The Council through the application of this Policy primarily levies rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and the management of the rate debt.

SCOPE:

The Policy sets out the Council's rates and charges (taxation) objectives in regard to:

- (a) Statutory compliance; and
 - (b) Discretionary matters.
-

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

This document is a statement of policy and intent, it does not supersede or overrule the specific rating resolutions and policies that are determined by resolution of the Council.

POLICY:**Rating Objectives**

To maintain an appropriate distribution of rates and charges consistent with the principles stated in this Policy with the objectives of:

- (a) Consistent and equitable treatment of all residents and ratepayers;
- (b) Achieving an appropriate mix and distribution of taxation from
 - i. rates based on property values, fixed and service charges and revenue from other sources; and
 - ii. different sectors (including land use categories and localities) within the municipality.
- (c) Managing the impact on ratepayers of changes in
 - i. the Council's funding requirements; and
 - ii. property valuations as reflected in municipal revaluations.
- (d) Using rate settings to support the achievement of strategic objectives.

Rating Strategies and Methodologies

The strategies and methodologies that have been developed consistent with the principles and rating objectives are as follows.

The valuation methodology is based on assessed annual value.

The inclusion of a general fixed charge (that is not based on a property's value) as a component of the general rate.

The use of service charges for waste management (collection) based on the capacity of the service provided.

Transitional arrangements through the capping of rate increases for residential ratepayers when municipal revaluations occur. Transitional arrangements are also considered in other circumstances where there is the potential for a significant change in rates from a change in the Council's rating structure.

Debt management policies and disincentives intended to encourage the timely payment of rates.

The minimisation of rate remissions to support equitable outcomes for all ratepayers and for the remissions to be strategically targeted to address unintended consequences of legislation and policy.

Exemptions based solely on the legislative provisions of section 87 of the LGA 1993.

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

Valuation Methodologies

The Council has determined to use assessed annual value as the basis of rates (section 89A(2) of the LGA 1993) within the municipality. Valuations are arranged by the Office of the Valuer General. Municipal valuations occur on a six yearly cycle, with indexation adjustments made between the full revaluation every two years.

Supplementary valuations occur when additions or significant alterations are made to a property. The values are determined as though the alterations existed at the date of the last municipal revaluation, with effect from the date the works are completed.

Rating Structures and Differential Rates

The Council uses the power provided by section 107 of the LGA 1993 to vary the rate based on property use and also by location for properties within a defined area of the city centre. The property usage categories are residential, commercial, industrial, primary production, public (community) service, quarrying or mining, sport or recreation and vacant land (non-use).

The location variation or differential is applied to raise an additional rate for promotional activities within the city centre.

Contribution Methodology

Assessed annual value (AAV) is a differential valuation system where the AAV varies with the use and capital value of the property. Through this differential valuation system together with differential rates based on property usage the contribution from sectors of the municipality varies with changes in property values. The use of assessed annual value is consistent with the rating principles contained in section 86A of the LGA 1993.

Fixed Charge

The Council has resolved to impose a fixed charge (section 91 of the LGA 1993) on each rateable property or tenancy, consistent with the legislation a minimum rate is not also levied. The application of a fixed charge recognises that all rateable properties should make a fixed contribution to the cost of the Council's operations and services. The application of a fixed charge reduces the rates that are raised based on property values. The Council recognises the regressive taxation effect of fixed charges and so limits the amount of the fixed charge.

Service Charges

The Council imposes a service charge (section 93(1)(d) of the LGA 1993) for waste management services. Waste management (the collection of waste and recycling materials) is a defined service for which a pay for use charge is appropriate.

Private operators provide specific services to a limited number of organisations where for operational reasons it is not practical or efficient to provide the Council managed service. These organisations are able to opt out of the Council arranged service.

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

The Council varies or applies different charges based on the capacity of the bins that are now available, this pricing strategy is intended to provide incentives to reduce waste, encourage recycling and reflect the cost of waste disposal.

Rating Independent Living Units (Retirement Villages)

General Rate

Council has resolved that the general rate that applies to residential Independent Living Units within retirement villages which are owned by charitable organisation should have a 100 percent remission (section 129 of the LGA 1993) for this general rate.

Fire Rate

Council has resolved that residential Independent Living Units within retirement villages which are owned by charitable organisations will not receive a remission for this fire rate.

The appropriateness of discretionary remissions is subject to ongoing monitoring by Council.

Residential properties or units owned commercially or by private individuals are not eligible for the remission of the general or fire rate.

Residential Rate Cap (Transitional Arrangements)

The Council supports the fundamental principle, subject to any differential rating structures and remissions, that properties with the same value (in the same usage category) should pay the same rate.

The Council recognises that the municipal revaluation may produce circumstances where the rates on individual properties increase or decrease significantly. In order to assist residential ratepayers to transition to the new rating levels Council has determined to cap the amount that the general rate (the value based component) can increase at 20 percent per annum following a municipal revaluation.

Debt Management

The Council recognises that some members of the community may not pay the applicable rates and charges either because:

- (a) they choose not to, or
- (b) they are unable to due to financial difficulties.

The Council provides financial disincentives through interest and penalty charges and undertakes commercial debt collection practices to ensure that the payment of rates and charges is given appropriate priority.

The Council seeks to assist those members of the community in genuine financial difficulty through payment arrangements. It also understands that the failure to take appropriate and timely action can have a greater adverse consequence for the ratepayer than the debt collection action.

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

Unpaid Council rates and charges are a debt that is secured (similarly to a mortgage) against the property (section 119 of the LGA 1993). Thus, any debt must be repaid when the property is sold. The Council has the power to sell a property when debts are outstanding for more than three years (section 137 of the LGA 1993).

Postponement of Payments

Section 125 of the LGA 1993 provides the power for the Council to defer or postpone the payment of rates on the grounds of hardship. The Council has determined that it will not offer this long term debt management facility as there are other commercial facilities that should be used in these circumstances. The Council provides short term payment arrangements.

Rate Remissions

Council has the capacity under section 129 of the LGA 1993 to provide discretionary rating remissions in specific circumstances. The Council is required to exempt under section 87 of the LGA 1993 some properties from rates.

The Council has resolved to provide rating remissions under section 129 of the LGA 1993 in the following situations.

- Crown leases/licences for jetties and slipways (Policy 23-PI-008)
- Charitable organisations (Policy 23-PI-002)
- Small balances (Policy 23-PI-006)
- Independent Living Units (Retirement Villages)

Other Rates**CBD Promotional Rate**

Council, based on the request of the effected businesses, applies a differential rate to properties used for commercial purposes to fund promotional activities within the central business area (details of the area are specified in the annual rates resolution).

The delivery of the promotional outcomes is provided by Cityprom Ltd under a service agreement with the Council.

State Government Departments and Business Enterprises

State Government properties, with some exceptions related to parks and infrastructure, are subject to rates and charges on the same basis as other properties (section 87(1)(b) of the LGA 1993).

Construction Rates

Construction rates can be levied (sections 97 and 98 of the LGA 1993) related to drainage infrastructure works. The Council uses developer contribution arrangements in preference to construction rates due to limitations contained in section 98 regarding the amount that can be charged.

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

Separate Rates

Separate rates can be levied (section 100 of the LGA 1993) where the Council believes the services provided are of particular benefit to the "affected land; or the owners or occupiers of that land".

There are currently no separate rates.

Fire Service Rates

The Council as required by legislation raises rates on behalf of the State Fire Commission (section 93A of the LGA 1993). The amount of the rate revenue is determined by the State Fire Commission. The Council receives an administrative fee for the provision of the service.

Payments

The Council has spread the payment dates across the year with the instalments due.

- Instalment 1 - 30 August
- Instalment 2 - 30 November
- Instalment 3 - 31 January
- Instalment 4 - 30 April

Penalty charges apply when instalments are not paid by the due date, interest applies on unpaid balances.

Rates can be paid in full, by four instalments or by more frequent payments so long as the instalments are paid by the due date, penalty and interest will not be incurred.

Payment Methods

The Council provides a range of payment facilities that include the use of modern technologies and in person.

Discounts

The Council does not provide payment discounts (section 130 of the LGA 1993) due to the additional cost imposed on those who are unable to take advantage of such a facility. (The estimated cost of discount significantly exceeds the additional interest earnings that would result from the take up of the discount.)

Application of Payments

Payments are applied to outstanding debts in accordance with the sequence prescribed in the legislation (section 131 of the LGA 1993).

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

Objection

Objections to rates notices can only be made based on the grounds specified in section 123 of the LGA 1993. The grounds broadly relate to factual or calculation errors.

Objections to valuation can be made under section 28 of the *Valuation of Land Act 2001* (VLA 2001) only on the grounds specified and within 60 days of the date of notice issue. Application can be made for the correction of errors of fact at any time.

Disclaimer

This Policy is a general statement of Council intent it is not a statement of legislative compliance. The Policy provisions do not provide a legal basis for a challenge or objection to any rating matters. The Policy is updated from time to time, consistent with the legislation (section 86B(4) of the LGA 1993).

PRINCIPLES:

The Council's rating policies are formed within a framework that includes:

- (a) The *Local Government Act 1993*;
- (b) Established taxation principles;
- (c) Organisational Values;
- (d) The Council's Strategic Financial Plan; and
- (e) The Council's Rating Resolution.

RELATED POLICIES & PROCEDURES:

23-PI-003 Private Use of Council Land Policy

23-PI-006 Property Debt (Small Charge) Remission Policy

23-PI-008 Rating Exemptions and Remissions for Crown Lease Jetties and Slipways

RELATED LEGISLATION:

Local Government Act 1993 (Part 9 - Rates and Charges) (LGA 1993)

Valuation of Land Act 2001 (VLA 2001)

REFERENCES:

Access Economics/Henry Review (www.taxreview.treasury.gov.au)

Taxation Policy Criteria (Oakes Committee April 1990)

- Equity or Fairness
 - Simplicity and Efficiency
 - Accountability or Visibility
 - Acceptability
 - Benefits Derived
 - Capacity to Pay
-

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

Local Government Rates and Charges - Guidance paper for policy development April 2012

DEFINITIONS:

Economic Efficiency

- Does the rating methodology distort property ownership and development decisions in a way that results in significant efficiency costs?

Simplicity

- Is the system practical and cost-effective to administer?
- Is the system simple to understand and comply with?

Equity

- Does the tax burden fall appropriately across different classes of ratepayers?

Capacity to Pay (is the tax progressive or regressive?)

- Those with a greater capacity to pay contribute more.

Benefit Principle

- Should those who benefit more, contribute more?

Sustainability

- Does the system generate sustainable and reliable revenues?
- Is it durable and flexible in changing conditions?

Cross-border Competitiveness

- Does the rating system undermine the Council as a business location?

REVIEW:

This Policy will be reviewed as required by legislation. Section 86B(4) of the LGA 1993 requires that:

A Council must review its rates and charges policy -

- (a) by the end of each successive four-year period after 31 August 2012...

There are other provisions in the legislation that trigger a policy review.

The current review of the valuation base, if changes are made, will require a review of the Policy.

REPORT:

The Council's rating structure and policy has been the subject of ongoing review.

The only change consistent with the advertised budgets, in the revision of the Policy, is that Independent Living Units within retirement villages which are owned by charitable organisations will no longer receive a remission for the Fire Service Rate.

