



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 4 JUNE 2018
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 4 June 2018

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: 4 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.

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

Michael Stretton
General Manager

25 May 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, 4 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 Questions on Notice - Mr Ray Norman - 14 May 2018	3
7.1.2	Public Questions on Notice - Mr Paul Spencer - Council Meeting - 21 May 2018	8
7.1.3	Public Questions on Notice - Ms Trish Haeusler - Council Meeting - 21 May 2018	10
7.1.4	Public Questions on Notice - Mr Andrew Bowen - Council Meeting - 21 May 2018	13
7.2	Public Questions without Notice	14

City of Launceston

COUNCIL AGENDA

Monday 4 June 2018

Item No	Item	Page No
8	PLANNING AUTHORITY	15
8.1	1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings	15
8.2	16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land into Two Lots	39
8.3	23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings	60
9	ANNOUNCEMENTS BY THE MAYOR	84
9.1	Mayor's Announcements	84
10	ALDERMEN'S REPORTS	85
11	QUESTIONS BY ALDERMEN	85
11.1	Questions on Notice	85
11.1.1	Aldermen's Questions on Notice - Alderman D C Gibson - Council Meeting - 21 May 2018	86
11.2	Questions without Notice	87
12	COMMITTEE REPORTS	88
12.1	Pedestrian and Bike Committee Meeting - 8 May 2018	88
13	COUNCIL WORKSHOPS	90
14	NOTICES OF MOTION	91
14.1	Notice of Motion - Alderman R L McKendrick - Christmas Parade	91
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	95
	No Items have been identified as part of this Agenda	95
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	96
16.1	2 Invermay Road - Proposed Naming of Ways	96

City of Launceston

COUNCIL AGENDA

Monday 4 June 2018

Item No	Item	Page No
16.2	Cricket Tasmania Funding Request for Big Bash League in Launceston	103
17	QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS	110
	No Items have been identified as part of this Agenda	110
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	111
18.1	Funding Agreement - Tamar NRM	111
18.2	Tamar Estuary River Health Action Plan	119
18.3	Licence - Coffee Van	126
19	MAJOR PROJECTS DIRECTORATE ITEMS	131
	No Items have been identified as part of this Agenda	131
20	CORPORATE SERVICES DIRECTORATE ITEMS	132
20.1	Community Representative - Newstead College Association	132
20.2	Proposed Budget 2018/2019 Consultation Responses	135
21	GENERAL MANAGER'S DIRECTORATE ITEMS	144
	No Items have been identified as part of this Agenda	144
22	URGENT BUSINESS	144
23	CLOSED COUNCIL	144
23.1	Confirmation of the Minutes	144
23.2	Annual Write Off on Non-Recoverable, Non-Rating Debts - 30 June 2018	144
24	MEETING CLOSURE	144

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 21 May 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 Questions on Notice - Mr Ray Norman - 14 May 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions were submitted to Council in writing on 14 May 2018 by Mr Ray Norman and have been answered by Mr Dale Sinfield (Director Major Projects).

Questions (typed as received):

1. What arrangements have been made with the artist's estate and/or agent in regard to the apparent breaching of the artist's moral rights under Australian Copyright Law?

Response:

The redevelopment of Civic Square has necessitated the temporary relocation of the various elements of the Stephen Walker sculpture. The City of Launceston is holding ongoing discussions with the representative of Mr Stephen Walker's estate regarding the Civic Square sculptures and the representative has been consulted on the final arrangement the sculptures will take in the Square once redevelopment works are complete. The City of Launceston and the estate representative have enjoyed a constructive and collaborative relationship and have worked together on the final placement of the sculptures.

Whilst the first stages of the Square redevelopment have been re-opened to the public, this does not represent the completion of works in these areas - catenary systems, lighting systems, heritage interpretation features, wayfinding and the final placement of the Walker sculptures are among several outstanding projects remaining at the time of writing. Many of these will be completed in coming days and weeks, with the redevelopment set for completion in late June 2018.

2. In fact, does Council acknowledge that its actions in regard to this work are in any way problematic in regard to the artist's/author's moral rights?

Response:

The Council believes that consultation with the representative of Mr Walker's estate on the final placement of the sculptures in the redeveloped Civic Square is an appropriate course of action.

7.1.1 Public Questions on Notice - Mr Ray Norman - 14 May 2018 ...(Cont'd)

3. What progress has been made in regard to resolving the matter of the breach of the artist's moral rights if Council acknowledges that there is an issue to resolve?

Response:

Please refer to response provided to Question 1.

4. When and where was it publicised that council intended to rearrange the installation as a consequence of the Civic Square redevelopment?

Response:

The redevelopment plans, public consultation programs and approval processes for the Civic Square redevelopment are matters of public record. Consultation culminated in a dedicated a four-week period for public comment in late 2016, followed by an advertised Development Application process in February 2017. The Development Application was approved at a public Council Meeting in March 2017. The representative of Mr Walker's estate has been consulted on the final arrangement the sculptures will take in the Square once redevelopment works are complete.

5. Who authorised the reconfiguration of this installation and under what circumstances did Council approve of that work now carried out?

Response:

Please refer to response provided to Question 1.

6. Upon whose expert advice in accord with **SECTION 65 of the Local Government Act** did council approve the reconfiguration of Stephen Walker's work "**Tasmanian Tableau**"?

Response:

Please refer to response provided to Question 1.

7.1.1 Public Questions on Notice - Mr Ray Norman - 14 May 2018 ...(Cont'd)

7. Has Council made an estimate of the costs involved in, and related to, addressing the issue of the artist's/author's moral rights being violated?

Response:

There are no additional costs to the Civic Square project associated with these sculptures.

8. Will council undertake to formally apologise, and publicly, to Stephen Walker's estate and family for its actions in regard to this matter?

Response:

Please refer to response provided to Question 1.

9. In regard to Stephen Walker's other work located in Civic Square, "**Rain Forest**"(?), is it indeed the case that it will be relocated as a consequence of the Civic Square redevelopment?

Response:

No, this sculpture will remain in situ.

10. If it is indeed proposed that this work is to be repositioned, has the artist's estate, and/or family been contacted?

Response:

Please refer to response provided to Question 9.

11. If it is indeed proposed that this work is to be repositioned who has been contracted to carry out and/or supervise that work and upon whose expert advice is council relying in regard to this work?

Response:

Please refer to response provided to Question 9.

7.1.1 Public Questions on Notice - Mr Ray Norman - 14 May 2018 ...(Cont'd)

ATTACHMENTS:

1. Questions on Notice Submitted by Mr Ray Norman
-

Attachment 1 - Questions on Notice Submitted by Mr Ray Norman

Dear Anthea Rooney

Basil Fitch has advised me that I should contact you in order to have the following questions placed on the agenda for the next Council meeting.

QUESTIONS

Given that I have drawn Council's attention to probable irregularities in regard to the reinstallation of Stephen Walker's civic sculpture "Tasmanian Tableau" as a consequence of the Civic Square redevelopment a number of questions arise:

1. What arrangements have been made with the artist's estate and/or agent in regard the apparent breaching of the artist's moral rights under Australian Copyright Law?
2. In fact, does Council acknowledge that its actions in regard to this work are in any way problematic in regard to the artist's/author's moral rights?
3. What progress has been made in regard to resolving the matter of the breach of the artist's moral rights if Council acknowledges that there is an issue to resolve?
4. When and where was it publicised that council intended to rearrange the installation as a consequence of the Civic Square redevelopment?
5. Who authorised the reconfiguration of this installation and under what circumstances did Council approve of that work now carried out?
6. Upon whose expert advice in accord with **SECTION 65 of the Local Government Act** did council approve the reconfiguration of Stephen Walker's work "**Tasmanian Tableau**"?
7. Has Council made an estimate of the costs involved in, and related to, addressing the issue of the artist's/author's moral rights being violated?
8. Will council undertake to formally apologise, and publicly, to Stephen Walker's estate and family for its actions in regard to this matter?
9. In regard to Stephen Walker's other work located in Civic Square, "**Rain Forest**"(?), is it indeed the case that it will be relocated as a consequence of the Civic Square redevelopment?
10. If it is indeed proposed that this work is to be repositioned, has the artist's estate, and/or family been contacted?
11. If it is indeed proposed that this work is to be repositioned who has been contracted to carry out and/or supervise that work and upon whose expert advice is council relying in regard to this work?

Regards,

Ray Norman

7.1.2 Public Questions on Notice - Mr Paul Spencer - Council Meeting - 21 May 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions were asked at the Council Meeting of 21 May 2018 by Mr Paul Spencer and have been answered by Mr Dale Sinfield (Director Major Projects) and Ms Louise Foster (Director Corporate Services)

Questions:

1. Why is Council unable to cancel the current contract for pavers and reallocate it to a Tasmanian company? Also, why in Council tender documents, were urban stone pavers specified by Council and Pitt and Sherry? Why was a specific reference naming Urban Stone pavers included in documents?

Response:

Mr Dale Sinfield (Director Major Projects)

The contract for the supply of pavers is between the Head Contractor and its paver supplier. Council has no rights or powers to instruct the Head Contractor to cancel an existing supplier's contractual arrangements. That is a private matter between two independent companies. If Council were to attempt to do so, it would be exposed to substantial contractual and financial risk and the potential costs incurred would be passed on by the Head Contractor.

The tender documents referred to the paving as being from Urban Stone or similar. This, in no way precluded alternatives to Urban Stone product being used by the tenderers. The Urban Stone product was referenced as an example of the paver type and qualities Council was seeking, not as a definitive statement of the supplier that was required. As long as the paver supplier and its product put forward by the tenderers could conform to the technical, demonstrable product history, quality assurance and aesthetic requirements of Council, then the tenderer was free to source any paving product that met those requirements. This was made quite clear to all prospective tenderers during the tender process.

7.1.2 Public Questions on Notice - Mr Paul Spencer - Council Meeting - 21 May 2018 ...(Cont'd)

2. Could you please explain the wording of recent tender documents relating to electrical contractors?

Response:

(Ms Louise Foster - Director Corporate Services)

The Council's current process is in accord with the previous answer whereby specific contractors are not nominated unless for specialty service requirements, however, upon closer review, tender document CD056/2015 for the Quadrant Mall refurbishment was issued specifying the use of a specific electrical contractor. Mance Electrical were nominated as the electrical sub-contractor for the Quadrant Mall refurbishment as they had been managing the maintenance of the Quadrant Mall and adjacent streets for number of years and possessed a good working knowledge of the existing installation and the switch board functions. A quote was obtained prior to engaging Mance and as the quote was less than \$100,000, Council were able to proceed on that basis.

Tender document CD001/2017 for the Civic Square refurbishment referenced a preferred electrical contractor in error. This was not followed through with. An electrical contractor other than whom was referenced was successful with the Civic Square electrical work as engaged by the principal contractor.

The Brisbane Street Mall tender document CD039/2017 makes no reference to any preferred electrical contractor and is consistent with the previous statement that, under usual circumstances, the principal contractor selects their respective subcontractors.

7.1.3 Public Questions on Notice - Ms Trish Haeusler - Council Meeting - 21 May 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked by Ms Trish Haeusler at the Council Meeting of 21 May 2018 and has been answered by Mr Shane Eberhardt (Director Infrastructure Services).

Question:

1. Can Council continue with its support regarding the reduction of plastic pollution?

Response:**Background:**

The following questions were asked by Alderman D C Gibson at the Council Meeting on 19 February 2018 and have been answered by Shane Eberhardt (Director Infrastructure Services).

Questions:

1. *What is Council doing to assist with the reduction of plastics in Launceston?*

Response:

The City of Launceston supports and advocates the reduction of plastics in Launceston via the below associations and initiatives:

- *The Northern Tasmanian Waste Management Group (NTWMG) offers advice, education and funding on waste management and resource recovery. Reducing plastics use and recycling education and messaging occur through the dedicated website page <http://rethinkwaste.com.au>, and through the NTWMG education officers who engage the community around improved resource recovery.*
 - *Recently the NTWMG and Cradle Coast Waste Management Group (CCWMG) engaged Waste Strategy South (WSS) to join its joint communications strategy to create a whole of Tasmania joint communications plan for the next three years.*
-

7.1.3 Public Questions on Notice - Ms Trish Haeusler - Council Meeting - 21 May 2018 ...(Cont'd)

The key to the rethink waste communication strategy is to apply the waste hierarchy which advocates avoidance and re-use prior to recycling and disposal in all the communications products.

- In March 2018, new rethink TV advertising, Facebook, radio and print media will be launched encouraging people to avoid using single use plastics.*
- CoL and the NTWMG offer yearly resource recovery grant funding. Some previous successful applicants have concentrated on reducing plastics - ie. drinking water stations.*
- CoL supported plastic free July in 2017 and is planning to take part again by identifying through procurement what plastic items can be replaced with more sustainable options.*
- CoL now offers a free Food Organics and Garden Organics (FOGO) collection service and composting facility that encourage individuals, organisations and commercial waste operators to use compostable product packaging in place of plastics.*
- CoL is focusing on event waste management and through sponsorship and event policy is investigating a no plastics compostable packaging only approach.*
- CoL offers soft plastic recycling at the Launceston Recycling Centre.*

2. Has Council considered conducting a Workshop on a Plastic Free Launceston?

Response:

The draft 2018-2019 Annual Plan includes a commitment to develop a new City of Launceston Waste Strategy based on successful delivery of all objectives of the previous Resource Recovery and Waste Management - Interim Strategy and Action Plan 2016.

The development of this Strategy will include a number of Aldermen Workshops and community engagement.

7.1.3 Public Questions on Notice - Ms Trish Haeusler - Council Meeting - 21 May 2018 ...(Cont'd)

Since Alderman Gibson's question was asked in February, the following actions have been undertaken:

- *Release of the new Northern Tasmanian Waste Management Group (NTWMG) Avoid - Reduce - Reuse - Recycle commercials on television in Tasmania - you can watch them on our Rethink Waste YouTube Channel.
(<https://www.youtube.com/channel/UCbfl4xNN16ehsxM6Y3ELP7A>)*
 - *Commenced investigations into the purchase of a water tank fill station that can be used at events in conjunction with TasWater.*
 - *Participation in Plastic Free July 2018 - a number of projects are underway for this - working with procurement to source alternatives to single use plastics used across Council, increase the number of staff who use reusable keep cups and establish collection points for TerraCycle - recycling all waste oral care and beauty products (this includes tooth brushes, dental floss containers, etc).*
 - *Undertook audits of event waste with the replacement of single use plastics with compostable products.*
 - *Further work on event waste management and event and sponsorship policy is being undertaken to swap single use plastics to compostable products.*
-

7.1.4 Public Questions on Notice - Mr Andrew Bowen - Council Meeting - 21 May 2018**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following question was asked at the Council Meeting of 21 May 2018 by Mr Andrew Bowen and has been answered by Dale Sinfield (Director Major Projects):

Question:

1. With reference to the Mall projects currently underway and give the pavers are supplied by a mainland company, who is responsible to repair issues such as trip hazards and cracking after the builder's warranty has lapsed. Furthermore, what science, community consultation and commercial ratepayer intellect, etc. was used to form a return on investment for these projects for ratepayers as a whole?

Response:

As per any contract and supplier, there is a contractual 12 months Defects Period in which any obvious defect in products or services are required to be rectified by the Contractor. If a product, such as the pavers or their installation, are deemed faulty within this period, it is the responsibility of the contractor to rectify the issue.

Outside the Defect Period, maintenance and repair responsibility reverts to the Council, as is Council's normal procurement and contractual arrangements and procedures.

The City Heart projects are funded in part by Federal Grants. As part of the process in applying for these funds, specific and quite detailed project justification, including community, technical and economic assessment, is required to be substantiated. These studies were undertaken and the documents, assessments and reports submitted with the application were deemed to be consistent and comprehensive enough by the Federal Government for it to provide its current funding to these projects.

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.)

COUNCIL AGENDA

Monday 4 June 2018

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 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings

FILE NO: DA0156/2018

AUTHOR: Brian White (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:	Nicholas Fitsialos
Property:	1 Regnans Close, St Leonards
Zoning:	General Residential
Receipt Date:	23/03/2018
Validity Date:	9/04/2018
Further Information Request:	11/04/2018
Further Information Received:	11/04/2018
Deemed Approval:	5/06/2018
Representations:	One (including nine signatures deemed to be representations in their own right)

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 DA0156/2018 - Residential - Construction of three dwellings at 1 Regnans Close, St Leonards subject to the following conditions:

1. ENDORSED PLANS

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 Cuts Plan, Prepared by Nicholas Fitsialos, Page 1 of 9, Dated 23/03/2018
 - b. Site and Landscape Plan, Prepared by Nicholas Fitsialos, Page 2 of 9, Dated 23/03/2018
-

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

- c. Typical Unit Ground Floor Plan, Prepared by Nicholas Fitsialos, Page 4 of 9, Dated 23/03/2018
- d. Typical Unit Upper Floor Plan, Prepared by Nicholas Fitsialos, Page 5 of 9, Dated 23/03/2018
- e. Typical Elevations, Prepared by Nicholas Fitsialos, Page 6 of 9, Dated 23/03/2018
- f. Typical Elevations, Prepared by Nicholas Fitsialos, Page 7 of 9, Dated 23/03/2018
- g. Private Open Space Shadow Diagram, Prepared by Nicholas Fitsialos, Page 8 of 9, Dated 23/03/2018
- h. Site Section, Prepared by Nicholas Fitsialos, Page 3 of 9, Dated 23/03/2018

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00465-LCC) (attached).

3. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed within three months of the use commencing; and
- c. It must not be removed, destroyed or lopped without the written consent of the Manager City Development.

4. 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:

- 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.

5. 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 Manager City Development.

6. 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.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

7. 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

8. 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.

9. 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.

10. 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.

**8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings
...(Cont'd)**

11. 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.

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.

12. 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.

13. 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).

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.

**8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings
...(Cont'd)**

B. Occupancy Permit Required

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

C. 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 DA0156/2018. 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 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.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

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>
1	1	1/1 Regnans Close
2	2	2/1 Regnans Close
3	3	3/1 Regnans Close

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

REPORT:

1. THE PROPOSAL

Approval is sought for the use and development of three townhouses at 1 Regnans Close, St Leonards.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

The townhouses will be double storey and identical in their design. The key characteristics are as follows:

Building height	6.5m.
Bedrooms	Two on the upper floor.
Lower floor area	Approximately 40m ² consisting of a single garage, store and laundry
Upper floor area	Approximately 98m ² consisting of two bedrooms, open plan living, kitchen/dining area, bathroom and alfresco area (24m ²).
Decking area	Finished floor level of approximately 3m, orientated to the north west with a 1m high glass balustrade.
Parking	One space in a single garage and one space outside of each dwelling.
Cladding	Easylap Panels with Colorbond roofing.
Gross floor area	118m ²

The dwellings run along Celery Top Drive and are located 3.5m from that frontage and 4.5m from Regnans Close (primary frontage).

An internal, sealed driveway is proposed to allow access to the dwellings over an existing crossover off Regnans Close. One visitor parking space will be located in the south western corner of the site.

The property is a corner lot with frontage to both Celery Top Drive and Regnans Close. Regnans Close is the primary frontage as defined in clause 4.1 of the Interim Scheme.

The private open space for each dwelling is provided on an attached decking area which is above the garage.

Minor earthworks are required on site; the most substantial of those being the 0.6m high retaining walls at unit three.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

Site Description

The site is a corner lot with frontage to Celery Top Drive and Regnans Close. For the purposes of the planning scheme, Regnans Close is the primary frontage and Celery Top Drive is the secondary frontage.

The site has an area of approximately 1115m²; it is currently vacant.

Location of existing access to the site

There is an existing crossover to the site from Regnans Close.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

Slope

The site slopes from the north to the south at a grade of approximately 9%.

Vegetation

The site is mostly cleared of vegetation and is grassed.

Location of any existing buildings on the site and surrounding

The adjoining sites are developed with single dwellings of various scales. The site is within an existing residential area. The St Leonards activity centre/village is located approximately 1km to the south.

Site Services

The site is connected to all reticulated 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

A residential use (if for multiple dwellings) is a permitted use in the zone. The zone purpose statements have no role to play in the assessment of a permitted use pursuant to clause 8.10.2 of the Interim Scheme.

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 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

<p>Consistent</p> <p>The proposal complies with the acceptable solution/s so is, therefore deemed to achieve the objective/s of the standard.</p>
<p>A1 Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> (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>Complies</p> <p>The proposal has a site area per dwelling of approximately 371m², so complies with (a).</p>

10.4.2 Setbacks and building envelope for all dwellings

<p>Objective:</p> <p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> (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>Consistent</p> <p>The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.</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:</p> <ul style="list-style-type: none"> (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.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

Complies

The property has two frontages being a corner lot. Regnans Close is the primary frontage and Celery Top Drive is the secondary frontage. Unit 1 is setback approximately 4.5m from the primary frontage so meets (a). All units are setback approximately 3.5m from the secondary frontage so meet (b). Subclause (c) and (d) are not relevant.

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 garages are setback at least 8m from the primary frontage.

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 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).

Complies

The relevant building envelope diagram is 10.4.2C which is for corner lots.

The proposed dwellings are setback greater than 1.5m from all boundaries so (b) is not relevant. Therefore, compliance with (a) is required to meet A3. The dwellings are setback at least 4.5m from the primary frontage, and 3.5m from the secondary frontage, so complies with A3 (a)(i). In regard to A3 (a)(ii), the dwellings are able to meet the required building envelope given that:

- The dwellings are setback greater than 4m from those boundaries that are not frontages; and
- The dwellings have a maximum building height of approximately 5.5m.
- The proposal therefore complies with A3.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

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 proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

Complies

The dwellings will result in a site coverage of approximately 30%. Each of the dwellings has a total area of private open space which exceeds 60m². Approximately 40% of the site is free from impervious surfaces.

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

- (a) is in one location and is at least:
 - (i) 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:
 - (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.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

Complies

Each dwelling has an attached decking area on its upper floor which will serve as its private open space (POS). They have an area of approximately 24m² and are accessed via the living area. The decks have minimum horizontal dimensions of at least 4m and are not located between the dwelling and the frontage. Each of the dwellings therefore complies.

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 dwellings comply with the performance criteria in regard to the angle of the windows. It is considered that the dwellings have been orientated to take advantage of sunlight.

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 into the living room windows of the dwellings are angled at approximately 52 degrees west of north. They are, therefore unable to meet A1.

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 dwellings have been orientated to take advantage of sunlight into the living areas and have been designed to best utilise the corner lot (being considerably long with access off Regnans Close). It is considered that the dwellings will receive adequate afternoon sun onto the outdoor decking area and the living rooms. P1 is, therefore assessed as being met.

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 proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

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).

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

Complies

The garage of unit one does not face the frontage.

10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

Consistent

The dwellings comply with the performance criteria in regard to the living room windows of units 1 and 2. It is considered that the sill heights of those windows are such that a reasonable level of privacy will be achieved.

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

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:
 - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

Complies

Each dwelling has a deck with a finished floor level of approximately 3m. Each deck is setback greater than 4m from all boundaries so comply with (a) and (b). The decks of each dwelling are at least 7m from the decks of the other dwellings so complies with (c)(ii). In regard to (c)(i), the decks that are within 6m of the habitable windows of the other dwellings have a 1.7m high screen facing that direction so complies.

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

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

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

- (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

All windows to habitable rooms that have a floor area more than 1m above the natural ground level are setback greater than 3m from all side boundaries so meets (a) (i) and (ii). However, units 1 and 2 have upper level bedrooms (bedrooms one and two) that are within 6m of the habitable windows (living areas) and private open space (POS) of units 2 and 3. Compliance with (a)(iii) and (iv) cannot be achieved. The windows do not meet the 'horizontal plane' test required by (b)(i). The living room windows have a sill height of approximately 1.6m above the floor level so cannot meet (ii). The windows of bedroom one and two have a sill height of approximately 1.7m so meet (ii). There are no permanently fixed external screens proposed, so (iii) is not relevant. In regard to the POS of dwelling two and three, the bedroom windows that face east have sill heights of 1.7m so comply with (b)(ii). Therefore, the performance criteria must be relied upon for the living room windows of dwellings two and three which face the living room windows of dwellings one and two.

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 living room windows do not include any screening. However, it is considered that having the sill heights at 1.6m is a reasonable outcome in minimising direct views into the bedrooms of those above mentioned dwellings. In regard to the POS of Units 2 and 3, the living room windows will not have direct views due to the orientation of the units. It is, therefore considered that P2 is assessed as being met.

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 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

Complies

There are no shared carparks as the carparks are allocated to a dwelling. All windows into habitable room windows within 2.5m of the shared driveway section of the property have sill heights greater than 1.7m. The proposal, therefore complies with A3.

10.4.7 Frontage fences for all dwellings

Objective:

To control the height and transparency of frontage fences to:

- (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.

Consistent

The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

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:

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

Complies

Frontage fences are proposed. However, Council's fencing policy for multiple dwellings will apply via condition.

10.4.8 Waste storage for multiple dwellings

Objective:

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

Consistent

The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

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:

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

Complies

All dwellings have waste storage areas that comply with A1 (a).

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

10.4.9 Site facilities for multiple dwellings

Objective: To provide adequate site and storage facilities for multiple dwellings.
Consistent The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.
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 All dwellings have storage areas that comply with A1.
A2 Mailboxes must be provided at the frontage.
Complies Mailboxes are provided.

10.4.10 Common property for multiple dwellings

Objective: To ensure that common areas are easily identified.
Consistent The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.
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.
Complies Common areas are indicated.

10.4.13 Location of car parking

Objective: To: (a) provide convenient car parking for residents and visitors; (b) protect residents from vehicular noise within sites; and (c) minimise visual impact on the streetscape.
Consistent The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.
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.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

Complies

There are no shared carparks as the carparks are allocated to each dwelling. There are no windows within 1.5m of the shared driveway section of the property.

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

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

Complies

There is no parking in the primary frontage setback. Turning areas are not within the primary front 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 code applies pursuant to clause E4.2 (b) of the Interim Scheme as the use of the existing access will intensify. However, this intensification will be modest and the proposal meets all relevant standards without relying on a performance criterion to do so. It is, therefore considered that the proposal is consistent with the intent of the code.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

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

The RTA Guide to Traffic Generating Developments (Issue 2.2, October 2002) has been recognised by the Resource Management and Planning Appeal Tribunal of Tasmania* as being an appropriate reference source to the assessment of traffic generation. It will inform this assessment against A3. The RTA guide states that for medium density residential flat buildings (smaller units and flats) with up to two bedrooms, four to five daily vehicle trips per day would be generated for each dwelling (on weekdays). Therefore, approximately 15 daily vehicle trips per day would be expected as a result of the proposal. This is less than 40 vehicle movements per day required by A3, which complies.

*See, for example, *9 Sandy Bay Road Pty Ltd v Hobart City Council & Ors* [2017] TASRMPAT 19

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

E4.6 Development Standards

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 proposal has met all relevant standards of the code in regard to parking numbers (use) and the development of the parking spaces and manoeuvring areas. It is, therefore considered that the proposal is consistent with the intent of the code.

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 proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

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 of the Interim Scheme requires each dwelling to have two parking spaces per dwelling, and one visitor space for the site. Each dwelling provides one parking space in the single garage of each dwelling, and one in those spaces adjacent to the dwellings. One visitor parking space is also proposed in common property. The proposal, therefore complies with (b) so meets A1.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (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 proposal complies with the acceptable solution/s so is therefore deemed to achieve the objective/s of the standard.

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 proposed internal driveway will have a maximum gradient of approximately 7.5%, be formed, paved and drained to the public stormwater system. The spaces will be required to be line marked, or similar, via condition.

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.

Relies on Performance Criteria

The proposal complies with the performance criteria so, therefore, achieves the objective of the standard. The proposed internal access, parking spaces and manoeuvring widths are all considered to be designed and laid out to provide convenient, safe and efficient parking. This has been confirmed by the Road Authority.

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.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ...(Cont'd)

<p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Relies on Performance Criteria</p> <p>All vehicles are able to enter and leave the site in a forward direction. This is indicated on submitted swept paths and is also evidenced by the width of the internal driveway which ranges from 3.5m at the frontage to 10.5m towards dwelling three. Table E6.2 requires that the internal access way width be a minimum width of 4.5m for the first 7m from the road carriageway and 3m thereafter. It also requires passing bay dimensions of 2m wide by 5m long, plus entry and exit tapers, every 30m. The proposed internal access way width is approximately 3.5m so cannot comply (b). In regard to the passing bay, the internal driveway has a length of approximately 45m² measured from the frontage to the southern boundary of the site. At the 30m mark, the driveway has a width of approximately 8m which is considered to be ample space for two cars to pass. All parking spaces are at least 3.5m wide with lengths of at least 5.5m. All spaces have combined access and manoeuvring widths of at least 6m so comply with (c). The remainder of the standards are not relevant. The performance criteria must be relied upon in regard to the width of vehicular access.</p>
<p>P1 Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the 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.
<p>Complies</p>
<p>It is considered that the access way meets P1 based on the following:</p> <ul style="list-style-type: none"> • the residential use is of a low intensity (up to 15) movements a day pursuant to the RTA Guide); • it is considered likely that only residential vehicles will visit the site; • the surrounding area has a low traffic rate with a modest speed limit; • there is sufficient width within the site for two cars to pass (adjacent the dwellings);

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

- the driveway has a width of 3.5m for a only short distance (approximately 12m) from Regnans Close before widening to a maximum width of approximately 10.5m adjacent to dwelling three. Adjacent to dwellings one and two, the width of the driveway exceeds 7m. It is considered that with this generous internal width, and sufficient site distance from within the site towards the crossover, that cars leaving the site will be able to see cars arriving with relative ease, and be able to slow down (or wait) and then manoeuvre accordingly;
- Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities requires a 3m width for domestic driveways.

It is, therefore considered that the proposal meets P1.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Notes provided.
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Submission to Planning Authority Notice TWDA 2018/00465-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 25 April to 9 May 2018. One representation was received.

The representation contained the signatures of nine nearby residents. For the sake of furthering the objectives of the Resource Management and Planning System of Tasmania that deal with public involvement in planning (eg. Schedule 1 at 1(c) and (e)), those nine signatures have been deemed to be representations in their own right pursuant to section 57(5) of the *Land Use Planning and Approvals Act 1993*.

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ... (Cont'd)

It must be noted that many of the concerns in the representation relate to development standards for which the planning authority has no opportunity to exercise its discretion. This is due to the application meeting the acceptable solutions of the standards that deal with issues such as building envelopes and the height and bulk of dwellings. Once an acceptable solution of a standard is met, compliance with the standard (and its objective) is achieved.

The planning authority must therefore limit its exercise of discretion to the standards which rely on the performance criteria for compliance. This is a statutory requirement in determining applications pursuant to clause 8.10.1 of the Interim Scheme, which is as follows:

8.10 Determining Applications

8.10.1

In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised (my emphasis).

Nonetheless, the issues raised in that representation 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 representation/s received which are attached to this report.

Issue	Comment
Density of development	The proposal has met the acceptable solution of the standard that deals with density.
Height, bulk and form of dwellings	The proposal has met the acceptable solution of the standard that that deals with building envelopes.
Overshadowing	The proposal has met the acceptable solution of the standard that that deals with building envelopes.
The dwellings being out of character	The purpose of the general residential zone includes <i>providing for residential use or development that accommodates a range of dwelling types at suburban densities</i> . The proposal has met all the relevant zone standards so is considered to be appropriate for the site.

COUNCIL AGENDA

Monday 4 June 2018

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ...(Cont'd)

Issue	Comment
Loss of views	The proposal has met the acceptable solution of the standard that that deals with building envelopes.
Noncompliance with clause 10.4.14 of the Interim Scheme	Clause 10.4.14 is not applicable pursuant to Table 10.4 of the General Residential Zone. The clause does not apply to multiple dwellings.

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not relevant to this report.

COUNCIL AGENDA

Monday 4 June 2018

8.1 1 Regnans Close, St Leonards - Residential - Construction of Three Dwellings ...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

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

COUNCIL AGENDA

Monday 4 June 2018

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land into Two Lots

FILE NO: DA0136/2018

AUTHOR: Duncan Payton (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:	Woolcott Surveys
Property:	16 St Georges Square, East Launceston
Zoning:	Inner Residential
Receipt Date:	15/03/2018
Validity Date:	9/04/2018
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	5/06/2018
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 DA0136/2018 Residential - Subdivision; subdivide land into two lots at 16 St Georges Square, East Launceston, subject to the following conditions:

1. ENDORSED PLANS

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. Proposal Plan, prepared by Woolcott Surveys, drawing no. L180218_PROP_PLAN_270418, Proposed 2 lot subdivision, edition 5, sheet 1, dated 27/04/2018

2. FINAL PLAN OF SURVEY

The Final Plan will not be sealed until all conditions have been complied with.

3. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00400-LCC) (attached).

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

4. PROTECTION OF EXISTING TREES

Existing trees on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

5. 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.

6. 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

7. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8. 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.

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

9. APPLICATION TO ALTER A STORMWATER SERVICE

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

10. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

11. 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 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 and TasNetworks, etc). The construction of the new crossover and driveway and the adjustment of the signage associated with the current parking restrictions will be at the applicant's expense.

12. STANDARD WIDTH CROSSOVER ONLY

This development is only permitted a standard width crossover, being 3m wide at the property boundary. The maximum width of 3m at the boundary will apply to any new crossing. The maximum width of the crossover at the kerb is 5.6m and shall include a transition wing 1m in length either side of the crossing in accordance LGAT-IPWEA Tasmanian Standard Drawings TSD-R09 Urban Roads driveways.