20.2 Rates and Charges Policy (23-Plx-010) ...(Cont'd)

ECONOMIC IMPACT:

The application of sound taxation principles in the formulation of the policy should produce a neutral overall economic impact. The broad alignment of the rating distribution and the valuation of properties underpins this framework.

The investment by the Council of funds raised (not just from rates) in the community, provides an economic stimulus.

ENVIRONMENTAL IMPACT:

The application of the rate revenue rather than the raising of the revenue delivers environmental improvements.

SOCIAL IMPACT:

The application of the taxation principles is key to an equitable outcome for the community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston 2014 - 2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To continue to ensure long-term sustainability of our Organisation

Key Direction -

6. To maintain a financially sustainable Organisation


BUDGET & FINANCIAL ASPECTS:

This Policy underpins the Council's overall budget.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

20.3 Budget 2018/2019 - City of Launceston Statutory Estimates**FILE NO:** SF6640**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the adoption of the Council's Statutory Estimates for the financial year ending 30 June 2019.

Pursuant to section 82 of the Local Government Act 1993 this decision requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

That Council, by absolute majority:

1. pursuant to section 82(3)(a) of the *Local Government Act 1993*, adopts the Proposed Statutory Estimates for the financial year ending 30 June 2019. The Proposed Statutory Estimates are set out in full in Attachment 1; and
2. pursuant to section 82(2) of the *Local Government Act 1993*, adopts:

(a) Estimated Income	\$108.5m
(b) Estimated Expenditure	
- Operating	\$107.4m
- Capital	\$20.7m
(c) Estimated Borrowing	
- Loans - Standard	
- Loans - Accelerated*	\$10.5m
- Repayments - Standard Loans	\$0.8m
- Repayments - Accelerated Loans*	\$5.8m
(d) Estimated Capital Works	
- Council Funded	\$19.7m
- Grant Funded	\$1.0m

*ALGCP - Accelerated Local Government Capital Program as part of the Northern Tasmania Economic Stimulus Program.

20.3 Budget 2018/2019 - City of Launceston Statutory Estimates ... (Cont'd)

REPORT:

The budget preparation process for the 2018/2019 year has involved:

- Community consultation during the year on various issues
- Preparation of the draft budget
- Determination of the proposed statutory estimates; and
- Release of the estimates for community comment.

The Proposed Statutory Estimates, after considering the feedback and consultation submissions, is now presented to Council for adoption. A critical outcome of this budgeting process is the determination of the rating requirement. The next Agenda Item gives effect to this through the rating resolution.

During the 2017/2018 year a number of exciting capital projects were commenced in the City and this is proposed to continue in 2018/2019.

The ongoing City Heart and Relocation of the University of Tasmania to Inveresk projects are a once in a generation opportunity for the City of Launceston. These projects form part of the Launceston City Deal agreement between the Council, State and Federal governments along with other economic development initiatives that represent opportunities to stimulate the local economy whilst meeting community needs. In particular the Civic Square Redevelopment is nearing completion and the Brisbane Street Mall redevelopment and North Bank Park development are well underway.

The final stage of the Launceston Flood Risk Management Project will also be completed by 30 June 2018 with the relocation of the Boral concrete batching plant marking the completion of an extremely valuable initiative to protect the most flood prone area of Launceston.

The Rates and Charges Policy listed in this Agenda includes the use of Assessed Annual Value (AAV) as the value for rating properties.

To generate rate revenue each year the Council levies a General Charge to all properties, adds the Waste Management Charge when applicable, adds the Fire Rate (determined by the State Fire Service) and the General Rate which are calculated by applying a rate in the dollar to the AAV value for each property to arrive at the amount charged for each property.

In order to smooth the impact of revaluation changes on the different property use categories we calculate a differential rate by property use category. By using rate differentials the impact of revaluation changes are moderated as much as possible.

20.3 Budget 2018/2019 - City of Launceston Statutory Estimates ...(Cont'd)

In 2018/2019 it is proposed that the General Charge increase from \$275.00 to \$282.70 per property and the rate differentials are applied to AAVs thereby generating the Council's rate revenue. The Waste Management Charge has increased by 2.8% and has been rounded to whole dollars.

The overall aim in generating rate revenue is to fund services whilst maintaining rating equity and keeping rate increases to a minimum. The 2018/2019 budget proposes a net rate revenue increase of 2.8% (after offsetting rate remissions) for Council services plus the equivalent of \$4.00 per residential household for the single entry token to the Launceston Waste Centre and Transfer Station and a 0.5% natural rate growth. The Fire Levy increases by 5.6% which is determined by the State Fire Service and paid to the Fire Service.

The budget includes a reduction of electricity costs as a result of solar power initiatives and the LED streetlight conversion project. Other solar power and energy saving initiatives are budgeted in 2018/2019 to enhance our Smart City status.

Depreciation is budgeted to increase by \$0.29m due to asset revaluations. This also contributes to funding the proposed 2018/2019 capital budget.

Overall operational and capital spending programs are at similar levels to 2017/2018 apart from the following notable exceptions:

- Other Community Amenities capital expenditure has an extra \$3.0m to bring long needed upgrades to the Town Hall (\$1.7m) and an additional \$1.3m needed to redevelop St John Street.
- Roads and Traffic has returned to normal after 2017/2018 provided for \$6.8m additional expenditure relating to Civic Square which was classified as part of the Roads Program by asset definition.
- Cemetery and Crematoria has an additional \$0.25m for the construction of a new ash placement area at the Crematorium.
- Recreational Facilities includes two significant projects. \$1.6m for North Bank Precinct Renewal and \$0.42m for the Alexandra Suspension Bridge.

In 2018/2019 Statutory Estimates does not provide the same level of remissions for Independent Living Units (Retirement Villages). In 2018/2019 the Council will not be providing a remission of the fire levy to these properties and in 2019/2020 the remission of rates to these properties will also be reviewed and a decision made as to whether or not the remission of Council rates will continue.

20.3 Budget 2018/2019 - City of Launceston Statutory Estimates ...(Cont'd)

Fees and charges are generally increasing by 2.3% except for Carr Villa which will be a 15% increase to achieve a breakeven financial position and Domestic Waste by 8.3% continuing the phasing to align the fee with the Commercial Waste fee. The increase in the overall revenue for fees above the 2.3% in the Statutory Budget is due more to projected increases based on 2017/2018 actuals, particularly Parking and Aquatic revenues.

Investment revenue will decrease in 2018/2019 due to the TasWater dividend reducing by 33% which equates to a reduction in Council revenue of \$1.36m compared to 2017/2018.

Labour expenses will increase 2.2% under our negotiated Enterprise Agreement, however, \$416,000 (an additional 1.1% increase) relates to temporary labour to deliver the City Deal projects over two years, \$870,000 (an additional 2.2% increase) relates to increases necessary as a result of service level reviews and \$614,000 (1.6% of the increase) is due to less Council labour being costed to Capital projects which does negatively impact the comparison between the 2018/2019 and 2017/2018 budgets. The latter \$614,000 increase in overall labour costs in operations is not additional cost to the Council, merely a different method of allocating the cost. The remaining 0.8% increase relates to merit increases to reward high performance staff for their continued efforts and to ensure we retain their services and continue to support a customer focussed culture.

Administration expenses have increased by 11.7% but this is due mainly to election costs for 2018/2019 (\$281,000 unfavourable - a 5.8% increase), bank fees particularly credit charge surcharges (\$118,000 unfavourable - a 2.4% increase) and the cost of implementing an organisational cultural initiative at the Council (\$80,000 additional project - a 1.6% increase) to ensure the Council is more customer focussed, productive and innovative into the future for the benefit of ratepayers and the City. The remaining increase of 1.9% is below CPI.

The Council is continuing to ensure recurrent expenditure is sustainable and affordable for ratepayers. The Council will continue its focus on containing costs by being more efficient and using technology to drive efficiency in field operations and administration, allowing the Council to deliver better outcomes for the community.

The budget summarised below delivers an underlying surplus of \$0.186m.

20.3 Budget 2018/2019 - City of Launceston Statutory Estimates ...(Cont'd)

The following table provides a summary of the Council's Statutory Estimates.

City of Launceston Statutory Estimates	2019 \$m	2018 \$m
Revenue	108.5	112.9
Excluding Capital Funds	107.5	102.8
Expenditure		
Operating	107.4	101.5
Excluding Depreciation	86.4	80.7
Capital	20.7	26.6
Borrowing		
Loans - ALGPC	10.5	10.5
Loans - Standard	-	-
Repayments - ALGPC	5.8	6.1
Repayments - Standard	0.8	2.4
Capital Works Funding		
Council Funded	19.7	16.4
Grant Funded	1.0	10.2

ECONOMIC IMPACT:

The Council has a significant economic impact on the region through its revenue raising and spending

ENVIRONMENTAL IMPACT:

The budget contains specific projects and ongoing programs to improve environmental outcomes.

SOCIAL IMPACT:

The budget contains specific projects and ongoing programs to improve social outcomes.

20.3 Budget 2018/2019 - City of Launceston Statutory Estimates ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To continue to ensure the long-term sustainability of our Organisation
Key Direction -
6. To maintain a financially sustainable organisation

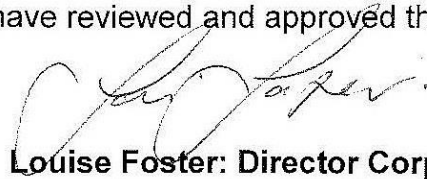
BUDGET & FINANCIAL ASPECTS:

As per the Statutory Estimates.

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.



Louise Foster: Director Corporate Services

ATTACHMENTS:

1. 2018/2019 Proposed Statutory Estimates
 2. 2018/2019 Capital Projects Listing
-

City of Launceston

Proposed Statutory Estimates Year Ending 30 June 2019

Statements and Schedules

Included below are statements and schedules that will form part of the publicly released Statutory Estimates document.

Operating Statement	2019 \$'000	2018 \$'000
<u>Revenues</u>		
Rates and Charges	59,490	57,485
Fire Service Rates	7,959	7,535
Fees	24,365	22,063
Grants and Contributions	7,701	7,022
Grants - Capital	995	10,155
Interest Earnings	1,970	1,898
Investments (includes TasWater reduction)	3,174	4,490
Other Income	2,701	2,076
Bequests and Donations	182	179
Interest Capitalised (Grants)	-	41
	<u>108,537</u>	<u>112,944</u>
<u>Expenses</u>		
Labour	42,206	39,115
Materials and Services	19,294	19,377
Combined System Contribution	1,907	1,465
Electricity and Gas	3,361	3,260
Water, Wastewater and Land Tax	1,565	1,439
Contributions	2,632	2,553
Administrative	5,442	4,848
Interest	491	137
Rehabilitation Provision	311	305
Asset Disposal Loss	520	-
Fire Commission Levy	7,959	7,535
Remissions and Abatements	940	992
Depreciation	20,728	20,436
	<u>107,356</u>	<u>101,462</u>
Operating Surplus (Deficit)	1,181	11,482
Less Capital Grants and Interest	(995)	(10,196)
Underlying Operating Surplus (Deficit)	<u>186</u>	<u>1,286</u>

Funds (Cash) Statement	2019	2018
	\$'000	\$'000
<u>Source</u>		
Net Cash from Operating Activities	22,741	31,260
Loan Proceeds	10,500	10,500
	<u>33,241</u>	<u>41,760</u>
<u>Application</u>		
Capital Expenditure		
Capital Funds	19,700	16,393
Grant Funds	995	10,155
Future Works Provision	-	-
	<u>20,695</u>	<u>26,548</u>
Loan Repayments		
Standard Loans	769	2,357
Accelerated Loans	5,800	6,050
	<u>6,569</u>	<u>8,407</u>
	<u>27,264</u>	<u>34,955</u>
Net Cash Generated (Expended)	<u>5,977</u>	<u>6,805</u>
Reconciliation of Net Cash from Operating Activities	2019	2018
	\$'000	\$'000
Adjusted Operating Surplus (Deficit)	186	1,286
Loss on Disposal of Fixed Assets	520	-
Grants and Contributions - Capital	995	10,155
Interest Earnings - Capital	-	41
Change in Net Assets from Operations	<u>1,701</u>	<u>11,482</u>
Reserve Transfers		
Waste Centre	-	(1,290)
L'ton Flood Authority	-	327
	<u>-</u>	<u>(963)</u>
Depreciation and Amortisation		
Infrastructure	13,539	13,407
Buildings	3,774	4,224
Plant and Equipment	2,766	2,170
Data Systems	650	635
Amortised Depreciation	311	305
	<u>21,040</u>	<u>20,741</u>
Net Cash from Operating Activities	<u>22,741</u>	<u>31,260</u>

Contributions, Community and Events Sponsorship

The following tables detail the cash contributions, and support provided to organisations and individuals that are included in the proposed budget.

Contributions	2019	2018	2017
	\$'000	\$'000	\$'000
LGAT	66	64	64
Cityprom	516	504	500
<u>Regional Cooperation</u>			
Regional Cities	-	8	8
Northern Tas Development	188	171	169
Tamar NRM	120	117	118
Catchment Management	56	55	35
Regional Tourism Organisation	174	170	109
	<u>538</u>	<u>521</u>	<u>439</u>
<u>Internal Service Provision</u>			
Launceston Flood Authority	<u>182</u>	<u>178</u>	<u>175</u>
<u>Provision of Services</u>			
NTCA	299	293	289
Conference & Business Incentives	64	60	20
Business Events Tasmania	50	50	25
Theatre North	200	196	193
	<u>613</u>	<u>599</u>	<u>527</u>
Total Contributions	<u>1,915</u>	<u>1,867</u>	<u>1,705</u>
Community Assistance	<u>73</u>	<u>70</u>	<u>62</u>
Events Sponsorship			
Major Events	170	200	170
Signature Event	215	212	105
New Year's Event	40	40	40
Celebration Event	75	31	31
Special Event	70	50	25
Cultural Event	60	60	-
Start-Up Event Incentive	14	20	-
	<u>644</u>	<u>613</u>	<u>371</u>
Total	<u>2,632</u>	<u>2,553</u>	<u>2,138</u>

Administration Costs

Administration costs are summarised below.

Administration	2019 \$'000	2018 \$'000	2017 \$'000
General Administration	872	705	869
Advertising and Promotion	252	250	234
Computer and Communications	398	348	328
Election Expense	310	29	29
Expert Advice	632	719	624
Insurance (exc Workers Comp'n)	805	637	636
Maintenance	190	201	162
Payment Fees and Debt Recovery	540	446	446
Postage, Printing and Stationery	366	378	377
Aldermen	558	537	518
Audit Fees	98	105	104
Vehicles	420	493	398
	<u>5,442</u>	<u>4,848</u>	<u>4,725</u>

General Administration includes a range of expenses including committee costs, bank fees and the like. The other sub-categories are self-explanatory.

Council Concessions and Remissions

The proposed budget includes the following concessions.

	2019 \$'000	2018 \$'000	2017 \$'000
Pensioner Concessions			
Parking	126	194	157
Refuse Disposal	390	275	208
	<u>516</u>	<u>469</u>	<u>365</u>
Rating Remission	240	205	238
Remissions Aged Care - General	700	712	565
Remissions Aged Care - Fire	-	75	78
	<u>940</u>	<u>992</u>	<u>881</u>
	<u>1,456</u>	<u>1,461</u>	<u>1,246</u>

Capital Program

The following table provides an extract from the draft Capital Improvement Plan for the next three years.

Draft Capital Improvement Plan	2018/19 \$'000
Gross Funding	19,700
Less Capital Grants	995
	<u>20,695</u>
Type of Work	
Renewal	11,953
Upgrade	2,415
Addition	6,327
Gross Funding	<u>20,695</u>
Renewal and Upgrade	<u>69%</u>
Additions	<u>31%</u>

OPERATING and CAPITAL Expenditure (Excluding Internal Services Costs and Non-Cash Expenses - Depreciation and Asset Disposal Losses)	2019 \$000	2018 \$000
Governance	2,965	2,628
Organisational Support	10,837	10,424
Technical & Logistics Support	3,979	3,451
Cultural Facilities	6,640	6,878
Economic Development & Promotion	3,929	3,572
Other Community Amenities	5,647	2,377
Public Order & Safety	605	652
Health	1,163	1,008
Community Development	1,293	1,140
Planning Approvals	2,245	1,749
Building Control	1,031	1,279
Garbage Collection & Disposal	6,280	7,945
Fire Levy	7,974	7,624
Flood Mitigation	1,139	1,537
Cemetery & Crematoria	1,537	1,298
Recreational Facilities	24,577	22,155
Roads & Traffic	13,760	19,947
Street Lighting	1,200	2,400
Street Cleaning	2,179	2,367
Parking Facilities	3,742	3,936
Stormwater Drainage	3,277	2,765
Interest Expense	491	137
Loan Repayments	6,569	8,407
Future Works Provision	-	-
	<u>113,059</u>	<u>115,675</u>
Financed by:	2019	2018
	\$	\$
Operating Revenues (Excl Capital)	107,542	102,748
Grants and Contributions	995	10,196
Operating Revenues	<u>108,537</u>	<u>112,944</u>
Prior Year Funding	-	(963)
Loan Proceeds (Gross)	10,500	10,500
	<u>119,037</u>	<u>122,481</u>
Net Cash Generated (Expended)	<u>5,978</u>	<u>6,806</u>

Notes:

Comparative figures are taken from the previous budget and not usually updated for changes during the year.

\$10.5M in Loan Borrowing under the Accelerated Loan Programme has been deferred from 2018 to 2019.

DETAILED BREAKDOWN

OPERATING and CAPITAL Expenditure	2019	2018
(Excluding Internal Services Costs and Non-Cash Expenses - Depreciation and Asset Disposal Losses)	\$000	\$000
Governance	2,965	2,628
Operations Expenditure Other	1,042	1,059
TRNRM Contribution	119	117
LGAT Contribution	66	65
Election Costs	280	-
Pensioner Concessions-Parking	126	194
Pensioner Concessions-Refuse	390	275
Pensioner Concessions-Waste Levy	18	18
Rates Remission - General	924	901
Capital Expenditure	-	-
Organisational Support	10,837	10,424
Operations Expenditure	10,422	9,726
Capital Expenditure	415	697
Technical Support	3,979	3,451
Operations Expenditure	1,894	1,333
Capital Expenditure	2,085	2,118
Culture	6,640	6,878
Operations Expenditure Total	6,320	6,083
Capital Expenditure Total	320	796
Princess Theatre		
Operations Expenditure Total	420	400
Capital Expenditure Total	175	456
QVMAG		
Operations Expenditure Total	5,759	5,614
Capital Expenditure Total	145	340
Arts & Culture Unit		
Operations Expenditure Total	133	60
Capital Expenditure Total	-	-
Auto Museum		
Operations Expenditure Total	8	8
Capital Expenditure Total	-	-
City Development & Marketing	3,929	3,572
Operations Expenditure	3,929	3,572
Capital Expenditure	-	-

OPERATING and CAPITAL Expenditure (Excluding Internal Services Costs and Non-Cash Expenses - Depreciation and Asset Disposal Losses)	2019 \$000	2018 \$000
Other Community Amenities	5,647	2,377
Operations Expenditure Other	1,850	1,790
Public Toilets (Excl Parks Facilities)	242	252
Capital Expenditure	3,555	335
Public Order & Safety	605	652
Operations Expenditure Other Animal Control & By Pound & RSPCA Funding	514	562
	91	90
Capital Expenditure	-	-
Health	1,163	1,008
Operations Expenditure	1,110	957
Immunisations	53	51
Capital Expenditure	-	-
Community Planning	1,293	1,140
Operations Expenditure	1,293	1,120
Capital Expenditure	-	20
Planning Approvals	2,245	1,749
Operations Expenditure Other	2,115	1,544
Heritage & Strategic Planning	30	30
Capital Expenditure	100	175
Building Control	1,031	1,279
Operations Expenditure	1,031	1,279
Capital Expenditure	-	-
Garbage Collection & Disposal	6,280	7,945
Garbage Collection	3,625	3,460
Hard Goods Collection	60	60
Garbage Collection Rates Remission	2	2
Garbage Disposal	2,593	2,908
Capital Expenditure	-	1,515
Fire Levy	7,974	7,624
Operations Expenditure	7,959	7,535
Fire Levy Rates Remission	15	89
Capital Expenditure	-	-
Flood Protection	1,139	1,537
Operations Expenditure	899	872
Capital Expenditure	240	665

OPERATING and CAPITAL Expenditure (Excluding Internal Services Costs and Non-Cash Expenses - Depreciation and Asset Disposal Losses)	2019 \$000	2018 \$000
Cemetery & Crematoria	1,537	1,298
Operations Expenditure	1,192	1,158
Capital Expenditure	345	140
Recreational Facilities	24,577	22,155
Operations Expenditure	19,562	17,533
Capital Expenditure	5,015	4,622
Swimming Pools		
Operations Expenditure Total	5,267	4,915
Capital Expenditure Total	575	725
Community Halls		
Operations Expenditure Total	159	198
Capital Expenditure Total	-	189
Albert Hall		
Operations Expenditure Total	184	382
Capital Expenditure Total	-	-
Sporting Grounds		
Operations Expenditure Total	4,770	3,669
Capital Expenditure Total	965	2,683
Parks & Gardens		
Operations Expenditure Total	9,182	8,368
Capital Expenditure Total	3,475	1,025
Roads & Traffic	13,760	19,947
Operations Expenditure Other	2,739	3,174
Bridges	-	-
Urban Roads	1,435	1,572
Rural Roads	1,926	2,101
Capital Expenditure	7,660	13,100
Street Lighting	1,200	2,400
Operations Expenditure	1,200	1,400
Capital Expenditure	-	1,000
Street Cleaning	2,179	2,367
Operations Expenditure	2,179	2,267
Capital Expenditure	-	100
Parking Facilities	3,742	3,936
Operations Expenditure Other	3,239	3,025
Park & Ride (Tiger Bus)	263	255
Capital Expenditure	240	655

OPERATING and CAPITAL Expenditure (Excluding Internal Services Costs and Non-Cash Expenses - Depreciation and Asset Disposal Losses)	2019 \$000	2018 \$000
Stormwater Drainage	3,277	2,765
Operations Expenditure	2,557	2,155
Capital Expenditure	720	610
Interest Expense	491	137
Loan Repayments	6,569	8,407
	113,059	115,675