13. 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

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

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.

14. RETICULATED SERVICES

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

Notes**A. General**

This permit was issued based on the proposal documents submitted for DA0136/2018. 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 granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is 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.

C. Appeal Provisions

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

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

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

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

D. Permit Commencement

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

REPORT:**1. THE PROPOSAL**

It is proposed to subdivide the existing 999m² lot at 16 St Georges Square, East Launceston, into two lots of 312m² and 687m².

Lot 2, at 687m², will retain the existing dwelling and the existing access to St Georges Square. Lot 1, at 312m², will be provided with access to Scott Street. Whilst the original proposal was for Lot 1 to have access to St Georges Square, following consideration of the representations in regard to the existing brick wall and potential impact on parking on St Georges Square, the applicants provided a revised plan providing for access to Scott Street.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site, 16 St Georges Square, is located on the south-west corner of the St Georges Square and Scott Street junction.

Opposite the site, to the east is the large public park, St Georges Square. This parkland is bisected by High Street and features many mature exotic trees and is a popular recreational area, with many people also taking advantage of the High Street food vans. There is also a busy local shop on this section of the Square, north of the subject site, whilst on the southern end of the square are the ABC offices, a butcher, cafe and a florist/gift shop.

To the north, west and south, the site is surrounded by single dwellings. The dwellings to the west and south are, like the subject site, developed as land subdivided over time from the adjoining Torkington (previously Fairview) historic home.

Whilst some dwellings in the area are relatively new, the character of the area is clearly residential in a setting of established parks and gardens and mature trees.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

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

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

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

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

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

Consistent

The proposal is for the subdivision of the existing 999m² lot into two lots of 312m² and 687m², with the existing dwelling remaining on the larger lot.

The creation of an additional lot is consistent with the purpose of the zone in that it is compatible with the existing pattern of lot sizes in the area and it provides the opportunity for an additional dwelling in an established residential area that could also be compatible with the established range of setbacks and heights. It is, however, noted that the proposal is only for the subdivision to create an additional lot. There is not currently an application to develop the lot for a dwelling or any other purpose that may be permissible within the zone.

Such further development of the new lot, if created, will need to address the provisions of the scheme at the time.

11.4 Development Standards

11.4.24 Lot size and dimensions

Objective:

To ensure the area and dimensions of lots are appropriate for intended use of the lots.

Consistent

Consistency with this objective is achieved through compliance with the relevant acceptable solutions and performance criteria.

A1.1 Each lot, or a lot proposed in a plan of subdivision, must:

(a) have a minimum area of no less than:

(i) 300m²; or

(ii) 500m² where the average slope of the lot is 15% or greater; and

(b) be able to contain

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

- (i) for lots of between 300 to 500m², a rectangle measuring 10m x 12m; or
- (ii) for lots larger than 500m², a rectangle measuring 10m x 15m; or

A1.2 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3 Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Relies on Performance Criteria

The acceptable solution is broken into three components:

A1.1 - dealing with lot size - the proposed lot sizes are 312m² and 687m² and are able to contain the requisite 10m x 12m and 10m x 15m rectangles. The proposal complies with this section of the acceptable solution;

OR

A1.2 - consolidation, or lots required for use by the Crown or for public utilities:- not applicable to this proposal;

AND

A1.3 - boundaries to meet setback acceptable solutions.

Clearly, A1.1 and A1.2 are intended to be an either or. The applicant's legal advice argues that, to satisfy the clause it is necessary to meet either A1.1 or (A1.2 and A1.3) and therefore, notwithstanding that the proposed lot boundaries do not meet the acceptable solution for boundary setback from the existing dwelling, as A1.1 is complied with the acceptable solution is met.

Council's Legal Counsel, having regard to the applicant's legal advice and the structure of the clause, has advised that the acceptable solution requires {A1.1 and A1.3} or {A1.2 and A1.3} to be met.

As A1.3 is not met, the performance criteria are relied upon.

P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) adequate provision of private open space; and
- (g) the existing pattern of development in the area.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

Complies

Each lot is required to have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) relevant acceptable solutions for development of buildings on the lots:
Any proposal to develop a dwelling on Lot 1 will be required to address the provisions of the zone and whilst such an application may ultimately rely upon performance criteria, it is not unreasonable to conclude that a design could be achieved that complies with the acceptable solutions.

With regard to Lot 2, it is noted that the dwelling exists and as a result of the proposed subdivision it will be unable to meet the acceptable solution for the side setback, being only 1.6m from the proposed new boundary. The northern wall of the existing building contains extensive windows over both levels and the development of a building on Lot 1 could be expected to negatively impact upon these through overshadowing, potential overlooking and potential amenity impacts through bulk and scale.

The onus would be on the design of any future development on Lot 1 to have appropriate regard to these issues. Given the new lot is to the north of the existing, it is reasonable to assume that the design would favour windows and orientation to the north or to St Georges Square, with service areas orientated to the south and west.

- (b) the likely location of buildings on the lots:
The location of the building on Lot 2 is unlikely to change. Any proposed building on Lot 1 is likely to be located on the western side of the lot consistent with the proposed location of the cross over. Given the nature and dimensions of the site, a mix of single and double storey across the site seems likely in an effort to meet future residential needs and expectations without undue impact on the amenity of the dwelling on Lot 2.
- (c) the likely provision of on-site parking and manoeuvrability:
Parking for Lot 2 is fixed and with a proposed cross over to Lot 1 on the western end of the Scott Street frontage - not St Georges Square as first proposed - it is likely that parking for lot 1 will be located there. As residential sites with less than four car parking spaces each, there is no requirement for vehicles to turn on site.
- (d) Topography:-
The site is largely level with no restrictive topographical features.
- (e) Presence of natural hazards:
No natural hazards are known to affect this site.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

- (f) Adequate provision of private open space:
The proposal severs the main garden area from the existing dwelling on Lot 2. The dwelling maintains other private open space areas on the western and southern sides to meet the likely needs of the residents, particularly as the St Georges Square park land is opposite the eastern side of the site.

Future development of Lot 1 will need to consider private open space in its design solution. Residents of Lot 1 will similarly benefit from the adjacent public park.

- (g) Existing pattern of development in the area:
The area surrounding the subject site is a mix of lot sizes, ranging from below that proposed for Lot 1 to well above the existing lot size. Most of the surrounding lots contain single dwellings although there are also some multiple dwelling developments in the vicinity. The proposed lots are compatible with the existing pattern of development.

On balance and having regard to the above matters, it is considered that each lot has sufficient useable area and dimensions suitable for its intended use.

11.4.25 Frontage and access

Objective:

To ensure that lots:

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

Consistent

Proposed lot one has frontage to St Georges Square and to Scott Street, whilst Lot 2 retains frontage to St Georges Square.

A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

Complies

Both St Georges Square and Scott Street are Council maintained roads. Each lot has more than 3.6m road frontage and complies with the acceptable solution.

A2 No acceptable solution.

Relies on Performance Criteria

P2 Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

Complies

Each lot is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot having regard to:

- (a) The topography - the lots are generally flat;
- (b) Distance to the carriageway - The existing dwelling is situated only a few metres from the road frontage. The proposed lot is relatively small and only 9.8m to 10.8m wide. Any building area on this lot will be only a matter of metres to a road frontage;
- (c) The nature of the road and traffic - St Georges Square, at this point is a relatively quiet road, servicing only local dwellings and a local shop. Scott Street is a small street servicing local traffic only.

Following concern from representors about the impact on the existing brick wall and parking on St Georges Square, the applicants have agreed to relocate the proposed access to lot one to Scott Street:

- (d) Character of the area - The area around St Georges Square is characterised by established residences, the expansive parklands of St Georges Square and on street parking often taken up all day by people employed in the city;
- (e) Advice of the road authority - Council is the road authority and the Infrastructure Development Liaison officer has advised that access off Scott Street is preferred.

11.4.26 Discharge of stormwater

Objective:

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

Consistent

Stormwater for this proposal is managed by TasWater as the site is within the Combined Drainage Area. TasWater has issued their SPAN and raise no concern with regard to stormwater.

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

Complies

Each lot is able to connect to the existing public stormwater system.

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

Complies

Such advice has been provided.

11.4.27 Water and sewerage services

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

Consistent The existing lot is connected to reticulated water and sewer services and the proposed new lot will be similarly connected.
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.
Complies Each lot will be connected to the existing reticulated water supply.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.
Complies Each lot will be connected to the existing reticulated sewerage system.

11.4.28 Lot diversity

Objective: To provide a range and mix of lot sizes to suit a variety of dwelling and household types.
Consistent The proposed lot sizes satisfy the relevant acceptable solutions.
A1 Subdivision is for five lots or less.
Complies The proposed subdivision is for two lots.

11.4.29 Solar orientation of lots

Objective: To provide for solar orientation of lots and solar access for future dwellings.
Consistent Each of the proposed lots has a northerly orientation to provide for solar access for dwellings. The size and scale of future development on Lot 1 may impact upon the solar access and efficiency of the existing dwelling on Lot 2.
P1 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining land; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

Complies

Having regard to the specified matters, the subdivision provides for adequate solar orientation:

- (a) Lot 1 is proposed to be 312m², with its long frontage to Scott Street facing north and its shorter frontage facing east to St Georges Square. Future development of the site will have the opportunity for a broad northerly aspect. Lot 2 is orientated to the east with frontage to St Georges Square. The existing dwelling on this lot has a northerly orientation;
- (b) Both lots are relatively level;
- (c) Lot 1, with two frontages, is unlikely to be unreasonably overshadowed from the adjoining block to the west. Lot 2, with its existing dwelling orientated, and close to, its proposed northern boundary will be impacted by future development on lot one. Careful design of any such future proposal will be required to ensure that any impact is not unreasonable;
- (d) Lot 2 contains a two storey dwelling;
- (e) Lot 2 will retain its frontage and access to St Georges Square. Lot 1 will have frontage to St Georges Square and to Scott Street. Access will be via Scott Street.
- (f) The existing pattern of subdivision in the area is characterised by the severing of smaller parcels of land from the larger holdings of historic buildings and range in sizes from 200m² to 1800m². The proposed lots are compatible with this range of lot sizes.

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 subdivision will not increase the required car parking for the site and no existing car parking spaces are lost. Increased demand for parking will arise at the time of future development of lot one and will be addressed at that time.

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.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

Consistent
The proposal satisfies the relevant acceptable solutions.
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
The car parking for the existing dwelling will not change and as no specific use is proposed for the new lot, no additional parking requirement can be calculated.

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

E7.0 Scenic Management Code

E7.1 The purpose of this provision is to:
(a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
(b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
(c) ensure that vegetation is managed for its contribution to the scenic landscape.
Consistent
The site is not within the area of a scenic corridor, however, it is within a Local Scenic Management Area, specifically the Central Hills Precinct.
The proposed subdivision does not, of itself, impact the scenic management area, particularly as the applicant advises that access will be from Scott Street rather than St Georges Square. Issues of visual amenity and landscape management will be further assessed at the time further development, such as a dwelling, is proposed.

E7.6 Development Standards

E7.6.2 Scenic management areas

Objective:
The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.
Consistent
The only visible development as a result of the proposed subdivision will be the creation of a new access from Scott Street and this will not impact upon any scenic values.
A1 No acceptable solution.
Relies on Performance Criteria
P1 Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the impact on skylines, ridgelines and prominent locations;
- (c) the nature and extent of existing development on the site;
- (d) the retention or establishment of vegetation to provide screening;
- (e) the need to clear existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the development;
- (i) the location of development to facilitate the retention of trees; and
- (j) design treatment of development, including:
 - (i) the bulk and form of buildings including materials and finishes;
 - (ii) any earthworks for cut or fill;
 - (iii) the physical (built or natural) characteristics of the site or area;
 - (iv) the nature and character of the existing development; and
 - (v) the retention of trees.

Complies

The proposal is for a subdivision.

A2 No vegetation is to be removed.

Complies

No vegetation removal is proposed for the subdivision, although this may be required for future development of lot one.

A3 Subdivision is in accordance with a specific area plan.

Relies on Performance Criteria

There is not a specific area plan covering this site.

P3 Subdivision must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the size, shape and orientation of the lot;
- (c) the density of potential development on lots created;
- (d) the need for the clearance or retention of vegetation;
- (e) the need to retain existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the subdivision;
- (i) the extent of works required for roads or to gain access to sites, including any cut and fill;
- (j) the physical characteristics of the site and locality;
- (k) the existing landscape character;
- (l) the scenic qualities of the site; and
- (m) any agreement under s71 of the Act affecting the land.

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

Complies

The proposed satisfies the performance criteria. Specifically:

- (a) The character of the Central Hills Precinct is that of skylines dominated by development - often heritage homes - with key parks and exotic vegetation. The management objectives seek to enhance existing vegetation, blend new residential development with the existing in form, scale and finish. It also seeks to encourage increased residential density where it does not adversely interrupt the existing or historic pattern of development or ability to maintain significant vegetation. These latter management objectives will require sensitive design solutions at the time of further development of lot one. However, this is not inconsistent with the character and objectives of the precinct;
 - (b) The size and orientation of the proposed lots satisfies the relevant acceptable solution for the zone and are compatible with lot sizes throughout the area;
 - (c) The new lots will have the potential for development at a density compatible with the surrounding area. It is likely that the new lot will be developed for a single dwelling;
 - (d) No vegetation is to be removed as part of the application other than for the provision of access on the western side fronting Scott Street;
 - (e) No other vegetation is proposed to be removed as part of this application;
 - (f) No hazards have been identified;
 - (g) The lots are to be connected to existing infrastructure services;
 - (h) The specific requirements of the subdivision are minimal (eg. access and service connection);
 - (i) A new access will be required with only minimal change in level and thus minimal works;
 - (j) The physical characteristics of the site and locality are represented by a range of lot sizes on relatively flat land at the subject site, sloping westwards down to the city and outside the scenic protection area;
 - (k) The existing landscape character will not be impacted by the subdivision;
 - (l) The scenic qualities of the site are not readily discernible from distant views and from close views are centred around the existing brick wall which is to remain, with the access in Scott Street; and
 - (m) There is no agreement under s71 affecting this site.
-

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditions recommended.
Environmental Health	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	TasWater has issued a Submission to Planning Authority Notice TWDA 2018/00400-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 11 April to 26 April 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.

One representation was received from the Heritage Protection Society (Tasmania) Inc. and the other four were from surrounding residents: D McGrath;G King;G Stephens; and U Sungar and J Davidson.

Discussions were held with representors, where possible, to ensure issues of concern were clearly identified and addressed. The applicant's comments in response to the issues raised are included in the attachments with the representations.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

ISSUE	COMMENT
An 1867 pillar has already been demolished and a large section of the 1867 brick fence will need demolition to create an access.	As noted previously in the report, the applicants have had regard to these concerns, expressed by many of the representors, and have revised their proposal such that access will be via Scott Street and the brick wall will not be altered as part of this application.
A two storey townhouse on Lot 1 will detract from the streetscape of St Georges Square.	The proposal under consideration is a subdivision and whilst it may be that a two storey dwelling will be proposed in the future, no such dwelling is currently proposed and any possible future impacts cannot be considered at this time. If an application for development on Lot 1 is lodged in the future, it will be assessed on its merits against the relevant provisions of the scheme at that time.
There are a number of trees in the subject site now that contribute to the outlook from St Georges Square and these should be retained - it is noted that some trees have already been removed.	Whilst some shrubs will be removed for the creation of access to Scott Street, there is no proposal to remove trees as part of the subdivision under consideration. Tree removal as part of a future application will be addressed at that time.
There is already significant traffic in St Georges Square and Scott Street. Another dwelling will only add to the congestion.	The likely traffic impact of one additional dwelling, if built, will be minimal. Council's Infrastructure Liaison Officer has not raised any traffic concerns with regard to the proposal.
A modern style home will look out of place in the St Georges Square streetscape.	No building is proposed as part of this application. If a dwelling is proposed in the future, it will be assessed against the relevant provisions of the scheme at that time.
No note was made in regard to the removal of trees or the protection of significant trees on the adjoining property. An arborists report should be required to ensure these significant trees come to no harm.	No trees are proposed to be removed or damaged as part of this proposal. A condition cannot be imposed requiring works on land belonging to another person and not part of the application.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

ISSUE	COMMENT
This is a prominent corner site with large established trees, once part of the Torkington (Fairview) gardens and contributes directly to the green landscape of St Georges Square. The Central Hills Precinct seeks to encourage increased residential density but only where it does not interrupt the historic pattern of development and the ability to maintain significant vegetation. Proposed Lot 1 is the northern garden of the site and once developed that significant vegetation will be lost.	As stated above, there is not currently a proposal to build on Lot 1 and consideration of the application cannot have regard to hypotheticals. Indeed the applicants assert that it would be possible to develop a dwelling on Lot 1 and retain a garden. This would be a matter of design. Arguably, the historic pattern of development in the area is that of periodic severing of land from larger holdings and infill development. The current proposal is consistent with this pattern.
Reduction in parking on St Georges Square.	With the relocation of the proposed access, to Scott Street, there will be no loss of parking on St Georges Square.
The brick wall does not need to be damaged for the provision of water to the proposed lot.	The applicants agree and advise that water services will be provided under the wall without causing damage.
The existing residence will be compromised by the closeness of the proposed boundary and will result in overlooking between it and any future building.	The applicants assert that amenity issues, such as overlooking, are not assessable at this time as the application is for subdivision and not the construction of a dwelling. This assertion is not supported and issues surrounding the amenity of the existing dwelling are relevant. Perhaps the most significant issue is the proximity of the proposed boundary to the northern face of the existing dwelling. Being a two storey façade, including extensive windows, only 1.6m from the proposed boundary, the potential for overlooking into Lot 1 and overshadowing from a fence or future development on Lot 1, is clear. However, as discussed earlier, this is largely a matter for detailed consideration at the time of application for such future development to ensure that such impacts do not result in unreasonable loss of amenity.