Trading and Major Facilities (excluding Full Cost Attribution and Competitive Neutrality)	2019 \$'000	2018 \$'000
Parking Income		
Fees	7,453	6,685
Concessions Reimbursed	126	194
	7,579	6,879
Less Expenses		
Operations	3,702	3,536
Depreciation	415	345
	4,117	3,881
Net Income (Expenses)	3,462	2,998
Capital Works	240	655
Launceston Waste Centre Income		
Fees	6,489	6,589
Concessions Reimbursed	390	275
	6,879	6,864
Less Expenses		
Operations	2,950	3,164
Depreciation	521	659
Amortisation	311	305
	3,782	4,128
Net Income (Expenses)	3,097	2,736
Capital Works	-	1,515

Trading and Major Facilities (excluding Full Cost Attribution and Competitive Neutrality)	2019 \$'000	2018 \$'000
Queen Victoria Museum and Art Gallery		
Income		
Fees	406	369
Grants and Donations	1,760	1,720
	2,166	2,089
Less Expenses		
Operations	5,892	5,674
Depreciation	886	819
	6,778	6,493
Net Income (Expenses)	(4,612)	(4,404)
Capital Works	145	340
Launceston Aquatic		
Income	4,164	3,695
Less Expenses		
Operations	5,214	4,851
Depreciation	857	782
	6,071	5,633
Net Income (Expenses)	(1,907)	(1,938)
Capital Works	575	700
York Park (inc Events Trading)		
Income	2,185	1,299
Less Expenses		
Operations	3,501	2,374
Depreciation	973	916
	4,474	3,290
Net Income (Expenses)	(2,289)	(1,991)
Capital Works	885	2,343
Inveresk Precinct Management		
Income	136	244
Less Expenses		
Operations	689	544
Depreciation	240	399
	929	943
Net Income (Expenses)	(793)	(699)
Capital Works	-	-

Trading and Major Facilities (excluding Full Cost Attribution and Competitive Neutrality)	2019 \$'000	2018 \$'000
Carr Villa Cemetery and Crematoria		
Income	1,266	1,216
Less Expenses		
Operations	1,192	1,158
Depreciation	129	126
	1,321	1,284
Net Income (Expenses)	(55)	(68)
Capital Works	345	140
Visitor Information Centre		
Income		
Fees	122	119
Grants	120	122
	242	241
Less Expenses		
Operations	534	541
Depreciation	4	5
	538	546
Net Income (Expenses)	(296)	(305)
Capital Works	- -	- -

Valuation and Rating Details

	2019	2018
<u>Valuation and Rating</u>		
The Assessed Annual Value upon which the Estimates are calculated	\$	\$
<i>Based on values from 1st July, 2016</i>	629,109,370	629,109,370
<i>Adjusted AAV from 1 July, 2016</i>	629,568,321	629,109,370
<u>Rates Council Services</u>	Cents/\$AAV	Cents/\$AAV
General	7.4383	7.2042
Residential	7.4383	7.2042
Commercial	7.7017	7.4919
Commercial (CBD)	9.2035	8.9528
Industrial	7.8436	7.6300
Primary Production	7.7017	7.6124
Public Service	7.7086	7.4986
Quarry and Mining	5.1139	4.9746
Sport and Recreation	7.3562	7.1558
Vacant (non-use)	6.8146	6.6290
<u>Rates on behalf of State Government</u>		
Urban Fire Levy	1.4580	1.3847
Lilydale Country Fire District Levy	0.3951	0.3758
Rural Fire Levy	0.3677	0.3317
<u>Minimum Rates and Charges</u>		
	\$	\$
General (Charge)	282.70	275.00
Fire Levy	40.00	39.00
<u>Charges Council Services</u>		
	\$	\$
Waste Management - per 85 litre bin	105.00	102.00
Waste Management - per 140 litre bin	105.00	102.00
Waste Management - per 240 litre bin	221.00	215.00
<i>As of the 2016/2017 year the 85 litre bin is no longer available</i>		

	2019	2018
	\$000	\$000
<u>Rates and Charges Summary</u>		
General Rate		
Residential	27,626	26,772
Commercial	9,599	9,351
Industrial	3,006	2,930
Primary Production	898	890
Public Service	3,129	3,043
Quarry and Mining	5	5
Sport and Recreation	233	234
Vacant (non-use)	511	501
General Charge	10,072	9,784
	<u>55,079</u>	<u>53,510</u>
Waste Management Charge	3,607	3,471
	<u>58,686</u>	<u>56,981</u>
CBD Promotional Services	516	504
	<u>59,202</u>	<u>57,485</u>
Growth Budgeted	288	-
	<u>59,490</u>	<u>57,485</u>
Fire Levy	7,959	7,535
Total Rates and Charges	<u>67,449</u>	<u>65,020</u>
<u>Rate Remissions</u>		
General	226	189
General - Retirement Homes	700	712
	<u>926</u>	<u>901</u>
Fire General	14	14
Fire General - Retirement Homes	-	75
	<u>14</u>	<u>89</u>
	<u>940</u>	<u>990</u>

	2019	2018
	\$000	\$000
<u>CBD Promotional Budget</u>		
Income		
City Rates (Differential Component)	516	504
	516	504
Expenses		
Operations	516	504
Surplus/(Deficit)	-	-

	2019	2018
Variation in General Rate (cents per \$AAV)		
From Residential	1.7652	1.7486
From Commercial	1.5018	1.4609

	\$000	\$000
<u>State Fire Commission</u>		
Income		
Fire Rate	7,959	7,535
Interest	15	15
	<u>7,974</u>	<u>7,550</u>
Expenses		
Fire Levy	7,959	7,535
Remissions	-	89
Surplus/(Deficit)	<u>15</u>	<u>(74)</u>

The Council is required under legislation to collect Fire rates on behalf of the State Fire Commission.

Attachment 2 - 2018/2019 Capital Projects Listing

2018-19 Capital Projects

	Sum of Council Amount	Sum of Grant Amount	Sum of Total Amount
ADDITION	5,657,000	670,000	6,327,000
CORPORATE SERVICES	75,000	-	75,000
Information Technology	75,000	-	75,000
IT Infrastructure Additions 2018/19	50,000	-	50,000
IT Smart City / Internet of Things Initiatives	25,000	-	25,000
FACILITIES MGMT	2,135,000	-	2,135,000
Swimming Centres	80,000	-	80,000
Leisure & Aquatic Centre Master Plan	80,000	-	80,000
YPIPA York Park and Invermay Park	370,000	-	370,000
Turf Practice Wickets	330,000	-	330,000
Additional Cricket Sight Screen	40,000	-	40,000
Other Corporate Programs	1,300,000	-	1,300,000
St John Street Redevelopment	1,300,000	-	1,300,000
Housing and Community Ammenities	75,000	-	75,000
Design Program - Facilities Management Projects	75,000	-	75,000
Cemeteries	310,000	-	310,000
Ash Placement Area at Crematorium	250,000	-	250,000
Cemetery Master Plan	50,000	-	50,000
Weather proof storage of bulk material	10,000	-	10,000
INFRASTRUCTURE SERVICES	3,345,000	670,000	4,015,000
Flood Levee Land Acquisition	200,000	-	200,000
Launceston Flood Risk Management Deed	200,000	-	200,000
Parks Improvement	1,955,000	-	1,955,000
Fire Management Plan Bushland Reserves 2018-	45,000	-	45,000
Ravenswood Play Space Stage 2 development	250,000	-	250,000
Street Tree Strategy Implement 2018/19	60,000	-	60,000
Northbank Precinct Renewal	1,600,000	-	1,600,000
Parks Sporting Facility	70,000	-	70,000
Hoblers Bridge Soccer Drainage	70,000	-	70,000
Roads Bridge Replacement	90,000	-	90,000
Bridge Safety Improvement Program	90,000	-	90,000
Roads Urban Upgrade	880,000	670,000	1,550,000
Design Program - Road and Transport Projects	150,000	-	150,000
Gascoyne St - Ainslie to Eureka st - Roadside Parking Improvement	250,000	-	250,000
Launceston - Traffic Signal Modernisation Initiative	-	250,000	250,000
Montague & Gleadow Sts - Kerb and Channel	60,000	-	60,000
Lindsay/Gleadow Link Road	420,000	420,000	840,000
YPIPA York Park and Invermay Park	150,000	-	150,000
UTAS Stadium Solar Power Project	150,000	-	150,000

2018-19 Capital Projects

	Sum of Council Amount	Sum of Grant Amount	Sum of Total Amount
QVMAG	102,000	-	102,000
Museums	102,000	-	102,000
New Inveresk Laboratory Ceiling	50,000	-	50,000
Hazardous Substance Cabinets	52,000	-	52,000
RENEWAL	11,628,000	325,000	11,953,000
CORPORATE SERVICES	100,000	-	100,000
Information Technology	100,000	-	100,000
IT Infrastructure Renewal 2018/19	100,000	-	100,000
FACILITIES MGMT	3,025,000	-	3,025,000
Other Technicals	50,000	-	50,000
Design Centre Kitchen Upgrade	50,000	-	50,000
Parking Off Sts	40,000	-	40,000
York West car park Tree Replacement Project	40,000	-	40,000
Parking Sundrys	100,000	-	100,000
On Street Parking Machines Upgrade	100,000	-	100,000
Public Conveniences Upgrade	210,000	-	210,000
Exeloo Replacement Program - Paterson Street West car park.	210,000	-	210,000
Swimming Centres	295,000	-	295,000
LA Gym Equipment	225,000	-	225,000
Launceston Aquatic Building Fabric Renewal	70,000	-	70,000
Town Hall/Annexe Buildings	1,920,000	-	1,920,000
Town Hall - External fabric refurbishment	220,000	-	220,000
Town Hall and Annexe Refurbishment	1,700,000	-	1,700,000
YPIPA York Park and Invermay Park	290,000	-	290,000
UTAS Stadium Broadcast Infrastructure	110,000	-	110,000
Turf Farm Development of Grass	180,000	-	180,000
Parking Off Street Programs	100,000	-	100,000
York Street Carpark Resurface	100,000	-	100,000
Cemeteries	20,000	-	20,000
Carr Villa Perimeter Fence 18/19	20,000	-	20,000
INFRASTRUCTURE SERVICES	8,495,000	325,000	8,820,000
Fleet Replacement	2,044,000	-	2,044,000
Major Plant Replace Program 2016-2019	1,945,000	-	1,945,000
Minor Plant Replacement 2016-19	99,000	-	99,000
Flood Levee Improvement	40,000	-	40,000
Flood Defence Infrastructure Works	40,000	-	40,000
Information Technology	50,000	-	50,000
Large Format Printer Scanner replacement	50,000	-	50,000
Light Vehicle Fleet Replacement	190,000	-	190,000
Light Vehicle Purchase 2018/19	190,000	-	190,000