8.2 16 St Georges Square, East Launceston - Residential - Subdivision; Subdivide Land Into Two Lots ...(Cont'd)

ISSUE	COMMENT
How enforceable is the building envelope shown on the subdivision plan?	The scheme requires only that Lot 1 be able to contain a rectangle of 10m x 12m. Such a rectangle is shown on the proposal plan and for simplicity is labelled as a building envelope. It is not the intent of the applicant that any future development of Lot 1 be limited to this area, nor is it proposed to require such limitation.
Recent removal of a large tree and several medium sized trees from the northern boundary of the subject site has already significantly reduced privacy to the courtyard of the dwelling across Scott Street. Further vegetation removal and the construction of a dwelling will exacerbate this.	The proposed subdivision will result only in the loss of a small section of shrubs for the provision of access, no dwelling is currently proposed or considered as part of this application. The upstairs windows on the existing dwelling are over eleven metres from the current north boundary. Overlooking into the private open space of the dwelling on the opposite side of Scott Street is not considered, by the planning scheme, to be an issue.
Adverse impact on the amenity of the existing dwelling on proposed Lot 2.	Clearly the proposed location of a new side boundary 1.6m from the expanse of windows on the two storey northern elevation of the existing dwelling will expose it to potential negative impacts when a building is developed on Lot 1. This, however, is largely a matter to be addressed at that time. It is clear there is the potential for adverse impacts, however, the current proposal satisfies the provisions of the scheme and cannot reasonably be prevented by fear of future development.
Approval of the subdivision is contrary to the publication <i>Making Good Local Heritage Decisions - Local Government Heritage Guidelines and to the Launceston Heritage Study</i> undertaken by Paul Davies Pty Ltd.	Any future development on Lot 1 will be subject to the provisions of the planning scheme. Whilst these documents have no status in the planning scheme, the context, location and pattern of development in the area is evidence of an historical trend towards infill development replacing established gardens.

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

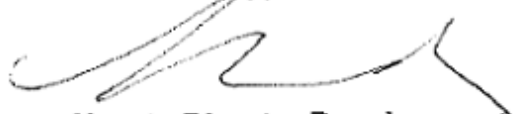
Not relevant to this report.

**8.2 16 St Georges Square, East Launceston - Residential - Subdivision;
Subdivide Land Into Two Lots ...(Cont'd)**

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

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

COUNCIL AGENDA

Monday 4 June 2018

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings

FILE NO: DA0158/2018

AUTHOR: Luke Rogers (Graduate 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:	Douglas Design & Drafting
Property:	23 Integrity Drive, Youngtown
Zoning:	General Residential
Receipt Date:	26/03/2018
Validity Date:	23/04/2018
Further Information Request:	N/A
Further Information Received:	N/A
Deemed Approval:	4/06/2018
Representations:	Seven

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 Residential - construction of two dwellings at 23 Integrity Drive, Youngtown subject to the following conditions:

1. ENDORSED PLANS

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

- a. Cover Sheet, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A0.01
 - b. Location Plan, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A0.02
 - c. Site Plan, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A0.03
 - d. Site Plan - Planning, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A0.04
 - e. Site Plan - Plumbing, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A0.05
-

**8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings
...(Cont'd)**

- f. Unit 1 Floor Plan, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A1.1
- g. Unit 1 Elevations, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A1.2
- h. Unit 1 Elevations, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A1.3
- i. Unit 2 Floor Plan, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A2.1
- j. Unit 2 Elevations, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A2.2
- k. Unit 2 Elevations, Prepared by Douglas Drafting and Design, Drawing No. 180308, Dated 26/03/2018, Layout No. A2.3

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00484-LCC) (Attachment 3).

3. SCREEN PLANTING

A screen of trees or shrubs must be planted along a 10m section of the eastern boundary of the site, opposite the deck of Unit 2, to ensure reasonable privacy for the adjoining property. The plant screen must be of a plant type that obtains a minimum growth height of at least 2m.

4. 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:

- 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.

5. 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.

6. 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.

**8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings
...(Cont'd)**

7. 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

8. 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.

9. 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.

10. 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.

**8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings
...(Cont'd)**

11. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

12. 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.

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.

13. 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.

14. AMENITY

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

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

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).

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 DA0158/2018. 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*

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

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.

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:

Dwelling No.	Strata Lot No.	Street Address
1	1	1/23 Integrity Drive, Youngtown
2	2	2/23 Integrity Drive, Youngtown

**8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings
...(Cont'd)**

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

REPORT:**1. THE PROPOSAL**

The proposal is for the construction and use of two dwellings with associated driveways, landscaping, earthworks and other site facilities on a currently vacant site. The development proposed for each of the multiple dwellings is as follows:

Unit 1

- Construction of a single storey dwelling consisting of; three bedrooms, one with en-suite and walk in robe, one bathroom, one toilet, one entry hallway, one open plan living room and kitchen, one double garage with laundry and an outdoor deck
- An overall floor area of 198.89m²
- Construction of a tapered retaining wall with a maximum height of 600mm
- Construction of two batters with heights of 500mm and 400mm respectively
- Construction of widened crossover to Integrity Drive
- Construction of driveway, including space for one visitor carpark

Unit 2

- Construction of a single storey dwelling consisting of; four bedrooms, one with en-suite and walk in robe, one bathroom, one toilet, one entry hallway, one open plan living room and kitchen, one double garage with laundry and an outdoor deck
- An overall floor area of 222.81m²
- Construction of a tapered retaining wall with a maximum height of 1m
- Construction of two batters with heights of 400mm and 300mm respectively
- Construction of new crossover to Integrity Drive
- Construction of driveway, including space for one visitor carpark

In addition there will be a fence provided along the boundary between the two dwellings and their private areas that will be built to a height of 1.8m. There is also a letterbox and some areas of landscaping and paving to be provided for each unit.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the north eastern side of Integrity Drive, nearer the southern intersection with Richings Drive. Integrity Drive is a U-shaped street, extending west from Richings Drive and bending around to reconnect with Richings Drive. The site is irregularly shaped, with a curved south western side and a total area of 953m². The surrounding area is used predominantly for residential dwellings, with the majority being

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ... (Cont'd)

single dwellings of a single storey. There are also a number of multiple dwellings in the area including four units at 32 Integrity Drive and two units at 34 Integrity Drive.

Access to the site is directly off Integrity Drive over a concrete crossover, this crossover is to be widened in association with the development and another is to be constructed. The site has a slope of approximately 6-7% that rises to the west. The site is vacant, with no structures or vegetation other than grass existing on the lot. The site is also connected to all relevant infrastructure services needed for residential development.

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 proposed development is for two residential dwellings, providing increased variation of the dwelling types and densities available in the zone. The nature of the proposal will respect both the existing and desired neighbourhood character and as such it is considered to be consistent with the purpose of the zone.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

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

Consistent

The proposed development of multiple dwellings is at a density that makes efficient use of suburban land for housing and will make use of the existing infrastructure and community services in the area.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

<p>A1 Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> (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>Complies</p> <p>The site of the proposal has an area of 953m², as there is two dwellings proposed, the resulting site area per dwelling will be 476.5m². The proposal is not located in a specified density area and as such is compliant with the acceptable solution for residential density. It is also noted that the acceptable solution for subdivision in the zone is 500m², further suggesting that this development is at a density that is consistent and compatible with the zone.</p>
<p>10.4.2 Setbacks and building envelope for all dwellings</p> <p>Objective:</p> <p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> (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>Consistent</p> <p>The proposed development is appropriately sited and scaled and gives consistent separation between dwellings and the frontage. The proposal is consistent with the bulk, scale and proportion of surrounding dwellings and allows for sunlight to enter habitable rooms and 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:</p> <ul style="list-style-type: none"> (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.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ... (Cont'd)

<p>Relies on Performance Criteria</p> <p>The site of the proposed development has a primary frontage to Integrity Drive that curves around both the western and southern sides of the property. The primary frontage is, therefore considered to be across both the southern and western sides of the property, and the south western corner. As an area of the south western corner of Unit 1 is set back 3.71m from the boundary, the proposal relies on performance criteria.</p>
<p>P1 A dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.
<p>Complies</p> <p>The setback from the frontage is compatible with existing dwellings in the street. While a number of dwellings do have larger frontage setbacks, there are examples of 4m or similar frontage setbacks in Integrity Drive, particularly number 2 and 7. The shape of the site is such that, while both the western façade of Unit 1 and southern façade of Unit 2 are 4.5m from the frontage, there is a small area encroaching within the frontage setback due to the rounded south western corner of the site. It is also important to note that there is approximately 6m of grassed roadside reserve from the boundary of the site to the curb of the street, giving the visual perception of a greater setback and reducing the impact to and from the development in respect to the street.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5 m, or alternatively 1m behind the facade of the dwelling; or (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.
<p>Complies</p> <p>Both the garage of Unit 1 and of Unit 2, are set back 5.5m from the frontage at their closest points.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

<p>boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>
<p>Relies on Performance Criteria</p> <p>As the site has frontage on both the south and western sides, the northern and eastern sides are considered to need to meet the requirements for side setbacks in order to meet the acceptable solution. This type of building envelope is considered to be consistent with image 10.4.2C of the Scheme. Unit 1 is 1.5m from the northern boundary at the closest point, with a height of 3.69m at this point. Unit 2 is 4.62m from the northern boundary, and 1.5m from the eastern boundary, at their respective closest points. Whilst Unit 2 and the majority of Unit 1 are within the building envelope, due to the reduced setback on the south western corner, the proposal relies on performance criteria.</p>
<p>P3 The siting and scale of a dwelling must:</p> <p>(a) not cause unreasonable loss of amenity by:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</p> <p>(iii) overshadowing of an adjoining vacant lot; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</p> <p>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p>
<p>Complies</p> <p>The siting and scale of the dwelling does not cause an unreasonable loss of amenity, this is due to the side setbacks being within the acceptable solution. The encroachment into the frontage setback was discussed in A1 and P1 and will have no impact on overshadowing, visual impacts when viewed from an adjoining lot or separation between dwellings on adjoining lots.</p>

10.4.3 Site coverage and private open space for all dwellings

<p>Objective:</p> <p>To provide:</p> <p>(a) for outdoor recreation and the operational needs of the residents; and</p> <p>(b) opportunities for the planting of gardens and landscaping; and</p> <p>(c) private open space that is integrated with the living areas of the dwelling; and</p> <p>(d) private open space that has access to sunlight.</p>
<p>Consistent</p> <p>The proposal includes the provision of private open space for the outdoor recreation and operational needs of residents. This space allows for the planting of gardens and landscaping, is integrated with living areas and has access to sunlight.</p>
<p>A1 Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m²</p>

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ... (Cont'd)

associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and

(c) a site area of which at least 25% of the site area is free from impervious surfaces.

Complies

The proposal has a total site coverage of 44.25%, and 45.63% of the site will be free from impervious surfaces. Each of the dwellings also has private open space provision in excess of 60m².

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

(a) is in one location and is at least:

(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:

(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 the 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.

Complies

Within the private open space provided by the proposal there is an area for each unit identified that is 24m² in area with no side being less than 4m in length. Each of these areas are located to the north of their corresponding dwellings, have a gradient less than 1 in 10, are not used for vehicle parking and are accessible from a living room.

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.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

Consistent
The proposed is designed to allow for sunlight to enter habitable rooms and provides separation to allow for solar access to the private open space of both dwellings.
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).
Complies
The living rooms of each of the dwellings have two windows which face north.

10.4.5 Width of openings for garages and carports for all dwellings

Objective:
To reduce the potential for garage or carport openings to dominate the primary frontage.
Consistent
The proposed garages are in keeping with the garages in the street and do not dominate the primary frontage.
A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).
Complies
Both of the garages proposed are within 12m of the frontage but each has an opening of 5m.

10.4.6 Privacy for all dwellings

Objective:
To provide reasonable opportunity for privacy for dwellings.
Consistent
The proposal provides a reasonable opportunity for the continued privacy for all dwellings.

10.4.8 Waste storage for multiple dwellings

Objective:
To provide for the storage of waste and recycling bins for multiple dwellings.
Consistent
There is adequate space provided to allow for the storage of waste and recycling bins for the dwellings.
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m ² per dwelling and is within one of the following locations:
(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
(b) in a communal storage area with an impervious surface that:
(i) has a setback of at least 4.5m from a frontage; and
(ii) is at least 5.5m from any dwelling; and

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.

Complies

The proposal provides a space of 1.5m² for each of the units, with the space for Unit 1 being located along the northern side, and that for Unit 2 being located along the eastern side.

10.4.9 Site facilities for multiple dwellings

Objective:

To provide adequate site and storage facilities for multiple dwellings.

Consistent

The proposal provides an adequate level of site and storage facilities for the use of the dwellings.

A1 Each multiple dwelling must have access to 6m³ of secure storage space not located between the primary frontage and the facade of a dwelling.

Complies

Both of the proposed dwellings have 6m³ of secure storage space located within their respective garages.

A2 Mailboxes must be provided at the frontage.

Complies

Mailboxes are provided for each of the dwellings alongside their crossovers at the frontage.

10.4.10 Common property for multiple dwellings

Objective:

To ensure that common areas are easily identified.

Consistent

The proposal identifies the private areas of each dwelling, and in so doing, the lack of common areas.

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.

Complies

The site is split between the two proposed dwellings, with the areas for each being clearly identifiable as private areas.

10.4.11 Outbuildings, swimming pools and fences

Objective:

To ensure that:

- (a) outbuildings, swimming pools and fences:

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ... (Cont'd)

<ul style="list-style-type: none"> (i) do not detract from the character of the surrounding area; and (ii) are appropriate to the site and respect the amenity of neighbouring lots;
(b) dwellings remain the dominant built form.
<p>Consistent</p> <p>The proposed fences do not detract from the character of the surrounding area, do not dominate the built form and are appropriate for the site and neighbouring amenity. No outbuildings or swimming pools are proposed.</p>

10.4.12 Earthworks and retaining walls

<p>Objective:</p> <p>To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.</p>
<p>Consistent</p> <p>The earthworks and retaining walls proposed are appropriate for the site and respect the amenity of the adjoining lots.</p>
<p>A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:</p> <ul style="list-style-type: none"> (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.
<p>Relies on Performance Criteria</p> <p>There are a range of retaining walls and batters requiring cut and/or fill included in the proposal. None require a cut or fill of over 600mm with the exception of a retaining wall along the northern boundary of Unit 2 that tapers to a maximum height of 1m. As this retaining wall is approximately 400mm from the northern boundary the proposal relies on performance criteria.</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.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

Complies

The earthworks and retaining walls proposed are designed and located in a way which will have minimal impact on the amenity of adjoining lots. The earthworks proposed along the northern boundary represent a cut into the land and are designed to lower the subject site and reduce the impact of the development on the adjoining property. The scale of the works is not unreasonable, with none over 1m in height and there will be no overlooking and overshadowing as a result of earthworks. The earthworks are designed with a taper and a setback that works with the topography of the land to have minimal impact on soil erosion, adjoining structures or the movement of water.

10.4.13 Location of car parking

Objective:

To:

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

Consistent

The car parking provided in the proposal is convenient for residents and visitors, will not cause unreasonable impacts from vehicular noise and will have minimal visual impact on the streetscape.

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

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

Complies

The car parking proposed includes two internal car parks for each dwelling, contained within the garage, and one tandem visitor car park in the driveway. There are no turning areas included in the proposal.

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 proposal is appropriate for the site in respect to protecting the safety and efficiency of the surrounding road network. There is no conflict between the proposed sensitive use and any major road or rail network. The proposal is consistent with the code.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

<p>Consistent</p> <p>The safety and efficiency of the surrounding roads is not reduced by the increased use of the existing access to the site.</p>
<p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
<p>Complies</p> <p>A new dwelling is considered to generate an average of nine vehicle movements per day. The existing access to Integrity Drive will service one dwelling, and as such the number of vehicle movements will not increase by 40 movements per day and the proposal is in compliance.</p>

E4.6 Development Standards

E4.6.2 Road accesses and junctions

<p>Objective:</p> <p>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.</p>
<p>Consistent</p> <p>The safety and efficiency of the surrounding roads is not reduced by the creation of a new access to the site of the proposal.</p>
<p>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.</p>
<p>Relies on Performance Criteria</p> <p>The proposal includes the construction of a second access to the site, as both the existing and proposed crossover provide entry and exit to the site, and as such the proposal relies on performance criteria.</p>
<p>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:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

Complies

The inclusion of a new crossover will be safe and will not unreasonably impact on the efficiency of the road. The access proposed will serve one dwelling, generating an average of nine vehicle movements per day, which is a standard amount of traffic to be generated by a residential crossover and by the use. Integrity Drive is a suburban street which does not provide thoroughfare and as such is subject to only local traffic, and has a speed limit of 50km/h. The proposal, while being multiple dwellings, has been configured similarly to a subdivision with two separate dwellings. This separation between the dwellings, and the nature of frontage to Integrity Drive being along two sides of the site, makes the provision of two accesses a logical, efficient and safe configuration.

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

Objective:

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

Consistent

The new access to be created will provide sufficient sight distances between vehicles to enable safe movement of traffic in the street.

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.

Relies on Performance Criteria

Due to the bend in Integrity Drive the proposed access does not comply with the Safe Intersection Sight Distances in both directions and as such the proposal relies on performance criteria.

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.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

Complies

The design, layout and location of the access provide adequate sight distances to allow for the safe movement of vehicles. The access proposed will serve one dwelling only and will generate a standard amount of traffic for a residential crossover and the use. Integrity Drive is a suburban street which is subject to only local traffic, and has a speed limit of 50km/h. The proposal has been configured with two separate dwellings. This separation between the dwellings, and the nature of frontage to Integrity Drive being along two sides of the site, makes the provision of two accesses a logical, efficient and safe configuration. The location of the crossover is at the eastern extent of the site to ensure maximum sight distances can be maintained. The length of the crossover also allows for increased sightlines when compared with standard residential crossovers. Expert advice received from City of Launceston Infrastructure Services confirms that the configuration and design provides adequate sight distances.

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 proposal includes the provision of an appropriate level of parking facilities and associated areas to service and the use and development. These areas are designed to meet the 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 level of car parking provided in the proposal is appropriate 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
- (c) not exceed the requirements of Table E6.1 by more than two spaces or 5%

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ... (Cont'd)

<p>whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p>
<p>Complies</p> <p>The proposed use requires two parking spaces to be provided for each dwelling, as they are designed with two or more bedrooms. In addition one visitor car parking space should be provided for the shared use of the dwellings. The proposal includes two internal car parks and one additional carpark in the driveway for each dwelling. This exceeds the required provision by one car park, as such the proposal is in compliance.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective:</p> <p>To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent</p> <p>The parking areas proposed are to be constructed to an appropriate standard.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) have a gradient of 10% or less;</p> <p>(b) be formed and paved;</p> <p>(c) be drained to the public stormwater system, or contain stormwater on the site;</p> <p>(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</p> <p>(e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p>Complies</p> <p>All parking spaces, access ways, manoeuvring and circulation spaces included in the proposed are formed, paved, drained to the public stormwater system, have an impervious seal, are clearly delineated and have a gradient less than 10%.</p>

E6.6.2 Design and layout of parking areas

<p>Objective:</p> <p>To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent</p> <p>The parking areas provided are designed and laid out to standard which will ensure that parking will be safe, convenient and efficient.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;</p> <p>(b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;</p> <p>(c) have parking space dimensions in accordance with the requirements in Table E6.3;</p> <p>(d) have a combined access and manoeuvring width adjacent to parking spaces not</p>

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

<p>less than the requirements in Table E6.3 where there are three or more car parking spaces; and</p> <p>(e) have a vertical clearance of not less than 2.1m above the parking surface level.</p> <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p> <p>Complies</p> <p>No single car parking, access, manoeuvring or circulation area provides for more than four spaces, with each of the accesses, driveways and parking areas providing for three parking spaces. The parking spaces provided have access and manoeuvring width that includes the street, as that is where turning will take place, as such they are in excess of requirements. With this access width the dimension requirements of the car parks are 5.4m long and 2.8m wide, each of the car parks provided has space in excess of these dimensions. Clearance height of the garages is 2.1m above the parking surface level.</p>
--

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Submission to Planning Authority Notice TWDA 2018/00484-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

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(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 25 April to 9 May 2018. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

An onsite meeting was held on 15 May 2018 and at least one representor named in each representation was in attendance, some partners were unable to attend.

Issue	Planning Comments
Increased pressure on traffic and traffic hazards on surrounding roads.	The pressure on traffic was discussed in the Road and Railway Assets Code (E4.0) under the Scheme. It is considered to be acceptable with the number of vehicle movements that will be generated by the use.
Increased pressure on on-street parking.	The total number of on-site parking spaces proposed complies with the acceptable solution and is in excess of the requirements of Table E6.1 of the Parking and Sustainable Transport Code (E6.0).
Over development of the site with density of multiple dwellings in the area becoming too high.	The density of the site was discussed in clause 10.4.1 A1 of the Scheme. The proposal is compliant with the acceptable solution. There is no standard for density across the wider area; as such this cannot be addressed under the Scheme.
Set back from the primary frontage insufficient and would cause loss of amenity and traffic impacts.	The frontage setback was discussed in clause 10.4.2 P1 and P3 of the Scheme. It has been considered that the design, in association with a large nature strip buffer, will not result in unreasonable loss of amenity, or increase danger to vehicles or residents.
Reduced privacy due to overlooking of 25 Integrity Drive from deck of Unit 2.	The privacy impact is discussed in clause 10.4.6 of the Scheme. Due to the floor levels of the proposal, A1 does not apply. Despite this, conditions requiring screening vegetation have been imposed with the agreement of the applicant in order to increase privacy for 25 Integrity Drive.

8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings ...(Cont'd)

Issue	Planning Comments
Impact of increased water run off due to impervious surfaces cover.	The site coverage and percentage of impervious surfaces was discussed in clause 10.4.3 A1 of the Scheme. The proposal is compliant with the acceptable solution.

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

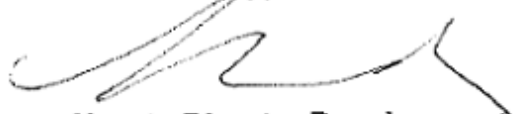
Not considered relevant to this report.

**8.3 23 Integrity Drive, Youngtown - Residential - Construction of Two Dwellings
...(Cont'd)**

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

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

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

Wednesday 16 May 2018

- Attended the Launceston Church Grammar School production at Launceston Church Grammar School

Thursday 17 May 2018

- Attended the White Ribbon Breakfast at Holy Trinity Church
- Officiated at the Ron Atkins Classic Tasmanian Open Snooker Championship at Launceston Workers Club
- Attended the Breath of Fresh Air (BOFA) Opening Night at Princess Theatre

Friday 18 May 2018

- Attended the Cape Hope Charity Cocktail Party at JMC Showroom

Tuesday 22 May 2018

- Officiated at the Volunteer Recognition Awards at Town Hall, City of Launceston

Wednesday 23 May 2018

- Attended the National Simultaneous Storytime event at Summerdale Primary School
- Presented certificates for National Volunteer Week event at Starting Point Neighbourhood House
- Officiated at the 10th Anniversary of the Human Library at Town Hall, City of Launceston
- Attended the Launceston Players performance at Early Arts Centre
- Attended Australia's Biggest Morning Tea at Cancer Council

Friday 25 May 2018

- Attended the Official Opening of the 'How you see me' photo exhibition at LINC
 - Attended the Launceston City Park Lantern Walk at 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 - 21 May 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 21 May 2018 and has been answered by Ms Louise Foster (Director Corporate Services):

Question:

1. How is the development progressing of the list of organisations and causes that Council supports being made available to our community as an indication of the breadth and diversity of Council investment?

Response:

Work is ongoing in relation to developing a comprehensive understanding as part of a review of the lease and licencing policy, including direct financial and indirect financial support that the City of Launceston provides to a diverse range of entities within the municipality.

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 Pedestrian and Bike Committee Meeting - 8 May 2018

FILE NO: SF0618

AUTHOR: Cathy Williams (Built Environment Officer)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Pedestrian and Bike Committee Meeting held on 8 May 2018.

RECOMMENDATION:

That Council receives a report from the Pedestrian and Bike Committee Meeting held on 8 May 2018.

REPORT:

The Pedestrian and Bike Committee, at its Meeting on 8 May 2018:

- discussed the Invermay Master Plan and encouraged its active networks to leave feedback on the *Your Voice Your Launceston* website.
- endorsed the proposed Traffic Signal Project to upgrade Launceston traffic lights and noted a desire for bike signals to be incorporated where possible.
- discussed and endorsed the proposed Hobart Road - Blaydon Street to Opossum Road traffic plan with incorporated bike boxes.
- endorsed the sealing of bikeways program in the proposed Transport Strategy.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

12.1 Pedestrian and Bike Committee Meeting - 8 May 2018 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Direction -

6. To promote active and healthy lifestyles

Priority Area 3 - A city in touch with its region

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

Key Direction -

2. To improve and maintain accessibility within the City of Launceston area, including its rural areas


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.



Shane Eberhardt: Director Infrastructure Services

13 COUNCIL WORKSHOPS

Council Workshops conducted on 28 May and 4 June 2018 were:

- Bus Stops - St John Street
 - Northern Suburbs Recreational Hub
 - Review of City of Launceston Priority Projects
 - Update on Suicide Prevention Project
 - Tamar Estuary Health Action Plan
 - Big Bash Funding
 - Hobart/Opossum Road Traffic Lights
 - Black Spot Project - Elphin Road, Lyttleton and Dowling Streets
 - Sale of Public Land
 - Building Heights and Massing Study
-

14 NOTICES OF MOTION

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

14.1 Notice of Motion - Alderman R L McKendrick - Christmas Parade

FILE NO: SS5547/SF6542/SF0018

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a Notice of Motion from Alderman R L McKendrick to assist with additional Christmas Parade funding.

RECOMMENDATION:

That, the General Manager finds, within the Operating Budget, \$2,700 to enable the 2018 Christmas Parade organised by Tamar Apex Club to go ahead.

REPORT:

This request is no reflection on Council's Events Committee. The total funds allocated through this Committee, plus the extra requested in this motion, all come back to Council in costs for road closures and other Council costs.

All proceeds raised go to charities or volunteer groups. Every effort is being made to raise funds from other sources but is proving difficult in the present economic climate.

To not be held for our City, children and adults to enjoy would be a travesty.

We could possibly be the only major city in Australia to not have a Christmas Parade.

A full list of income/expenses - allocation of funds to charities, etc. will be tabled.

OFFICER COMMENT:

Ms Leanne Hurst (Director Development Services)

In the 2017/2018 financial year, Council sponsored close to 50 events across all events sponsorship categories, providing a total of \$530,000 worth of support.

14.1 Notice of Motion - Alderman R L McKendrick - Christmas Parade ...(Cont'd)

The total value of requests received for funding from Round 1 (2018/2019) of the Small Event Sponsorship Program was \$42,100, with funds of \$25,600 being available for distribution.

Applications are assessed by a panel comprising of Aldermen and external stakeholders. Each application is assessed on its merit, against assessment criteria and in competition with all applications received. The assessment scores and the budget available determine the funding recommendations to Council.

In this round seven applications were approved funding. A further three applications received scores enabling eligibility to receive funding, were unable to be funded as the funding allocation was exhausted.

The APEX Launceston Christmas Parade funding submission requested \$5,000. The panel assessment score was 71%, making it eligible for \$3,750. However, as all available funds had been exhausted for that round, the panel were only able to recommend \$2,300 in sponsorship.

The following organisations were assessed as eligible but unable to be supported due to the exhaustion of available funds:

Organisation	Event	Score	\$Requested	\$Eligibility	\$ Recommended
North Esk Rowing Club	North Bank 11	69%	\$2,000	\$1,500	\$0 Round 1 proposed Budget fully pre-committed
Parish of Holy Trinity Launceston and St Matthias Windermere	St Matthias Anniversary Weekend	66%	\$1,600	\$1,200	\$0 Round 1 proposed Budget fully pre-committed
The Holographic Lounge	Funkey Monkey	60%	\$5,000	\$2,500	\$0 Round 1 proposed Budget fully pre-committed

If all eligible events were to receive the full support indicated by the outcome of the assessment panel's scoring, the total shortfall that would need to be met would be \$6,650.

ECONOMIC IMPACT:

Not considered relevant to this report.

14.1 Notice of Motion - Alderman R L McKendrick - Christmas Parade ...(Cont'd)

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 goal - 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

6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

There are sufficient funds available within the draft 2018/2019 budget should Aldermen determine to support the motion.

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. Notice of Motion - Alderman R L McKendrick
-

Attachment 1 - Notice of Motion - Alderman R L McKendrick

CITY OF LAUNCESTON

MEMORANDUM

FILE NO: SF6542 / SF0018 / SF5547

DATE: RMc/EL
25 May 2018

TO: Michael Stretton General Manager

c.c. Committee Clerks

FROM: Robin McKendrick Alderman

SUBJECT: Notice of Motion - 2018 Christmas Parade

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 4 June 2018.

Motion

Request the General Manager find within Operating Budget \$2,700 to enable the 2018 Christmas Parade organised by Tamar Apex Club to go ahead.

Background

This request is no reflection on our Events Committee. The total funds allocated through this Committee plus the extra requested in this motion all come back to Council in costs for road closures and other Council costs.

All proceeds raised go to charities or volunteer groups. Every effort is being made to raise funds from other sources but difficult in the present economic climate.


To not be held for our City, children and adults to enjoy would be a travesty.

We could possibly be the only major city in Australia to not have a Christmas Parade.

A full list of income/expenses - allocation of funds to charities etc. will be tabled.

Attachments

N/A


Alderman Robin McKendrick

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS**16.1 2 Invermay Road - Proposed Naming of Ways****FILE NO:** 126400/113640/SF3246/SF2385/SF3364**AUTHOR:** Robert Holmes (Senior Property Advisor)**DIRECTOR:** Bruce MacIsaac (Director Facilities Management)

DECISION STATEMENT:

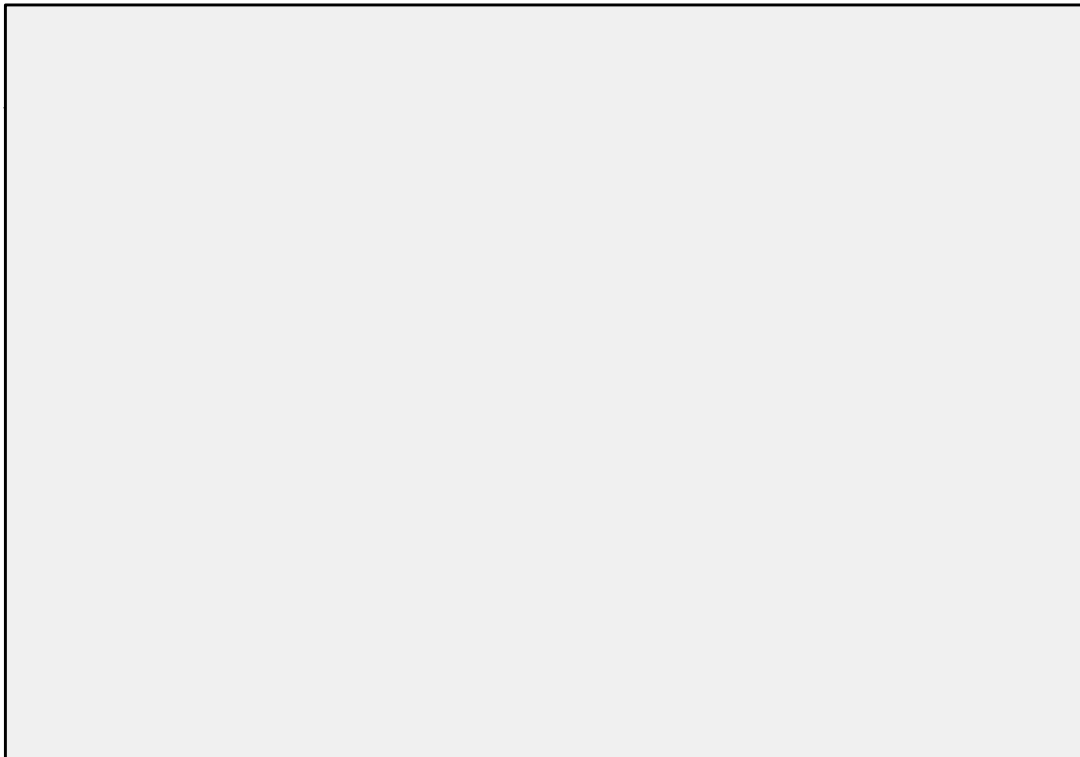
To allocate official names to "ways" located within Council property at 2 Invermay Road so that various buildings can be given a unique property address.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 14 May 2018

RECOMMENDATION:

That Council approves the names indicated on the map below:



16.1 2 Invermay Road - Proposed Naming of Ways ...(Cont'd)

REPORT:

As part of discussion during the Council Meeting of 19 February 2018, Alderman McKendrick suggested that the matter of the name of the right of way beside the old bike track lot should be referred to a Workshop for discussion. The Workshop held on 14 May 2018 indicated a preference the right of way beside the old bike track lot should be named "Old Bike Track Lane".