2018-19 Capital Projects

	Sum of Council Amount	Sum of Grant Amount	Sum of Total Amount
Other Technicals	41,000	-	41,000
Surveying Total Station Instrument Upgrade	41,000	-	41,000
Parks Bridge Replacement	420,000	-	420,000
Alexandra Suspension Bridge 1722	420,000	-	420,000
Parks Improvement	425,000	-	425,000
North Bank Office Building Restoration	30,000	-	30,000
Parks Furniture Replacement Program 2018/19	30,000	-	30,000
Princes Square Toilet Refurbishment	195,000	-	195,000
Punchbowl Reserve Road Pavement Repairs	100,000	-	100,000
Transport Safety Centre Carpark Refurbishment	70,000	-	70,000
Parks Playground	395,000	-	395,000
Brickfields Reserve Play Space	100,000	-	100,000
Citywide PlaySpace 2018/19	45,000	-	45,000
Coronation Park Play Space 18/19	150,000	-	150,000
Monash Park Play Space 2018/19	100,000	-	100,000
Roads Bridge Replacement	300,000	-	300,000
Burns Creek Rd - Bridge Replacement (Br#613)	150,000	-	150,000
Venn Road - Piper River Bridge (Br#637)	150,000	-	150,000
Roads Footpath	425,000	-	425,000
Charles & Cimitiere St - Footpath and Intersection Improvement	75,000	-	75,000
Urban Footpath Program 2018/19	350,000	-	350,000
Roads Resealing	1,500,000	-	1,500,000
Rural Resheeting Program 2018/2019	500,000	-	500,000
Rural Road Reseal Program 2018/19	300,000	-	300,000
Urban Road Reseal Program 2018/19	700,000	-	700,000
Roads Rural Upgrade	250,000	-	250,000
Windermere Rd - Shoulder Widening	250,000	-	250,000
Roads Urban Upgrade	2,195,000	325,000	2,520,000
Cimitiere St - Tamar to George - Road	1,500,000	-	1,500,000
Hillside Cres - Burke to Stone - Retaining Wall Renewal	625,000	325,000	950,000
Parua Road (#61-67) - Kerb and Cannel	70,000	-	70,000
Stormwater Urban Upgrades	220,000	-	220,000
CoL Pump Station Renewal Program	120,000	-	120,000
Stormwater Main Renewal	100,000	-	100,000
QVMAG	8,000	-	8,000
Museums	8,000	-	8,000
QVMAG - Planetarium Show Renewal	8,000	-	8,000
UPGRADE	2,415,000	-	2,415,000
DEVELOPMENT SERVICES	100,000	-	100,000
Planning Schemess	100,000	-	100,000
Launceston Heritage List Review	50,000	-	50,000
Relbia Area Review	50,000	-	50,000

2018-19 Capital Projects

	Sum of Council Amount	Sum of Grant Amount	Sum of Total Amount
FACILITIES MGMT	290,000	-	290,000
Swimming Centres	200,000	-	200,000
Accessibility Change Room Upgrade	180,000	-	180,000
Bulk chemical storage area - Lilydale Swimming	20,000	-	20,000
YPIPA York Park and Invermay Park	75,000	-	75,000
UTAS Stadium Access Control Upgrade	75,000	-	75,000
Cemeteries	15,000	-	15,000
Roof awning installation over delivery area at the Crematorium	15,000	-	15,000
INFRASTRUCTURE SERVICES	1,815,000	-	1,815,000
Parks Improvement	280,000	-	280,000
Lilydale Falls Amenities & Paths Upgrade	30,000	-	30,000
Reimagining the Cataract Gorge 18/19	250,000	-	250,000
Parks Sporting Facility	10,000	-	10,000
East Launceston Bowls Club Upgrade	10,000	-	10,000
Roads Rural Upgrade	100,000	-	100,000
Prossers Road (Patersonia) Prelim Design	50,000	-	50,000
Rural Roads - Drainage Improvement - Design	50,000	-	50,000
Roads Urban Upgrade	925,000	-	925,000
Bus Stop Upgrade - Improve DDA Access	75,000	-	75,000
Charles / William St - Intersection Improvement	150,000	-	150,000
Invermay / Lindsay St - Traffic Signals	700,000	-	700,000
Stormwater Urban Upgrades	500,000	-	500,000
Newnham Creek - Hortus PI - Bank Remediation	500,000	-	500,000
QVMAG	210,000	-	210,000
Museums	35,000	-	35,000
Development of safe area for QVMAG exhibition assets	15,000	-	15,000
QVMAG Natural Sciences Storage	20,000	-	20,000
Theatres	115,000	-	115,000
Earl Arts Centre Lighting Bar Upgrade	115,000	-	115,000
Theatre Programs	60,000	-	60,000
Princess Theatre Power Supply Upgrade	60,000	-	60,000
Grand Total	19,700,000	995,000	20,695,000

20.4 Budget 2018/2019 - City of Launceston Rating Framework**FILE NO:** SF6640/SF0521**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the adoption of the Council's Rating Framework for the financial year ending 30 June 2019.

Pursuant to Part 9 of the Local Government Act 1993, this decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

That Council, by absolute majority, pursuant to Part 9 of the *Local Government Act 1993*, adopts the following Rating Framework for the financial year ending 30 June 2019.

Rating Resolution**1. General Rate:**

1.1 Pursuant to sections 90 and 91 of the *Local Government Act 1993*, the Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the municipal area of Launceston for the period commencing 1 July 2018 and ending 30 June 2019, which consists of two components as follows:

- (a) A rate of **7.4383** cents in the dollar on the assessed annual value of the land; and
- (b) A fixed charge of **\$282.70**.

1.2 Pursuant to section 107(1) and (2) of the *Local Government Act 1993*, by reason of:

- (a) the use or non-use of any land which is within the municipal area; and
 - (b) the locality of the land.
-

20.4 Budget 2018/2019 - City of Launceston Rating Framework ...(Cont'd)

Council declares that component 1.1(a) of the General Rate is varied for the financial year as follows:

- (i) For land used for commercial purposes, that is not located within the area known as the CBD Rate Variation Locality, the rate is varied by **increasing** it by **0.2634** cents in the dollar to **7.7017** cents in the dollar;
- (ii) For land used for commercial purposes and which is located within the area known as the CBD Rate Variation Locality, the rate is varied by **increasing** it by **1.7652** cents in the dollar to **9.2035** cents in the dollar;
- (iii) For land used for industrial purposes, the rate is varied by **increasing** it by **0.4053** cents in the dollar to **7.8436** cents in the dollar;
- (iv) For land used for public purposes, the rate is varied by **increasing** it by **0.2703** cents in the dollar to **7.7086** cents in the dollar;
- (v) For land used for primary production purposes, the rate is varied by **increasing** it by **0.2634** cents in the dollar to **7.7017** cents in the dollar;
- (vi) For land used for sporting or recreation facilities, the rate is varied by **decreasing** it by **0.0821** cents in the dollar **7.3562** cents in the dollar;
- (vii) For land used for quarrying and mining, the rate is varied by **decreasing** it by **2.3244** cents in the dollar to **5.1139** cents in the dollar; and
- (viii) For land which is vacant land, the rate is varied by **decreasing** it by **0.6237** cents in the dollar to **6.8146** cents in the dollar.

Definition CBD Rate Variation Locality

- 1.3 That pursuant to section 107(1)(c) of the *Local Government Act 1993*, by reason of the location of any land which is within the following parts of the municipal area, namely:
- (a) That portion of the City of Launceston as is bounded by Wellington, Cameron, George and York Streets;
 - (b) Those properties having a frontage on the Eastern side of George Street from numbers 37 to 115 (both inclusive);
 - (c) Those properties having a frontage on the Southern side of York Street from numbers 45 to 123 (both inclusive);
 - (d) Those properties having a frontage on the Northern side of Cameron Street from numbers 44 to 70 (both inclusive) and on the Southern side of that Street from numbers 41 to 93 (both inclusive);
 - (d) Those properties having a frontage on the Eastern side of St John Street from numbers 119 to 153 (both inclusive) and on the Western side of that Street from numbers 116 to 128 (both inclusive);
 - (e) Those properties having a frontage on the Eastern side of Charles Street from numbers 179 to 205 (both inclusive) and on the Western side of that Street from numbers 126 to 156 (both inclusive); and
 - (f) Those properties having a frontage on the Northern side of Brisbane Street from numbers 36 to 60 (both inclusive) and those having a frontage on the Southern side of that Street from numbers 43 to 65 (both inclusive).
-

20.4 Budget 2018/2019 - City of Launceston Rating Framework ...(Cont'd)

the Council declares this area to be defined as the **CBD Rate Variation Locality** for the purposes of clause 1.2.

Maximum Percentage Increase

1.4 Pursuant to section 88A of the *Local Government Act 1993*, Council, sets the following maximum percentage increase as a result of the municipal revaluation in component (a) of the general rate in clause 1.1 of 500% and then declares by absolute majority that the maximum percentage is varied under section 107 of the *Local Government Act 1993*, according to the use or predominate use of land, by decreasing the maximum percentage to **20%** for all land which is used or is predominately used for residential purposes.

2. Service Charges – Waste Management Service:

Pursuant to section 94, of the *Local Government Act 1993*, the Council makes the following service charges on all rateable land within the municipal area of Launceston (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2018 and ending on 30 June, 2019, namely:

2.1 Service charges for waste management in respect of all land to which the Council supplies different waste management services comprising:

- (i) The supply of mobile garbage bins;
- (ii) The supply of a recycling service;
- (iii) The collection of garbage bags purchased by owners or occupiers of land from the Council.

as follows:

- (a) **\$105** for an existing 85 litre mobile garbage bin and one recycle bin;
\$105 for a 140 litre mobile garbage bin and one recycle bin;
\$221 for a 240 litre mobile garbage bin and one recycle bin; and
- (b) **\$2.60** per bag for the collection of prepaid garbage bags purchased by owners or occupiers from the Council for collection within the area that this service is supplied to.

2.2 Pursuant to section 94(3) of the *Local Government Act 1993*, the Council varies each of the charges at clause 3(a) within different parts of the municipal area for land used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities and/or quarrying and mining purposes as follows:

- (i) **\$105** for an existing 85 litre mobile garbage bin;
 - (ii) **\$105** for a 140 litre mobile garbage bin;
 - (iii) **\$221** for a 240 litre mobile garbage bin.
-

20.4 Budget 2018/2019 - City of Launceston Rating Framework ...(Cont'd)

2.3 In respect of the service charges for waste management:

- (a) If any land to which the waste management service is supplied is the subject of separate rights of occupation which are separately valued in the valuation list prepared under the *Valuation of Land Act 2001*, then the charge applies to each such separate occupation;
- (b) Pursuant to section 94(3) of the *Local Government Act 1993*, the Council declares that the service charge varies within different parts of the municipal area by reference to the use or predominant use of land as follows:
 - (i) For all land used for residential purposes where there is more than one separate right of occupation which is separately valued in the valuation list prepared under the *Valuation of Land Act 2001*, and where the rate payer has elected by notice in writing delivered to the General Manager on or before the 1 July 2018, not to have a waste management service, then the service charge is varied to **Nil**;
 - (ii) For all land which is used or predominantly used for commercial or industrial purposes, public purposes, primary production, sporting or recreation facilities, quarrying and mining purposes and where the rate payer in respect of that land elects by notice in writing delivered to the General Manager on or before the 1st day of July 2018 not to have a waste management service, then the service charge is varied to **Nil**.