Background

Practices of the past have created an addressing anomaly for Council. Previously a large part of the Inveresk site was associated with the former railway operations and a single address of 2 Invermay Road was sufficient for such operation.

The property currently addressed as 2 Invermay Road contains buildings occupied by a number of parties. For rating purposes these include Blue Café, Launceston Show Society, Tram Shed Function Centre, North Launceston Cricket Club, Learning Services, Don River Railway, AFL Tasmania, Invermay Bowls Club, UTAS and Queen Victoria Museum and Art Gallery.

Council's property has an extensive footprint with frontage onto Invermay Road commencing at the Tamar Street Bridge and running through to Forster Street. The total area of the site is approximately 27.5ha. Parts of the site have local names, or building names, associated with either previous history or current use (eg. the "Roundhouse", "Stone Building", "Station Building" and "University Stadium". Most of the names are not officially registered and some have been subject to change for commercial or other reasons. In addition to the address of 2 Invermay Road the only two names having official status are the names "York Park" and "Invermay Park". Navigating around a site of this size can present some challenges particularly for those not familiar with the site. One mechanism that is normally helpful in terms of navigation is the address of the particular building or tenement.

A further reason to allocate an address to individual buildings arises from an emergency management perspective. In the event of an emergency, the caller placing the call may or may not know the current address of Council's property. Even if the caller knows that the site is 2 Invermay Road, it is a big site. Whereabouts are they located at that time? Which point of access does the caller describe to the emergency service? While it is hoped that this situation never happens, the allocation of some enduring street names and building numbers will assist with the issue of addressing and hopefully aid navigation throughout the site.

16.1 2 Invermay Road - Proposed Naming of Ways ...(Cont'd)

Current Address - 2 Invermay Road

The problem of the single address of 2 Invermay is exacerbated by the fact that the next properties fronting onto the eastern side of Invermay Road are numbers 4 Invermay Road (TAFE) and 6 Invermay Road (Housing Tasmania). Following that there is the "old bike track" lot, York Park/UTAS Stadium and then Elizabeth Gardens at the Forster Street corner. On the opposite corner of Forster Street (Beaurepairs) is number 8 Invermay Road.

On the side of Invermay Road opposite to Council's property is number 1-7 Invermay Road which is at the corner of Lindsay Street. The last property on the "odd number side" at the Forster Street corner is number 127 Invermay Road. A similar problem exists in terms of Council's frontage to Forster Street. The only number available for Council's property to have a Forster Street address is 1 Forster Street.

The issue bringing this issue to a head is the imminent development of the old bike track lot whereby an address of 6a Invermay Road has been issued due to the lack of alternate solutions. This may create confusion as the stadium site/York Park Oval has previously used the address of 6a Invermay Road.

Today, the situation as described above, is avoided when issuing new addressing through the National Addressing Standard AS/NZS 4819:2011 which mandates that infill numbers be allocated. The Addressing Standard AS/NZS 4819:2011 also provides alternative addresses may be allocated for a primary address site like 2 Invermay Road.

Council has the role of actually allocating addresses to land and buildings pursuant to section 55 of the *Local Government (Highways) Act 1982*:

55. Numbering of buildings, &c.

(1) The corporation may allot to a piece of land one or more distinguishing numbers and may cause a building on that piece of land to be marked with such a number in such manner as the corporation thinks fit.

(2) An owner or occupier who fails to comply with a requirement of the corporation made of him for the purposes of this section is guilty of an offence and is liable on summary conviction to a fine not exceeding 2 penalty units.

Because of increasing development and subdivision of the 2 Invermay Road site, it is considered desirable that individual buildings should be easily and clearly identified. This is necessary from the point of view of both convenience and emergency management.

When it comes to addressing individual buildings within 2 Invermay Road including the future land to be transferred to UTAS a number of options have been considered:

16.1 2 Invermay Road - Proposed Naming of Ways ...(Cont'd)

Alpha Suffix

In some locations addressing of individual buildings by the addition of an alpha suffix is appropriate, eg. 2a Invermay Road (2b, 2c, 2d, etc.) Given that there are 15 or more buildings requiring identification, together with the size of the 2 Invermay Road site, this is not considered to be an appropriate addressing solution.

Re-number/Re-name Existing Street

In some locations addressing issues can be attended to by re-naming and re-numbering the street. The length of Invermay Road, and the number of people affected, means such a decision would cause significant inconvenience to a large number of people and would be a last choice solution.

Allocate a Street Name

Council has the role of allocating street names pursuant to the *Survey Coordination Act 1944* and *Local Government (Highways) Act 1982* and where the standards recommended fall under the national Addressing Standard AS/NZS 4819:2011.

The following sections of the *Local Government (Highways) Act 1982* have application:

3. Interpretation

way includes any land appearing to be intended for use or to be made up for the passage of persons, vehicles, or animals

54. Names of highways, &c.

The corporation may cause to be put up or painted, on some conspicuous part of a building, fence, or wall, or on a post, at or near an end, corner, or entrance of a highway or other public place, the name by which it is known or to be known.

In the case of the property 2 Invermay Road there are several constructed pavements could be interpreted as a "Way". For example:

- (a) The right of way next to the "old bike track lot".
- (b) The entrance to the stadium site via number 1 gate off Invermay Road
- (c) The access road leading to the Roundhouse car park
- (d) The railway spine/walkway.

It is recommended that Council gives consideration to the allocation of an official street name for each of the ways mentioned above. It should be noted that the allocation of an official street name implies that reasonable access should be available for pedestrians.

Once a street name is allocated, buildings can then be numbered to create an official address. This would substantially improve identification of buildings located within the current 2 Invermay Road site with the accompanying advantage in terms of navigation for delivery of mail or goods and particularly to provide clarity of location for emergency services in the event of an emergency.

16.1 2 Invermay Road - Proposed Naming of Ways ...(Cont'd)

The practical task of allocating individual addresses is performed by the Infrastructure Services Directorate and notification is sent to affected parties, emergency and service authorities, etc.

Suggested names and supporting reasons are as follows:

Old Bike Track Lane

The name suggestion is derived from twofold association with the site's history.

Queen Victoria Museum Researcher, Ross Smith, has advised that a large number of people were once employed at the "Rail Yards" where bicycles were a popular form of transport. Police had to stop traffic on Invermay Road to allow the large number cyclists to exit from the site.

There is also the association with the former York Park Cycle Track which was built circa 1938 and where the "six day" cycling carnivals were held from the 1960s until 1972. The area was then used as a BMX track up until the late 1980s. Hence, suggestions for the right of way beside the lot that has been transferred to UTAS could be either:

- Bicycle Way
- Cycle Way
- Bike Track Lane
- Old Bike Track Lane

At the Workshop Meeting on 14 May 2018, Aldermen present indicated a preference for the name Old Bike Track Lane.

The other constructed pavements or "ways" within 2 Invermay Road that could be issued with official names are:

- The entrance to the stadium site via number 1 gate off Invermay Road.
- The access road leading to the Roundhouse car park and rail turntable
- The railway spine/walkway.

York Park Way

Council does not have the power to officially allocate names to parks. The two sportsground surfaces currently referred to as UTAS Stadium and Invermay Park have had official names allocated by the Nomenclature Board. The official names allocated are York Park and Invermay Park.

The commerciality available to Council is via the use of a "building name" to promote the stadium surrounding the playing surface of York Park eg, UTAS Stadium. Strictly speaking, the sporting games are played on the surfaces of York Park and Invermay Park.

16.1 2 Invermay Road - Proposed Naming of Ways ...(Cont'd)

The association with the official park names of York Park could be further aligned through the allocation of an associated name at the relevant point of access. For example, the current vehicular access into UTAS Stadium off Invermay Road via gate number 1, could be called "York Park Way". This would also enable the buildings within the stadium site to have an official and easily identifiable address. The name "York Park Way" is considered to be sufficiently different to avoid confusion with the name York Street.

Roundhouse Way

The second entrance off Forster Street leading to the show ground buildings and the "Roundhouse"/car park could be given a name preserving the association with the former rail site. The name suggested is "Roundhouse Way".

Spine Walk

The final feature within 2 Invermay Road that may be worthwhile naming is the feature referred to as the "railway spine" or "spine walkway". The logical suggestion is for this feature is Spine Walk as it traverses much of the site and is largely used by pedestrians and cyclists. There is a portion of the "spine" which is used for limited tram traffic. The "spine" if named and used in conjunction with the other names (both official and unofficial) will provide a useful adjunct to assist with enabling a particular location to be identified. The name suggested is "Spine Walk".

The adjoining municipalities have indicated that there are no objections to the use of the names contained within 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.

16.1 2 Invermay Road - Proposed Naming of Ways ...(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 communicate and engage consistently and effectively with our community and stakeholders

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:

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.



Director Facilities Management Bruce MacIsaac

16.2 Cricket Tasmania Funding Request for Big Bash League in Launceston**FILE NO:** SF6609**AUTHOR:** Robert Groenewegen (Manager Inveresk and UTAS Stadium)**DIRECTOR:** Bruce MacIsaac (Director Facilities Management)

DECISION STATEMENT:

To consider a funding request from Cricket Tasmania to support two Big Bash League games in Launceston in the 2018/2019 cricket season.

PREVIOUS COUNCIL CONSIDERATION:

Closed Council - 22 May 2017 - Agenda Item 23.2 - Big Bash League Cricket in Launceston

Workshop - 30 April 2018 - Big Bash League (BBL07) in Launceston

Workshop - 28 May 2018 - Big Bash Funding

RECOMMENDATION:

1. That a request from Cricket Tasmania for financial support of \$25,000 to host two Big Bash League games in Launceston be approved, and
 2. That a further contribution of up to \$25,000 be approved subject to Cricket Tasmania delivering the following objectives to the satisfaction of the General Manager:
 - (a) additional signage and branding opportunities during the game located in broadcast areas;
 - (b) City of Launceston co-branding on the Hurricane Alley activation area;
 - (c) City of Launceston co-branding on the Launceston Super Clinics;
 - (d) Establishment of a joint Marketing Committee to develop a Marketing and Communications strategy and monitor implementation;
 - (e) Cricket Tasmania use its best endeavours with Cricket Australia to provide field of play branding;
 - (f) Cricket Tasmania commit to the development of a four year partnership with the Tasmanian Government to secure a minimum of two Big Bash League games per season in Launceston;
 - (g) Cricket Tasmania commit to the development of a multi-disciplinary Memorandum of Understanding detailing content, cricket facilities upgrades and support, high performance programmes and facilities.
-
-

16.2 Cricket Tasmania Funding Request for Big Bash League in Launceston ...(Cont'd)

REPORT:

Background

After the success of the Big Bash League (BBL) match held in Launceston in December 2017, negotiations began almost immediately to lock in a second game for Launceston. This was in anticipation of the Broadcast Rights deal that was under negotiation and the decision by Cricket Australia that the number of home games per franchise will be increased from five to seven. The additional games have now been confirmed with Channel 7 and Foxtel securing the Television rights.

In January, during the Tasmanian election campaign, the Liberal Government indicated that it would invest \$200,000 to help secure two BBL games for Launceston and a Women's Big Bash League game on the North West Coast. The Tasmanian Government has honoured that commitment.

Cricket Tasmania has advised the City of Launceston that their negotiations with the Tasmanian Government were prefaced around a similar cash contribution from the City of Launceston as was made in 2017. The General Manager made it clear in correspondence to the Government advisors, negotiating the arrangement, that any request for funding would need to come formally from Cricket Tasmania and that such a decision could only be made by Council. It took some time to unravel this confusion and clarify this with Cricket Tasmania.

On 8 May 2018, a formal letter was received from Cricket Tasmania (Attachment 1) requesting funding support of \$50,000 from the City of Launceston which also outlined a number of partnering opportunities to market and promote the City in addition to the second game.

Consideration

On 29 March 2018, Council Officers met with Cricket Tasmania to discuss the outcome of the inaugural BBL game in Launceston and the Tasmanian Government announced its intention to financially support an additional game in Launceston in 2018/2019 season.

Cricket Tasmania advised that in terms of economic benefit outcomes it was estimated that a direct spend of \$1,575,321 including overnight and daytrip participation, support staff and spectators was achieved in 2017/2018. This does not include the multiplier impact of the indirect spend that forms part of the KPMG report into the impact of Hawthorn games in Launceston.

16.2 Cricket Tasmania Funding Request for Big Bash League in Launceston ...(Cont'd)

Cricket Tasmania further advised that a successful weekend including three matches of BBL/WBBL provided:

- the highest BBL07 Tasmanian Match attendance of 16,734;
- 892,000 average viewers with a peak audience of 1.24 million viewers.
- positive feedback from all key stakeholders including Cricket Australia and Network10;
- UTAS Stadium proven as Tier 1 cricket capable;
- positive patron feedback; and
- Corporate and Government engagement.

The basis of the financial arrangement that the Cricket Tasmania will be 'no worse off' had the games been played at Blundstone Arena was achieved. The City of Launceston has satisfied these criteria with the provision of:

- Maintenance and provision of cricket wickets that meet National Standards;
- LED Perimeter Fence signage;
- Scoreboards, Video Screens that meet Cricket Australia requirements;
- Change rooms and practice facilities that meet Cricket Australia requirements;
- A boosted audio system that meets BBL requirements;
- Stadium with sufficient capacity and corporate facilities at no cost.

On the April 30 2018, after the Workshop presentation by Cricket Tasmania, a discussion with the Aldermen indicated broadly a preference for only a \$25,000 total contribution for the games (based on the contribution to the Hawthorn Football Club for the Marquee game). Since that time, Officers have indicated to Cricket Tasmania that there is a need to demonstrate the value proposition of increasing the amount to \$50,000.

In the letter of request Cricket Tasmania has indicated a value proposition as follows:

- additional signage and branding opportunities during the game located in broadcast areas;
 - City of Launceston co-branding on the Hurricane Alley activation area;
 - City of Launceston co-branding on the Launceston Super Clinics;
 - Establishment of a joint Marketing Committee to develop a Marketing and Communications strategy and monitor implementation;
 - Cricket Tasmania uses its best endeavours with Cricket Australia to provide field of play branding;
 - Cricket Tasmania commit to the development of a four year partnership with the Tasmanian Government to secure a minimum of two BBL games per season in Launceston; and
 - Cricket Tasmania commit to the development of a multi-disciplinary Memorandum of Understanding detailing content, cricket facilities upgrades and support, high performance programmes and facilities.
-

**16.2 Cricket Tasmania Funding Request for Big Bash League in Launceston
...(Cont'd)**

ECONOMIC IMPACT:

It is estimated that the direct economic benefit of the two games played in Launceston will be in excess of \$3 million dollars.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

A healthier and more active community, as well as the social capital gained through managing this event.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Events Strategy 2016-2019

Supporting an additional major event is consistent with the *City of Launceston Events Strategy 2016-2019* which indicates priority support from the City of Launceston will be given to events that are able to generate substantial tourism, economic, profile, community, social or cultural benefits.

The BBL game in Launceston was widely considered to be successful and achieve the objectives of Council's Strategy including the following:

- Generate increased visitation, length of stay and high economic yields;
- Positively promote the profile of Launceston and the region in intra and interstate markets and align with the unique brand attributes of Launceston;
- Fill gaps in the existing events calendar, particularly when there is low accommodation occupancy and minimal impacts on existing events;
- Utilise City of Launceston's key facilities and event venues.

BUDGET & FINANCIAL ASPECTS:

The direct costs of hosting the 2017 BBL game at UTAS Stadium were \$48,000. This cost included \$25,000 for the PA system bunked in and the hire of an additional screen panels for one of the sight screens.

**16.2 Cricket Tasmania Funding Request for Big Bash League in Launceston
...(Cont'd)**

The proposed Budget allows \$25,000 to support the BBL games. Further purchase of additional screen panels as outlined in the draft capital works budget 2018/2019 will provide a saving of \$25,000 over the two BBL games. If the purchase of the screen panels is approved by Council, these funds can be redirected to the Inveresk Marketing and Promotions Budget to cover the additional \$25,000 requested by Cricket Tasmania.

The budget adjustment consideration of this item has been approved by the Director Corporate Services.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Director Facilities Management Bruce MacIsaac

ATTACHMENTS:

1. Funding Request Letter From Cricket Tasmania
-

Attachment 1 - Funding Request Letter From Cricket Tasmania



8 May 2018

Mayor Albert van Zetten
City Of Launceston Council
Email: mayor@launceston.tas.gov.au

Dear Mayor

Thank you for your ongoing leadership in bringing new national sporting leagues to Northern Tasmania and for shaping Launceston as a genuine sport and events precinct. Through our partnership, we have a real opportunity to lock Launceston into the state-wide cricket calendar this year and beyond.

As custodians of Tasmanian sport and community spirit, Cricket Tasmania has built a strong evidence base of the economic, social and health assets that cricket brings to Northern Tasmania and we are proud of our longstanding presence and commitment to grow cricket's footprint in Launceston.

There is no doubt that cricket unites and inspires Tasmanian communities from backyard and beach cricket, to playing at the highest level possible for the state or even Australia, as well as the passion and entertainment that the Big Bash league brings to Tasmanian fans.

Together, we have proven that Northern Tasmanian facilities are event ready and that Tasmanians will attend cricket matches in their thousands. On December 30 2017, UTAS Stadium was filled with 16,734 fans from across the State and Australia as the BBL saw its first match take place outside a capital city.

This season, we have an opportunity to bring BBL back and make this even bigger. The State Government has committed to supporting two double headers in Launceston as the BBL expands into a full home and away season. In good faith, we are seeking a reciprocal co-contribution from the Council and arrangement for each of these matches to contribute to hosting the event.

Blundstone Arena - Bellerive
15 Derwent Street
Bellerive TAS 7018

PO Box 495 Rosny Park
TAS 7018 Australia

Telephone: +61 3 6282 0400
Facsimile: +61 3 6244 3924
Email: info@crickettas.com.au
Website: www.crickettas.com.au

Tasmanian Cricket Association trading as Cricket Tasmania
ACN 009 476 993 ABN 34 009 476 993

Last season, Cricket Tasmania entered into a “venue based” partnership with the Council and an “event” partnership with the State Government. We are advised that this season, we would maintain the “venue” partnership but also include a direct Event Partnership with the Council.

It is proposed that the Event Partnership is set at \$25,000 per double header (totaling \$50,000), as outlined in discussions between the State Government and the Council executive, and that this takes on a strong marketing and communications direction including:

- Additional signage and branding opportunities during the game located in broadcast areas (on top of what was provided last year);
- Launceston Council co-branding on the Hurricane Alley activation area; and
- Launceston Council co-branding of the Hurricanes Super Clinics.

This is on top of the existing event partner status enjoyed by the Council. It is proposed that we establish a formal Marketing Committee to develop a joint marketing strategy and monitor implementation.

In regards to the opportunity for branding on the field of play, we are open to having the conversation with Cricket Australia (CA), best endeavours will be made but is subject to the CA approval.

If this arrangement is agreeable, we confident it will provide multiple announcements that can be spread across the coming months, from the fixtures to the first Launceston double header and beyond. We are also confident that Tasmanians will fully support an investment in expanding cricket’s BBL footprint in the North as the BBL and the Hurricanes provides real outcomes at home, school, work and in recreational time for Tasmanian families.

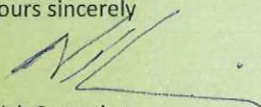
We would like to work with the Council directly on our medium-term goal to secure a 4 -year partnership with the State Government to lock in the Launceston games, and move away from the yearly arrangement that we are both currently experiencing under the current funding approach taken by Events Tasmania.

In the longer term, we remain very interested in a multi-disciplinary partnership under a MOU that will put cricket on a strong footing in Northern Tasmania and ensure we maintain an ambitious Northern event calendar, future proof our northern community cricket facilities, establish a northern high performance hub and build healthier and more active communities in the north.

Please direct any queries or information requests to Ms Angela Williamson, Government Relations and Infrastructure Manager TAS on email: angela.williamson@cricket.com.au or mobile: 0466141893.

I look forward to your response.

Yours sincerely



Nick Cummins
CEO, Cricket Tasmania

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 Funding Agreement - Tamar NRM****FILE NO:** SF3419**AUTHOR:** Barry Pickett (Natural Environment Manager)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider a three year funding agreement with Tamar NRM.

Under section 84 (4) of the Local Government Act 1993, this decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 August 2016 - Agenda Item 15.2 - Tamar NRM Funding

Strategic Planning and Policy Committee - 29 May 2017 - Agenda Item 4.1 - Tamar NRM Annual Report Presentation

RECOMMENDATION:

That Council, by absolute majority, pre-commits funding for 2018/2019 of \$120,510, 2019/2020 of \$124,125 and 2020/2021 of \$127,849 to Tamar NRM to deliver their Strategic Direction 2018-2021 (ECM Reference Number 3808164).

REPORT:

Since its inception in 1998 Tamar Natural Resource Management (Tamar NRM) has been, and continues to be, recognised as a leader in natural resource management supporting the endeavours of many in the community through the delivery of education, extension and the practical tools to be more sustainable. This occurs in large due to the support of the City of Launceston, West Tamar and George Town Councils.

Funding is based on a per capita funding model. Funding security of the three years to the end of 2021 has been confirmed by the other partner Councils with Tamar NRM seeking the same commitment from the City of Launceston.

18.1 Funding Agreement - Tamar NRM ...(Cont'd)

The cash contribution from each Council over the three years from 2018 is reflected in the following table:

Council	2018/19	2019/20	2020/21
City of Launceston	\$120,510	\$124,125	\$127,849
West Tamar Council	\$48,482	\$49,936	\$51,434
George Town Council	\$13,740	\$14,152	\$14,577
Total:	\$182,732	\$188,213	\$193,860

Tamar NRM continues to work closely with key stakeholders in the Tamar Region to deliver on ground projects sourcing over \$7 million of funding to the region since inception.

The group provides a range of activities such as on ground landcare works, community and landholder education, coordination, management, monitoring and evaluation including support to the wider NRM network.

If the recommendation is adopted, a detailed delivery plan in line with Tamar NRM's Strategic Plan will be developed (Attachment 1).

ECONOMIC IMPACT:

Landcare management improves productivity with sustainable agricultural practices which in turn improves and protects our landscapes.

ENVIRONMENTAL IMPACT:

To deliver to the community improved sustainable environmental practices. Caring for our natural resources and balancing people's needs with those of nature.

SOCIAL IMPACT:

Tamar NRM is a community based organisation that works with a number of volunteers in the implementation of a range of natural resource management projects.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 5 - A city that values its environment

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

Key Direction -

5. To reduce our and the community's impact on the natural environment

18.1 Funding Agreement - Tamar NRM ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:


The amount is included in the 2018/19 draft budget and the long term financial plan.

The budget consideration of this item has been approved by the Director of Corporate Services.

DISCLOSURE OF INTERESTS:

The officer is a member of the Tamar NRM Management Committee, as a representative of the City of Launceston as a funding partner.

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



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Tamar NRM Strategic Direction 2018-2021
-

Attachment 1 Tamar NRM Strategic Direction 2018-2021**Tamar NRM**

PO Box 396, Launceston TAS 7250

Phone: 03 6323-3310

Website: www.tamarnrm.com.auwww.facebook.com/TamarNRM15

ABN 60 048 647 495

Tamar NRM

Tamar NRM Inc. is an independent not-for-profit natural resource management group in northern Tasmania, which brings together a wide range of community, Landcare, education, business, Local and State Government representatives. Formed in 1998 to prepare the Tamar Region Natural Resource Management Strategy, Tamar NRM encompasses City of Launceston, West Tamar and George Town municipalities and plays an active role in encouraging, supporting, promoting and managing a wide range of activities aimed at ensuring the Tamar Region is an attractive and prosperous place to live and work based on a healthy environment.

Tamar NRM's 12 member Management Committee is drawn from the agricultural, conservation, land management, education, local government and finance sectors to advise on the best direction to be an effective and regionally relevant organisation.

Activities include: on-ground Landcare and environmental works; community and landholder education, awareness and training; co-ordination, management, monitoring and evaluation; and support to the wider NRM network in the Northern Tasmanian region.

Vision

"An organisation that makes an effective contribution to natural resource management through support, leadership and innovation"

Mission

"Assist the Tamar Valley Community to manage its natural resources through practical solutions and partnerships".

Tamar NRM's Strategic Focus 2018-2021

- Sustainable agriculture
- Sustainable living
- Biodiversity
- Feral cats
- Weeds

**Tamar NRM**

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Working, Technical and Community Groups

Tamar NRM facilitates the following working, technical and community groups:

Weeds Working Group

Chair: John Thorp

The group aims to coordinate the efforts of organisations managing weed issues within the Tamar Region. As such Tamar NRM is interested in furthering the conversation on areas of shared responsibility to maximise effort and minimise the use of resources for us all, with particular emphasis on cooperation across land tenures. The group facilitates and supports the "Tamar Valley Weeds Strategy" through signature events such as the annual Ragwort Raid and Boneseed Blitz and a weeds website - <http://www.weeds.asn.au/>.

The make-up of the Weeds Working Group comprises 3 councils of City of Launceston; George Town; West Tamar; Tamar NRM; NRM North; DPIPWE; DIER (Dept. State Growth); Parks and Wildlife; TasTAFE, Community and industry representatives.

Sustainable Living Working Group

Chair: Bruce Jackson

The Tamar NRM Sustainable Living Working Group delivers workshops and community education events across the three council areas. Film nights, winter veggies, Going Solar, and developing a property with sustainable principles in mind, are recent workshop events.

The Working Group has recently set up the Sustainable Northern Tasmania website to make it easier for people to find a group or event in Northern Tasmania which promotes and supports sustainable communities, living, environment and agriculture. <http://www.sustainablenorthtas.com.au/about/>

Plastic Free Launceston

Chair: Trish Haeusler

Tamar NRM and Plastic Free Launceston joined forces in 2017, to become one of Tamar NRM's new Working Groups. The Working Group looks at ways to reduce single use plastics with a focus on Launceston businesses, community groups, schools and individuals. Plastic Free Launceston is not limited to the Launceston area and often runs stalls and information sessions at events and schools outside of Launceston municipality.

State-wide Community Cat Eradication Team (SCCET)

A network of groups and landholders involved in reducing the impact of Feral Cats on Tasmanian agriculture and native wildlife through on ground action, education, community engagement and policy advice. Members include: Tamar NRM, Tasmanian Farmers and Graziers Association, Tasmanian Landcare, Upper Meander Catchment Group, Field Hunting and Conservation Tasmania Inc., Veterinarian, and Local Landholders.

George Town Coastal Communities Management Group

Chair: Ian Sauer

The GTCCMG is a Coastal Communities network with representation from Hillwood to Bellingham and a driving force for implementation of the George Town Coastal Communities Management Plan and Action Sheet. The



Tamar NRM

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ABN 60 048 647 495

Management Group includes progress associations, Landcare groups, George Town Council and Parks and Wildlife representatives and is a great avenue for communication between community groups, council and agencies.

Tamar Valley Sustainable Agriculture and Pasture Improvement Technical Group

Chair: Ian Sauer

A group of Tamar Valley broadacre farmers and agency technical people advising on a workshops/field day series looking at innovation and forward-looking solutions to benefit agriculture in the Tamar Valley. Best-practice and regionally relevant information is being provided to as wide as possible range of producers in and around the Tamar Valley thanks to federal funding received under the Sustainable Agriculture Small Grants Round 2015-16 and through the Meat and Livestock Authority.

Tamar Valley Master TreeGrower Group

Tamar Valley Master TreeGrower Group is a Landholder network promoting "Trees on Farms". Tamar NRM facilitates the group with the idea of exploring ways of balancing timber production, the needs of the land owner, environmental and landscape values without loss of current production. Tamar NRM have run a course, farm field days, information evenings and workshops to look at value adding timber production on farms with opportunities such as specialty timber, native food and ecosystem services. Funding is being sought to further expand this group and facilitate more peer group mentoring between landholders.

Where Tamar NRM aligns with City of Launceston Council Strategic Plan

Some of the ways Tamar NRM can and does meet the ten-year goals of Council are:

1. **To foster creative and innovative people and industries.**
2. **To promote Launceston as a unique place to live, work, study and play.**
 - Assist council with increasing amenity and natural diversity in, and understanding of, the network of parks, open spaces and natural areas through native plantings and weeding.
 - When possible, assist with maintenance of infrastructure, such as paths, with works teams.
 - Promote Launceston's rich natural environment through workshops, information sheets and events.
 - Work with schools, university and tafe on a range of NRM activities.
 - Promote active and healthy lifestyles through our Sustainable Living programs
 - Connect people with the Esk rivers and Tamar Estuary through education programs like Water Watch and World Wetlands Day, rubbish reduction like plastic waste and revegetation programs.
3. **To ensure Launceston is accessible and connected through efficient transport and digital networks.**
 - Promote walking and the safe use of bikes as means of getting around Launceston.
 - Provide a conduit between CoL and communities and neighbouring councils to improve the access and use of alternative modes of transport.
4. **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.**
 - Extensive networks with community members, groups, education sector, businesses and agencies.
 - Independence which can provide a good intermediary between council and community to promote council activities, ideas and actions and provide another avenue for feedback from community to council.
 - Partners with council.
5. **To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.**



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ABN 60 048 647 495

- Strengthen partnerships between Tamar NRM and Council to support each other's goals and increase value of works in the region.
 - Provide advice on management of, plans for, and interpretation of, natural assets owned by the council.
 - Weed management education and on-ground action programs.
 - Air and Water quality improvement information and programs such as air pollution from wood heaters.
 - Coordinate and facilitate volunteer projects such as Ragwort Raid and Boneseed Blitz as well as with local community groups.
 - Works teams - weed management and track maintenance by Work for Dole and Green Army teams.
 - Biodiversity conservation and monitoring projects.
 - Engaging communities, including schools, with their local natural environment.
 - Facilitate discussions and workshops on fire behaviour and risk reduction with local communities and landholders.
 - Improve sustainability and reduce impacts of agriculture in the region.
 - Facilitate discussions, workshops, research and on-ground action on flood risk with local communities and landholders particularly in light of climate change impacts.
 - Increase awareness and resilience of uncertain weather patterns brought about by a changing climate.
 - Waste reduction, including organics, recyclable and other materials, through Sustainable Living and Plastic Free Launceston events and information.
 - Advocate for, and assist with the retention of City of Launceston's natural assets.
 - Helping communities develop and review community management plans.
- 6. To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions**
- 7. To develop a strategic and dedicated approach to securing economic investment in Launceston**
- Through workshops, field days, grant opportunities, weed control and strengthening of networks and information sharing Tamar NRM:
- Supports and improving the sustainability and productivity of the agricultural sector in the region.
 - Increases the diversity of agricultural and forestry products in the region and finding ways to market them.
 - Investigate and promote possible new niche marketing opportunities for growers and producers.
 - Improves the understanding and value of the natural environment and potential for tourism in the region.
 - Participate in, and promote relevant Council events and festivals and facilitate some of our own.
- 8. A secure, accountable and responsive Organisation**
- Provide a high level of service for relatively low cost due to small team, in-kind support from other organisations, agencies, institutions and individuals, increasing volunteer involvement in projects in the region and high level of success of grant funding into the Tamar.
 - Customer Service support through providing information to both Council staff and the community on NRM issues such as weed identification and management; pest control; available projects, information support and grants; and avenues to find further information.
 - Knowledge of staff and projects in each council allows Tamar NRM to be a useful conduit between councils.

Grants received from January 2016

Since 2000, Tamar NRM has attracted over \$7M of funding through a variety of projects, partnering for some with community Landcare groups and organisations within the NRM industry.