3. Service Rates - Fire Service:

3.1 Pursuant to section 93A of the *Local Government Act 1993*, the Council makes the following service rates in respect of the fire service contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area for the period commencing 1 July 2018 and ending on 30 June, 2019, as follows:

District	Cents in the dollar of Assessed Annual Value
Launceston Permanent Brigade Rating District	1.4580
Lilydale Volunteer Brigade Rating District	0.3951
General Land	0.3677

3.2 Pursuant to section 93(3) of the *Local Government Act 1993*, the Council sets a minimum amount payable in respect of this service rate of **\$40.00**.

4. Separate Land:

4.1 Except where it is expressly provided to the contrary, for the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

20.4 Budget 2018/2019 - City of Launceston Rating Framework ...(Cont'd)

5. Adjusted Values:

5.1 For the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the *Local Government Act 1993*.

6. Instalment Payment:

6.1 Pursuant to section 124 of the *Local Government Act 1993*, the Council:

- (a) Decides that all rates are payable by all rate payers by four instalments which must be of approximately equal amounts.
- (b) Determines that the dates by which instalments are to be paid shall be as follows:
 - (i) The first instalment on or before 31 August, 2018;
 - (ii) The second instalment on or before 30 November, 2018;
 - (iii) The third instalment on or before 31 January, 2019; and
 - (iv) The fourth instalment on or before 30 April, 2019.
- (c) If a ratepayer fails to pay any instalment within 21 days from the date on which it is due, the ratepayer must pay the full amount owing.

7. Penalty and Interest:

7.1 Pursuant to section 128 of the *Local Government Act 1993*, if any rate or instalment is not paid on or before the date it falls due then:

- (a) There is payable a penalty of **3.0%** of the unpaid rate or instalment; and
- (b) There is payable a daily interest charge of **0.02054795% (7.5% per annum)** in respect of the unpaid rate or instalment for the period during which it is unpaid.

8. Words and Expressions:

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979*, have in these resolutions the same respective meanings as they have in those Acts.

REPORT:

This resolution has the purpose of translating budgeted rate revenue into rates and charges.

ECONOMIC IMPACT:

The Council has a significant economic impact in the region through its revenue raising and spending.

20.4 Budget 2018/2019 - City of Launceston Rating Framework ...(Cont'd)

ENVIRONMENTAL IMPACT:

The budget contains specific projects and ongoing programs to improve environmental outcomes.

SOCIAL IMPACT:

The budget contains specific projects and ongoing programs to improve social outcomes. The structure distributes the rates accordingly to property values.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To continue to ensure the long-term sustainability of our Organisation
Key Direction -
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

The rate resolution provides the legal authority to levy the rates as detailed in the Council's Statutory Estimates.

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.



Louise Foster: Director Corporate Services

21 GENERAL MANAGER'S DIRECTORATE ITEMS**21.1 Representation at the Local Government Association of Tasmania 2018 Conference****FILE NO:** SF0121/SF2218/SF2217**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a request from Alderman Janie Finlay and Alderman Darren Alexander to attend the Local Government Association of Tasmania 2018 Conference in Hobart, 25-27 July 2018.

RECOMMENDATION:

That Council agrees to Alderman Janie Finlay and Alderman Darren Alexander's request to attend the Local Government Association of Tasmania 2018 Conference in Hobart, 25-27 July 2018.

REPORT:

Following canvassing of Aldermen to determine interest in attending the Local Government Association of Tasmania (LGAT) 2018 Conference in Hobart, 25-27 July 2018, Alderman Finlay and Alderman Alexander have expressed an interest in attending.

This will be the first conference both Aldermen will attend in the 2018/2019 financial year.

The Key Conference Themes for this event are:

- The 5 Rs to help achieve the safest road network. Local Government liability, standards and practices.
- Reform program on a page - understanding your digital maturity.
- Rejuvenate and reinvest in your greatest assets - you and your team.
- Engagement - the good, the bad and the ugly.
- Risky Business - community in the digital space.
- Rejuvenating, reforming and reinventing your Council's decision-making processes.

It is considered appropriate that the Council is represented at this conference as the learnings will have direct benefit for a number of current key Council priorities.
local

21.1 Representation At The Local Government Association Of Tasmania 2018 Conference ...(Cont'd)

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 Directions -
3. To ensure decisions are made on the basis of accurate and relevant information
5. To strategically manage our assets, facilities and services

BUDGET & FINANCIAL ASPECTS:

The costs associated with attendance at this conference per person are \$895.00 for registration and \$760 for accommodation which can be accommodated within existing budgets.

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. Conference Program
-

PLENARY KEYNOTE SPEAKERS



CRAIG REUCASSEL

Reinventing the challenges of waste

In recent decades, the combined effects of consumer demand, supermarket policies and cynicism about the effectiveness of waste and recycling campaigns has seen a surge in the volume of waste we produce as a nation. Following his mission to reduce waste in a "throwaway culture" in the renowned ABC series the "War On Waste", Craig Reucassel comes to Tasmania ready to tackle this at a local level. Craig will look at the future challenges for councils in Tasmania dealing with waste as they seek to overcome distance, China's strict new policies and debates about waste to energy. How can councils change habits, how must business help and what will residents tolerate? Don't miss this highly engaging and topical discussion on waste challenges.

Craig and a group of friends founded *The Chaser* newspaper, which led to a number of ABC TV Chaser programs including *The Election Chaser*, *CNNNN*, *The Chaser's War on Everything*, *Yes We Canberra* and *The Hamster Wheel*. Most recently he's appeared on ABC in *The Chaser's Media Circus*, *The Chaser's Election Desk* and the current series of satirical consumer affairs show *The Checkout*. In 2017 Craig hosted the *War on Waste* on ABC TV.

Craig attended the University of Sydney graduating with honours in Bachelor of Economics (Social Science) and Bachelor of Laws. Craig is married with three children. He has a cat and a dog that could do with a walk if you have any time.



SCOTT RANKIN

Everyone has the right to thrive - rejuvenation and hidden disadvantage

This plenary will use the urgent issues resulting from the emergency of the 'digital century' to illustrate the need for accelerated renewal, reform and rejuvenation, if we want fair and equitable communities. We have to move beyond Digital Inclusion, and embrace Digital as an 'essential service,' and ensure that the most vulnerable people in local communities do not fall further behind during this time of change.

25 years ago the NW Coast the Pulp and Paper Mill's was closing down. Burnie's urgent need for rejuvenation gave rise to Big hART and the development of a non-welfare approach to working with at risk young people. Since then Big hART has thrived, developing projects and exporting community development approaches to 50 communities. To finance this work Big hART has raised over 50million to assist disadvantaged people, through this unique approach, which works with communities to reform and renew.

Using video of Big hART projects and the Telstra Digital Inclusion Index, CEO Scott Rankin will explore multi-layered approaches to accelerating change, and the potential of Local Government to inhibit or enhance rejuvenation.



SALLY CURTAIN

How the City of Casey drove impactful change through digital transformation

Today's customers and business demands are creating extraordinary challenges for Local Government. Power is shifting, and the spotlight is forcing business to not only think differently but do things like never before. The need for a strong organisational culture in a time of change is the difference between surviving and thriving. Learn about the City of Casey's Digital Transformation and how they accomplished 20 years of change within 3, with unimaginable results. You will be hearing from Sally Curtain the Strategic Director of Customer Focus and Innovation and gain insights from Councillor Rowe's perspective from the community.

Sally Curtain is a seasoned executive, thought leader, strategist and reformer. As the Strategic Director of Customer Focus & Innovation at Victoria's largest metropolitan municipality, City of Casey, Sally has led the organisation to holistically transform the way they operate, to put customers at the heart of everything they do.

Sponsored by



Sponsored by



PLENARY KEYNOTE SPEAKERS



BROOK DIXON

Smart People Make Smart Communities

How can "smart user technology" make our cities and communities more liveable, more sustainable and more technologically empowered? We are fast entering a digitally-enabled world full of new avenues for improving people's lives by enhancing the places where we live and work. While many communities are now poised and ready to proceed, and some already on the journey, there's clearly a need for a coordinated effort across the country that sees us collaborating and sharing our experiences as we experiment and learn. Technology will underpin the future as we become an increasingly connected world, but technology alone will not provide all the answers.

Brook is Managing Director of Delos Delta, driving smart city and digital transformation for clients worldwide. Brook is also President of the Australian Smart Communities Association, working to promote smart city solutions that improve liveability, sustainability and productivity in our cities. Brook is a Churchill Fellow, experienced leader, smart city creator, strategic planner, business moderniser, digital city exponent, economist, and policy developer.



GENEVIEVE LILLEY

Reimagining Place

After spending 15 years circumnavigating the world, working in Europe, the UK, then a decade in the fast commercial life of Sydney's CBD, Genevieve moved to Tasmania discovering the state's unique qualities, and geographic and social idiosyncrasies that draw both visitors and enthusiastic residents to our communities. Genevieve will discuss how the sense of community, authenticity and nimble governance are unique (even envied) world wide, and how you can use the enterprise and enthusiasm of your constituents to achieve ambitious large scale projects, despite modest resources. Drawing on fascinating examples from other places, and other unlikely analogies, she'll also discuss ways that state government bodies might support local councils more in the delivery of genuine initiatives.

Genevieve Lilley is an architect practising in Tasmania and NSW. After working for 8 years for British architect Sir David Chipperfield on civic projects, she opened her own practice in London in 1999 and in Sydney in 2005. Genevieve lives in Hobart and runs a small practice specialising in a range of odd and unique projects, mostly involving the adaptive re-use of buildings in NSW and Tasmania. Genevieve currently sits on the Tasmanian Heritage Council, the NSW Heritage Committee, the AIA National Gender Equity Committee, and the AIA Tasmanian Chapter Council. Genevieve is also the designer for award-winning modern jeweller Venerari, current Chair of the Living Room Theatre, writes for Houses Magazine and the Architectural Review, judges architectural awards, and acts as an external examiner to a number of architecture schools.

Conference Competition

Register by Monday, 2 July for your chance to WIN dinner for two people at the Pier One Restaurant and Bar, to the value of \$100. Don't forget to check out our Special Offers on the Registration Page.



Conference App

Download the event app to your phone via <http://free.eventbase.com/download>

Then simply do a search for 106th LGAT Annual Conference for the latest information on our Conference.



LGAT 2017 Conference Plenary Keynote Speaker Emilia Sterjova

Sponsored by



Sponsored by



WORKSHOP PROGRAM

Thursday 26 July, 1.30 - 3pm

Stream 1
Asset Edge Pty
Ltd Infrastructure
and Engagement

David Bobbermen

The 5 Rs to help achieve the safest road network. Local Government liability, standards, and practices

How do we make our roads safer? What are our legal responsibilities as road authorities? Join David Bobbermen of Austroads to discover the 5 Rs to help achieve a safer road network You will leave with information covering:

- Ready with network-wide Road Safety Plans
- Renewal of road design accreditation for network planning decisions
- Rejuvenation of the principles of road design: context and consistency
- Reform with emerging practices of safe system in a network context
- Reinvention to specifically support Local Government context - World-first performance-based road design guidance (resource minimalism).

Austroads Safety Program Manager, David works with practitioners across all jurisdictions to share best practice and enable improvements to road safety performance across Australia and New Zealand. With all road jurisdictions under significant pressure to be more efficient in an environment of fiscal constraints, David's focus is to refine and simplify practice, specifically focused on road authorities which are time-poor, and to leave no stone unturned in the endeavour to save lives.



Sponsored by



Stream 2
Innovation
and Digital

Sally Curtain

Reform program on a page - understanding your digital maturity

In a time where we are constantly being told to "do more with less" and "innovate", how do you know what the first step is? If this was easy, we would have a formula for it and be excelling at it already. This masterclass will get you thinking about where you are as a council, find out what may be holding you back and get a roadmap on a page for you to take that first step in reforming to become a more efficient and effective council. You will walk away understanding your councils' maturity and a toolbox full of implementation ideas!



Stream 3
Corporate
Development

Dr Matt Constable

Rejuvenate and Reinvest in your Greatest Assets – You and your Team

A Health and Performance Framework for a low stress, high performance life.

Matt will take you on an entertaining and energetic Workshop designed to Rejuvenate and Reinvest in your self and your team! In part one, Matt will outline a conceptual wellness framework that enables participants to identify stressors that compromise their own performance, health and wellbeing. The second part aims support you to develop your own actionable lifestyle strategies, stress management and superior performance at work and in life.

Dr. Matthew Constable has been a Chiropractor in private practice for over 20 years with a holistic focus on optimal wellbeing and high performance. He's held positions including Secretary of the Chiropractic Association of Australia (NSW) and has worked as Business and Clinical Consultant to Allied health clinics over the past decade. Dr. Constable has spoken professionally around Australia to Local Government organisations, Businesses, Corporations and the public particularly on how to effectively manage stress and optimise health and wellness. When faced with an inoperable spinal tumour in 2012, it raised the very real question for Matt - What is absolutely essential to not only heal but stay well? This experience has inspired him to share these essential aspects for exceptional health and high performance.



WORKSHOP PROGRAM

Friday 27 July, 9am - 10.30am

Stream 1
Asset Edge Pty
Ltd Infrastructure
and Engagement

Kimbra White

Engagement - the Good, the Bad and the Ugly.

How do you know if your council is doing engagement well? A lot of engagement is managed by many teams across your Council. How do you judge the quality of the engagement that is being used to support decisions you will be making? Join Kimbra at this interactive and highly engaging workshop which will cover case studies of good and bad engagement together with the key qualities that make for good engagement and ensure that you will not be fronting ugly engagement meetings.

Kimbra White is a co-founder and director of MosaicLab, a community engagement advice and facilitation company. MosaicLab specializes in **deliberative engagement (citizens' juries) and working with community outrage**. She is a past President of IAP2 in Australasia and represented Australasia on the international board for 3 years.



Sponsored by



Stream 2
Innovation
and Digital

Eyal Halamish

Risky Business: Community in the Digital Space

We operate in an era where influence with the traditional gatekeepers in media and government no longer guarantees the reputation of an organisation. As Local Governments launch their digital and innovation programs into the current complex social-technological and political environment, they will require a holistic approach. Government needs to examine traditional requirements of issues management and government relations but equally recognise the empowered digital stakeholder and online communities. The challenge for the sector is to develop the strategies and create the internal capability to make digital innovation economically sustainable in the long term.

OurSay, Founder and Risk Communication Expert Eyal Halamish has 15 years of experience working across the public engagement space including work with Fortune 500 companies and local, state and federal government departments to solve complex stakeholder engagement problems. Eyal has lead communication strategies for Department of Education, City of Monash and the Prime Minister's office. Eyal is a risk communication and stakeholder engagement expert with a strong track record for mitigating outrage on highly controversial policy matters.



Stream 3
Corporate
Development

Seth Nicholls

Rejuvenating, Reforming and Reinventing your Council's Decision-Making Processes

Tips, Tools and Strategies to Achieve Better Results for your Constituents

What is a good decision and how do you know that you've made one? What are the major 'decision traps' into which you can fall and how can you (and your Council) avoid them? And what can you do to ensure that the decisions which are made by your Council are consistently high quality, defensible and likely to achieve your objectives? The answer to these and other questions are explored during this fun, interactive workshop that is designed to equip you with knowledge, skills and tools to begin making better decisions immediately. Those who attend this workshop will also be provided with a Good Decisions and Recommendations Checklist that can be used to guide their decision-making well into the future.

Dr. Seth Nicholls has worked in academia, government and consulting for more than 15 years. He holds a PhD in political science and public policy from the University of Adelaide and a graduate professional certificate in Strategic Decision-Making and Risk Management from Stanford University. His goal is to help individuals and organisations achieve better outcomes by equipping them with the knowledge, skills and tools needed to make better decisions.



21.2 City of Launceston Priority Projects

FILE NO: SF5210

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To determine the Council's strategic priorities which deliver on the policy directions and objectives of the Greater Launceston Plan and which promote the economic, social and environmental sustainability of the City of Launceston.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 28 March 2018 - Priority Projects Review

Workshop - 13 November 2017 - Annual Plan Presentation - Needs and Priorities

Council - 18 December 2017 - Agenda Item 21.1 - City of Launceston Priority Projects

RECOMMENDATION:

That Council adopts the following Priority Projects which direct the strategic advocacy of the Council in its engagement with the State and Federal Government and the community and which collectively promote the economic, social and environmental growth and sustainability of the City of Launceston:

PROJECTS	TOTAL (\$)	COUNCIL ROLE	REFERENCE TO GREATER LAUNCESTON PLAN
1. Funded Projects			
UTAS Relocation	\$260m	PP	GLP Reference Projects D.4, F.3, F.5
Launceston City Deal - Jobs Pathways (Funded over two years)	\$320k	AP	GLP Policy Directions - Creativity and Innovation, Economic Development
Launceston City Deal - Smart Cities	\$2.4m	PP	GLP Policy Directions - Creativity and Innovation, Economic Development, Land Use Transport and Infrastructure; Connected and Networked Region
Launceston City Deal - Tamar Estuary	\$93m	PP	GLP Reference Projects B.1 and E.2

21.2 City of Launceston Priority Projects ...(Cont'd)

2. Projects Strategically Committed			
Launceston City Deal - City Heart Stage 2	\$20m	COP	GLP Reference Project F.1; G.1
Launceston City Deal: Inveresk Precinct Masterplan (UTAS Relocation)	\$3m	COP	GLP Reference Project F.2
Launceston City Deal - Northern Suburbs Revitalisation Plan (Including proposed Northern Suburbs Community Hub)	\$12m	PP	GLP Reference Project G.2, G9
Hawthorn Agreement	Internal Resources	AP	GLP Reference Project F.3
Transport and Parking Strategies	TBS	COP	GLP Policy Directions - Economic Development; Liveability and amenity; Land Use Planning and Infrastructure
Development of a Cultural Strategy, including the funding of QVMAG	QVMAG \$3m Cultural Strategy TBS	COP	GLP Reference Project F.1 and F.3
Re-Imagining the Cataract Gorge	\$3.2m	COP	GLP Reference Project B.5
Regional Sport and Recreation Plan	\$2.9m	COP	GLP Policy Directions - Liveability and amenity; Social Inclusion and Equality, Land Use Planning and Infrastructure
Albert Hall Upgrade	\$5.5m	COP	GLP Policy Directions - Liveability and amenity; Social Inclusion and Equality, Land Use Planning and Infrastructure
Traffic Signal Upgrades (Funded over three years)	\$3m	PP	GLP Policy Directions - Land Use Planning and Infrastructure
3. Strategic Planning Projects			
Master Planning - Relbia, St Leonards, Residential Growth Areas and Central Area Development Plan	\$500k	COP	GLP Reference Project G3; G6, G7, G9 , G10

21.2 City of Launceston Priority Projects ...(Cont'd)

Launceston Flood Studies and Implementation	Internal resources	COP	GLP Policy Directions - Land Use Planning and Infrastructure, Governance, Environmental sustainability
Sustainability/Climate Change	TBS	COP	GLP Reference Projects E.1, E3, E4
4. Strategic Future Projects			
Review of the Greater Launceston Plan	TBS	PP	GLP Reference Project A1, A.2, A.3
Review of the Council's Waste Strategy	Internal Resources	COP	GLP Policy Directions - Land Use Planning and Infrastructure, Governance, Environmental sustainability
Development of a Population Strategy	Internal Resources	COP	GLP Reference Project A.1

COP: Council owned project: Council will undertake the project with funding support

PP: Partner Project: Council will partner with others to Plan, advocate and in some cases undertake the project

AP: Advocacy Project: This project is strategically important for the City's future and Council will advocate strongly for its implementation by others

TBS: To be scoped

REPORT:

In preparation for the 2018/2019 Council plan and budget and the forthcoming Federal Government election in 2019, it is appropriate for the Council to review its Priority Projects Program in order that Aldermen representing the community may direct the strategic priorities and advocacy of the Council as it seeks to engage with the State and Federal Government and communicate to the community the future strategic direction in seeking to promote the economic, social and environmental growth and sustainability of the Launceston Municipal Area.

The Priority Projects have been formulated into four distinct categories of projects which reflect the strategic rationale ensuring that concurrently the Program forms a cyclic framework of projects:

1. Funded Projects

Projects have received funding commitment from either or all of the State, Federal Government and the Council and are proceeding to implementation.

21.2 City of Launceston Priority Projects ...(Cont'd)

2. Projects Strategically Committed

The Council has strategically committed to the projects which have completed, or are nearing completion of the planning stage and are being actively advocated for funding support from State and Federal Governments to enable implementation. These projects will typically also involve future budget commitments in Council budgets.

3. Strategic Planning Projects

Strategic Planning projects that have received a policy commitment from the Council as an important element of planning for the sustainable prosperity of the City. Specific projects requiring funding and/or advocacy to other responsible authorities, State or Federal Government may result from undertaking the Strategic Planning projects.

4. Strategic Future Projects

Projects resulting from planning that has been undertaken, or on which specific planning will be undertaken as the initial phase of the project, which are seen as future priority projects.

Funding for these projects will be sought from State and Federal Governments and Council future budgets to enable these projects to be progressively implemented as the next phase of the Funded Projects category.

It is important that a consensus position is reached on the project priorities for the City of Launceston. This will enable a strategic focus and consistency in advocacy of these priorities to both the State and Federal Governments. A unity of purpose in these matters will promote sound prospects of success in securing funding commitments from Government.

Aldermen will note that specific reference is made to the Greater Launceston Plan (GLP) in cross referencing the individual projects on the Priority Projects program to the major GLP objectives.

A key element in delivering the GLP is through the City of Launceston's Priority Projects program. The priority projects seek to deliver on the broad strategic direction sought through the GLP by identifying key infrastructure and planning projects that are required to ensure a sustainable economic, social and environmental future for the City of Launceston and which will enable to City to fulfil its crucial regional service centre role for Northern Tasmania as a critical part of the Tasmanian economy.

Attachment 1 provides a presentation on the Council Priority Projects as detailed in the recommendation.

21.2 City of Launceston Priority Projects ...(Cont'd)

ECONOMIC IMPACT:

Consideration contained in report.

ENVIRONMENTAL IMPACT:

Consideration contained in report.

SOCIAL IMPACT:

Consideration contained in report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders; to seek and champion collaboration to address major issues for Northern Tasmania; to ensure decisions are made in a transparent and accountable way; to continue to meet our statutory obligations and deliver quality services and to continue to ensure the long-term sustainability of our Organisation

Key Directions -

2. To lead the implementation of the Greater Launceston Plan by collaborating on relevant initiatives
3. To ensure decisions are made on the basis of accurate and relevant information
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

Consideration contained in 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

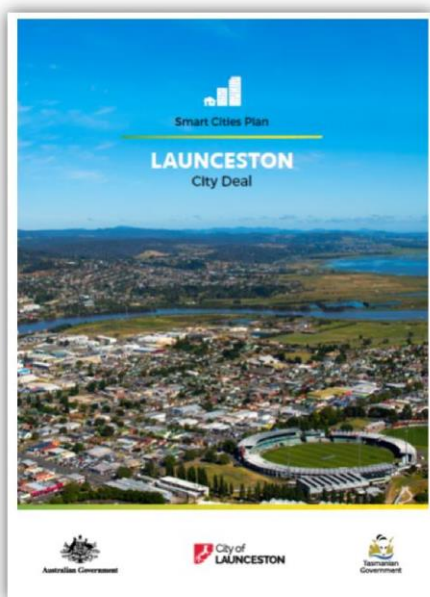
ATTACHMENTS:

1. Priority Projects 2018 - City of Launceston
-

Attachment 1 - Priority Projects 2018 - City of Launceston



City Deal



- UTas Relocation (incl automobile Museum relocation, Newnham campus outline development plan)
- Inveresk Precinct Masterplan
- Tamar Estuary
- Regional Economic Development Plan
- Entrepreneurship facilitator
- Jobs pathway directive
- Smart cities
- City Heart Northern Suburbs Revitalisation Plan

UTAS Re-location



- The Council's focus areas for implementation of the Inveresk Masterplan include the management of traffic and parking issues.
- The State Liberal Governments commitment of \$40M over the next 5 years will address the Charles Street Bridge, Goderich/Lindsay Street congestion issue.
- Further investment of approximately \$3M is required for additional vehicle parking, active transport and connectivity improvements as well as amenity / lighting upgrades

City Heart Project – Stage 2



Cost: \$20M

- Seeking tripartite funding by Federal, State and Local Government
- Application submitted to Building Better Regions Fund (*outcome pending*)
- Project includes:
 - Cameron Street - linking the CBD to the Inveresk and UTAS
 - St John Street North
 - Brisbane Street (The Avenue)
 - Charles Street Central North
 - George Street central North

Reimagining the Gorge Project



Reimagining the Gorge Infrastructure Projects - \$3.2M

- Infrastructure upgrades including lighting, path and track upgrades, Aboriginal interpretation signage, toilet upgrades, mountain bike trails (\$2.2M)
- Projected storytelling to provide high-time activation within the Gorge (\$1M)

Tamar Estuary

- \$3M required for the establishment of trial areas for water sensitive urban design within Launceston
- *\$93M commitment from State and Federal Government for the implementation of the Tamar River Health Action Plan*



Cultural Strategy



- Currently QVMAG is fully funded by the City of Launceston on behalf of the Northern Region.
- Currently completing feasibility work for best value delivery of the QVMAG.
- Would like to work with state Government towards a more equitable funding arrangement consistent with the Tasmanian Museum and Art Gallery.
- Recurrent annual funding for QVMAG of \$3M is sought.
- Implementation of the broader Cultural Strategy will commence in late 2018 to more effectively leverage the cities cultural assets. Seed funding of \$3M is required to complete design work and deliver infrastructure improvements such as a public art trail.

Regional Sport Facilities Planning



Churchill Park Sports Complex - \$1.5M

- \$900,000 allocated by CoL over 3 years
- Development of two additional soccer/cricket fields, as per attached master plan.
- Relocation of car parking to the southern part of the site to enable development of new fields, as per attached car park plan.
- Regional soccer and softball facility.
- Expansion to include Cricket.

Royal Park Skate Park - \$1.2M

- 2020 Olympic Games sport.
- Not funded in Council's forward Capital Works Program.
- Incredibly well used and well located facility that is nearing the end of its useful life.

Regional Sports Facilities Planning



AFL/Cricket grounds - \$1.5M upgrades

- Funding spread across all CoL grounds to upgrade floodlights and off-field amenities, particularly for female participation, in accordance with priorities identified in state-wide AFL Tasmania Facilities Audit.
- Currently scoping a multi-sport high Performance Centre at Inveresk.

NTCA Ground - \$1.7M renewal and upgrades

- \$1.2m - To rebuild No.1 Ground, including drainage, irrigation, growing medium, turf, centre wicket square.
- \$0.5m - Investment in spectator facilities and public toilets at No.2 Ground.

Northern Suburbs Revitalisation Strategy

- A Project Plan is currently being developed as Stage One of the Project.
- Stage two will include development of strategy and Implementation of urban renewal initiatives, guided by the Project Plan – anticipated cost range \$1.2M - \$2M
- \$12M for the **Northern Suburbs Community Hub** that provides for community, support and recreation activities. It will provide offices, a range of non-recreational programs in multi use spaces, ball courts, gym, boxing, climbing and skate and cycle sports indoor. An outdoor soccer pitch is also proposed. An indoor skate and cycle sports centre will be unique to Tasmania and will attract visitors. There are significant economic, health and social benefits (that have been indicatively quantified) of such a centre, that will encourage almost 300,000 visits per year from many people that other wise are unlikely to participate.

Launceston Northern Suburbs Community Hub



Albert Hall

- Upgrade and refurbishment to make the venue more of multi-use / multi- user facility. \$5.5M



Master Planning

- Master Planning – Relbia, St Leonards, Residential Growth Areas and Central Area Development Plan - \$500k



Council endorsed Priority Projects

On the 18 December, 2017 the City of Launceston adopted the following Priority Projects which direct the strategic advocacy of the Council in its engagement with the State and Federal Government and the community and which collectively promote the economic, social and environmental growth and sustainability of the City of Launceston.

The Priority Projects have been formulated into four distinct categories of projects which reflect the strategic rationale ensuring that concurrently the Program forms a cyclic framework of projects:

1. Funded Projects

Projects have received funding commitment from either or all of the State, Federal Government and the Council and are proceeding to implementation.

2. Projects Strategically Committed

The Council has strategically committed to the projects which have completed, or are nearing completion of the planning stage and are being actively advocated for funding support from State and Federal Governments to enable implementation. These projects will typically also involve future budget commitments in Council budgets.

3. Strategic Planning Projects

Strategic Planning projects that have received a policy commitment from the Council as an important element of planning for the sustainable prosperity of the City. Specific projects requiring funding and/or advocacy to other responsible authorities, State or Federal Government may result from undertaking the Strategic Planning projects.

4. Strategic Future Projects

Projects resulting from planning that has been undertaken, or on which specific planning will be undertaken as the initial phase of the project, which are seen as future priority projects.

Priority Projects

PROJECTS	TOTAL (\$)	COUNCIL ROLE	REFERENCE TO GREATER LAUNCESTON PLAN
1. Funded Projects			
UTAS Relocation	\$260m	PP	GLP Reference Projects D.4, F.3, F.5
Launceston City Deal - Jobs Pathway Directive (Funded over two years)	\$320k	AP	GLP Policy Directions - Creativity and Innovation, Economic Development
Launceston City Deal - Tamar Estuary	\$93m	PP	GLP Reference Projects B.1 and E.2
Launceston City Deal - Smart Cities	\$2.4m	PP	GLP Policy Directions - Creativity and Innovation, Economic Development, Land Use Transport and Infrastructure; Connected and Networked Region
2. Projects Strategically Committed			
Launceston City Deal - City Heart Stage 2	\$20m	COP	GLP Reference Project F.1; G.1
Launceston City Deal: /Inveresk Precinct Masterplan (UTAS Relocation)	\$3m	COP	GLP Reference Project F.2
Launceston City Deal - Northern Suburbs Revitalisation Plan	\$12m	PP	GLP Reference Project G.2, G9
Hawthorn Agreement	Internal Resources	AP	GLP Reference Project F.3
Transport and Parking Strategies	TBS	COP	GLP Policy Directions - Economic Development; Liveability and amenity; Land Use Planning and Infrastructure
Development of a Cultural Strategy, including the funding of QVMAG	QVMAG \$3m Cultural Strategy TBS	COP	GLP Reference Project F.1 and F.3

Priority Projects

PROJECTS	TOTAL (\$)	COUNCIL ROLE	REFERENCE TO GREATER LAUNCESTON PLAN
2. Projects Strategically Committed			
<i>Continued</i>			
Re-Imagining the Cataract Gorge	\$3.2m	COP	GLP Reference Project B.5
Regional Sport & Recreation Plan	\$2.9m	COP	GLP Policy Directions - Liveability and amenity; Social Inclusion and Equality, Land Use Planning and Infrastructure
Albert Hall Upgrade	\$5.5m	COP	GLP Policy Directions - Liveability and amenity; Social Inclusion and Equality, Land Use Planning and Infrastructure
Traffic Signal Upgrades (Funded over three years)	\$3m	PP	GLP Policy Directions - Land Use Planning and Infrastructure
3. Strategic Planning Projects			
Master Planning - Relbia, St Leonards, Residential Growth Areas and Central Area Development Plan	\$500k	COP	GLP Reference Project G3; G6, G7, G9 , G10
Launceston Flood Studies and Implementation	Internal resources	COP	GLP Policy Directions - Land Use Planning and Infrastructure, Governance, Environmental sustainability
Regional Resource sharing/ Local Government Reform position	Internal Resources	COP	GLP Reference Project A1, A.2, A.3
Sustainability/Climate Change	TBS	COP	GLP Reference Projects E.1, E3, E4

Priority Projects

PROJECTS	TOTAL (\$)	COUNCIL ROLE	REFERENCE TO GREATER LAUNCESTON PLAN
4. Strategic Future Projects			
Review of the Greater Launceston Plan	TBS	PP	GLP Reference Project A1, A.2, A.3
Review of the Council's Waste Strategy	Internal Resources	COP	GLP Policy Directions - Land Use Planning and Infrastructure, Governance, Environmental sustainability
Development of a Population Strategy	Internal Resources	COP	GLP Reference Project A.1

COP: Council owned project: Council will undertake the project with funding support
 PP: Partner Project: Council will partner with others to Plan, advocate and in some cases undertake the project
 AP: Advocacy Project: This project is strategically important for the City's future and Council will advocate strongly for its implementation by others
 TBS: To be scoped

22 URGENT BUSINESS

Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.

23 CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)

23.1 Confirmation of the Minutes**23.2 Rate Recovery Sale - Reserve Price****23.3 Rate Debt****23.4 City Deal - Annual Progress Report****23.5 Sale and Purchase of Land - Lindsay Street to Gleadow Street Link Road****23.6 Proposed Disposal of Public Land - 94 Bathurst Street, Launceston****RECOMMENDATION:**

That, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session to consider the following matters:

23.1 Confirmation of the Minutes

Regulation 34(6)

23.2 Rate Recovery Sale - Reserve Price

Regulation 15(2)(j) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.

23.3 Rate Debt

Regulation 15(2)(j) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.

23.4 City Deal - Annual Progress Report

Regulation 15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

23.5 Sale and Purchase of Land - Lindsay Street to Gleadow Street Link Road

Regulation 15(2)(f) proposals for the council to acquire land or an interest in land or for the disposal of land.

23.6 Proposed Disposal of Public Land - 94 Bathurst Street, Launceston

Regulation 15(2)(f) proposals for the council to acquire land or an interest in land or for the disposal of land.

24 MEETING CLOSURE