Project	Date	Financial Year	Amount applied for	Received to date	Comments	Acquitted
20 Million Trees - Tamar Valley Rural Biodiversity and Landscape Learning Project	19/11/2015	2015/16	\$107800.00	\$107800.00	Milestone payments over 2 years. Council reserves and private landholders.	June 2018
Backyards to Broadacres	19/05/2016	2015/16	\$37590.00	\$37590.00	Backyards to Broadacres workshops	June 2018
Bushfire Biodiversity and Mitigation Grant	8/09/2016	2015/16	\$28700.00	\$28700.00	The funding will be provided in three instalments with the first one of \$10,000 invoiced Nov 2016	Ends 2018
Healthy Soils, Healthy Plants, Healthy People	1/02/2016	2015/16	\$4796.00	\$4796.00	Sponsored a community to get a workshop grant	Yes
Master Tree Growers		2015/16	\$23000.00	\$23000.00		Yes
NRM North Community Grants		2015/16	\$3660.00	\$3660.00	Weed control and planting at Low Head penguin colony	June 2017
Private Forestry Tasmania Conference Field Day		2015/16	\$5000.00	\$5000.00	Field day on the conservation land management programs being undertaken in the Tamar	Yes
Tools Trailer - Tasmanian Community Fund (TCF)	19/09/2015	2015/16	\$7650.00	\$4403.30	Trailer and signage	Yes
Tools Trailer - TEMCO	19/02/2016	2015/16	\$4830.00	\$4830.00	Tools	Yes
RACT Ragwort Raids		2015/2016	\$2000.00	\$700.00	2016, Ragwort Raids	Yes
Ribbon of Blue - Community and Philanthropy Partnership Grant	21/07/2016	2016/17	\$4960.00	\$4960.00	25 year community celebration Tamar NRM, NRM North and Landcare Tasmania for Ribbon of Blue project.	Yes
Work for the Dole Tamar Projects	1/08/2016	2016/17	\$61500.00	\$61500.00	Heritage forest plus other council reserves	Yes
AK Consulting		2016/17	\$500.00	\$500.00	Sponsorship for a Waterwatch "bug" session kits.	Yes
National Landcare Program		2016/17	\$1760.00	\$1760.00	Pasture Trials workshop for East Tamar Landcare	June 2018
The George Town Coastal Management Action Plan		2016/17	\$2770.00	\$2770.00	GTC funding and in kind support for completion and launch of Action Plan, capacity building events.	Yes
RACT Ragwort Raids		2016/201	\$2000.00	\$2000.00	2017 Ragwort Raids	Yes
Sarah Courtney Premiers Discretionary fund	23/02/2017	2016/2017	\$250.00	\$250.00	work team tools - replace stolen wheel barrows	Yes
Tamar Valley Pasture Trials		2017/18	\$73810.00	\$73810.00	MLA	
RACT Ragwort Raids		2017/2018	\$2000.00	\$2000.00	2018 Ragwort Raids	2018
East Tamar Landcare Pasture Trial Workshop	3/5/2017	2017/18	\$1760.00	\$1760.00	Deliver a Pasture Trial Workshop for ETL	Yes
Green Army		2017/2018	\$14434.00	\$14434.00	Plus two teams of 9 doing works for 24-26 weeks each	June 2018
TFGA and East Tamar Landcare	14/12/2017	2017/2018		\$500.00	Serrated Tussock Control - Chemicals. TNRM - Labour	
Smart Farms Tier 2 MTG	7/12/2017		\$100000.00		Waiting to hear in April/May 2018	2018-2020
Smart Farms Tier 1 - Website	7/12/2017		\$10500.00			2018/2019
Smart Farms Tier 2 - BYBA	7/12/2017		\$94170.00			2018-2020
Smart Farms Tier 1 - Coastal Forum	7/12/2017		\$22000.00			2018/2019
Smart Farms Tier 1 - Weeds Project	7/12/2017		\$22500.00			2018/2019
Total			\$639,940	\$386,723		

** Note Another \$304,106 in grant applications was submitted but not successful.

18.2 Tamar Estuary River Health Action Plan**FILE NO:** SF6659**AUTHOR:** Kathryn Pugh (Environmental Scientist)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To receive and consider a report from the Tamar Estuary Management Taskforce.

PREVIOUS COUNCIL CONSIDERATION:

Workshop 28 May 2018 - Tamar Estuary River Health Action Plan

RECOMMENDATION:

That Council endorses the Tamar Estuary River Health Action Plan (ECM Document Reference 4387286).

REPORT:**Background**

The Tamar Estuary Management Taskforce (TEMT/Taskforce) was established under the Launceston City Deal with the aim of identifying cost-effective investments to improve the health of the Kanamaluka/Tamar Estuary. The TEMT/Taskforce was charged with delivering a River Health Action Plan by December 2017.

The TEMT/Taskforce identified improving public health measures of water quality in the Launceston to Legana part of the Estuary as the initial priority, with decreased pathogen concentrations as the primary goal. Two groups were established:

- Catchment Action Working Group
- Combined System Overflow Working Group

The TEMT/Taskforce also conducted a public consultation process to capture others' views of priorities for the Estuary.

Catchment Action Working Group

The purpose of the Catchment Action Working Group (CAWG) was to identify cost-effective actions in the catchments to stop the flow of pathogens into the Estuary.

18.2 Tamar Estuary River Health Action Plan ...(Cont'd)

The catchment management modelling and analysis was undertaken by Dr Rebecca Kelly of NRM Pty Ltd. The catchment work utilised and extended upon the analysis already completed by the Tamar Estuary and Esk Rivers (TEER) program, with a narrower focus on the public health actions than had been identified in TEER's 2015 Water Quality Improvement Plan (WQIP). The report and analysis benefited from the contributions and review by the members of the TEER Program Scientific and Technical Committee and TEER Strategy and Partnerships Committee. The CAWG Technical Review Committee provided oversight and review, and was comprised of representatives from:

- Dairy Tasmania
- TFGA
- EPA
- Meander Valley Council
- West Tamar Council
- NRM North

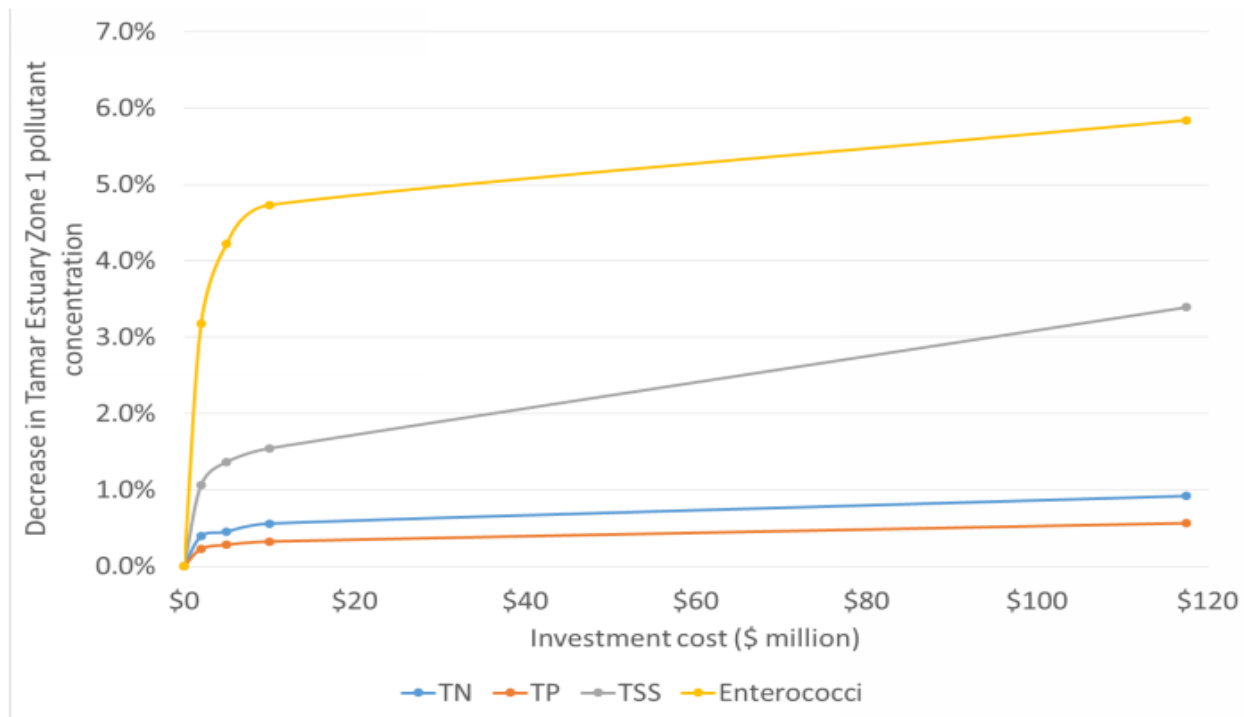
To determine best value for money, identified actions needed to have high leverage (must have a large relative impact on pollutant loads), be adoptable and be measurable. Catchment actions target pollutants from dairy, grazing and urban areas, as these land uses are the three largest contributors to pathogen loads and are also major controllable sources of nutrient and sediment loads.

Large benefits are achieved by limiting stock access to streams to minimise input of faecal matter into tributaries. Improved effluent management practices in dairies and the implementation of riparian zones on grazing properties were also assessed to have good potential for pathogen load reduction. The Macquarie and North Esk catchments are the focus of these actions and build on the significant success NRM North have had in addressing these challenges in the Meander catchment.

Within the urban catchment, actions focus on removing cross connections between separated sewerage and stormwater systems. Recent works by the Council to remove cross connections in the Kings Meadows catchment resulted in significant reductions in pathogens in the Estuary.

The full cost of implementing the actions considered by the CAWG was estimated at \$117 million, however, a \$10 million investment strategy will reduce the pathogen load from the catchment by 80%.

18.2 Tamar Estuary River Health Action Plan ...(Cont'd)



Combined System Overflow Working Group

The purpose of the Combined System Overflow Working Group was to identify cost-effective actions to mitigate overflows from the City's combined sewerage and stormwater system.

The combined system overflow investment plan report was prepared by a cross-agency team from the City of Launceston, TasWater and GHD. The Technical Review Committee provided oversight and review, and was comprised of representatives from:

- Infrastructure Tasmania
- TasWater
- City of Launceston
- NRM
- JMG Engineers and Planners

The report leveraged off a detailed hydraulic model of the combined system previously completed by the City of Launceston, and incorporated components of TasWater's Launceston Sewerage Improvement Project (LSIP). The model improved understanding of how the network functions under different rainfall conditions and identified when and where the majority of overflows occurred. A multi-criteria analysis and preliminary examination of mitigation actions identified five projects as being the most feasible in terms of practical delivery and expected return on investment (as measured by reduction of sewage to the Estuary).

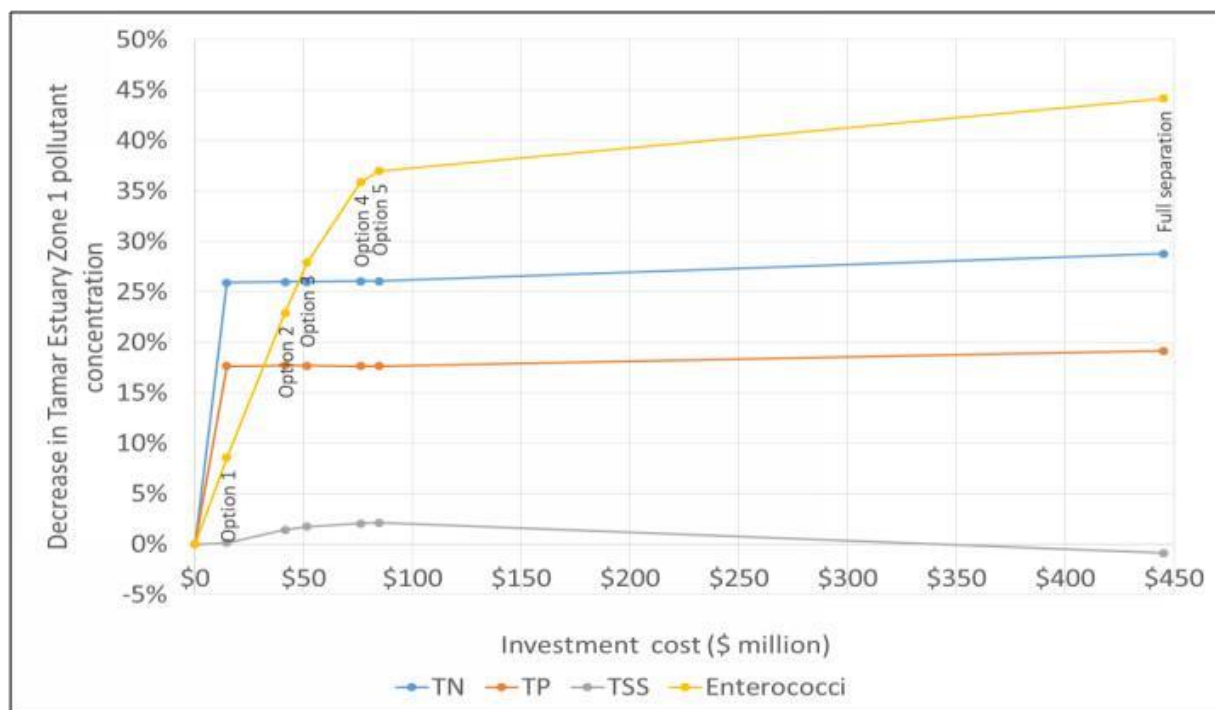
18.2 Tamar Estuary River Health Action Plan ...(Cont'd)

Option No.	Project	Cumulative construction cost (\$M)	Cumulative sewage reductions (%)
1	West Launceston Diversion	4.6	19
2	(1) + New Combined Rising Main	31.4	44
3	(2) + Offline Storage at New Margaret Street SPS	41.4	53
4	(3) + South Launceston Diversion + Esplanade Offline Storage	66.2	66
5	(4) + Offline Storage at Forster Street SPS	74.6	68

The resulting increase in flows delivered to Ti Tree Bend Sewerage Treatment Plant (STP) is expected to reduce performance in terms of nutrient removal. It was the Taskforce's view that while the goal of improving public health in Zone 1 was met by the identified projects, the ecological health of the Estuary was expected to decline due to increased nutrients, which is an unacceptable outcome. For this reason, the Plan includes an additional \$10 million project towards upgraded nutrient treatment at Ti Tree Bend STP.

The chart below shows the expected reductions in pollutants in Zone 1 from implementing the five proposed combined system overflow projects and the upgrade of the Ti Tree Bend. The proposed mitigation projects would result in an approximately 70% reduction in combined system sewage load for an estimated \$84.6 million total investment.

18.2 Tamar Estuary River Health Action Plan ...(Cont'd)

**Full Separation of the Combined System**

Full separation of the combined system was considered. Separation has an estimated cost of \$435 million for the public infrastructure and assumes 100% reduction in combined system overflows to the Estuary. Full separation works would impact up to 7,000 homes (separation of private plumbing infrastructure), and require complex works in commercial zones. The disruption to the City would be considerable, and when rectification works on private pipes and potential loss of trade during construction are factored in, the estimated costs are very high.

The Taskforce is progressing:

- A recommendation for an ongoing governance structure for the Estuary; and
- A response to the submissions received through consultation. The majority sought an approach to improving the visual and recreational amenity associated with sedimentation.

River Health Action Plan Recommendations

A summary of the Taskforce recommendations is presented below:

1. Catchment actions: Adopt the \$10 million investment plan.
2. Combined System actions: Progress priority projects to the value of \$84.6 million, including the \$10 million towards nutrient upgrade for Ti Tree Bend STP.

18.2 Tamar Estuary River Health Action Plan ...(Cont'd)

3. A comprehensive communications and education plan: The Taskforce noted a lack of common understanding in the community about the natural features and the impact of human interventions in the Estuary. The expected improvements from investment must be presented in an accessible and tangible form that the community can easily understand.
4. A discussion paper reviewing the current regulatory arrangements for the combined system: Prepare a cost/benefit analysis of a more formal regulatory framework for the combined system. Despite local community concerns, combined systems operate successfully around the world, and the common approach is for regulators to require best practice management and continuous improvement.
5. A monitoring and analysis program: Monitoring ensures that progress against the target improvements can be tracked and reported. Learnings will be captured to aid future management decision-making or to improve on actions and future investments.

What's Next

The TEMT has a further two key pieces of work to undertake which will be received by the Council in coming months:

1. Recommendations for the future governance arrangement for management of the Estuary.
2. Assessment of the public submissions on solutions for amenity, sedimentation and water quality in the Estuary.

ECONOMIC IMPACT:

Having an estuary which is free of pathogen contamination provides greater development, amenity and tourism opportunities.

ENVIRONMENTAL IMPACT:

Addressed in the report.

SOCIAL IMPACT:

Addressed in the report.

18.2 Tamar Estuary River Health Action Plan ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 5 - A city that values its environment

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

Key Directions -

1. To contribute to air and river quality in Launceston by liaising with the community, business and other stakeholders
5. To reduce our and the community's impact on the natural environment

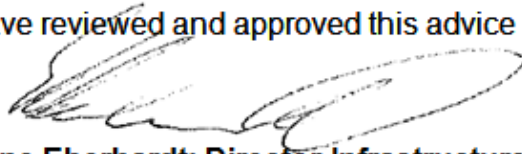
BUDGET & FINANCIAL ASPECTS:

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.



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Tamar Estuary River Health Action Plan (distributed electronically)
-

18.3 Licence - Coffee Van**FILE NO:** SF0600**AUTHOR:** Barry Pickett (Natural Environment Manager)**DIRECTOR:** Shane Eberhardt (Director of Infrastructure Services)

DECISION STATEMENT:

To consider the licence terms for an area of land in Civic Square part of 18-28 St John Street, Launceston (CT48950/1) to Aroma's Fine Foods as marked on the attached plan.

Under section 178(3) of the Local Government Act 1993 this decision is required to be passed by an absolute majority of Council.

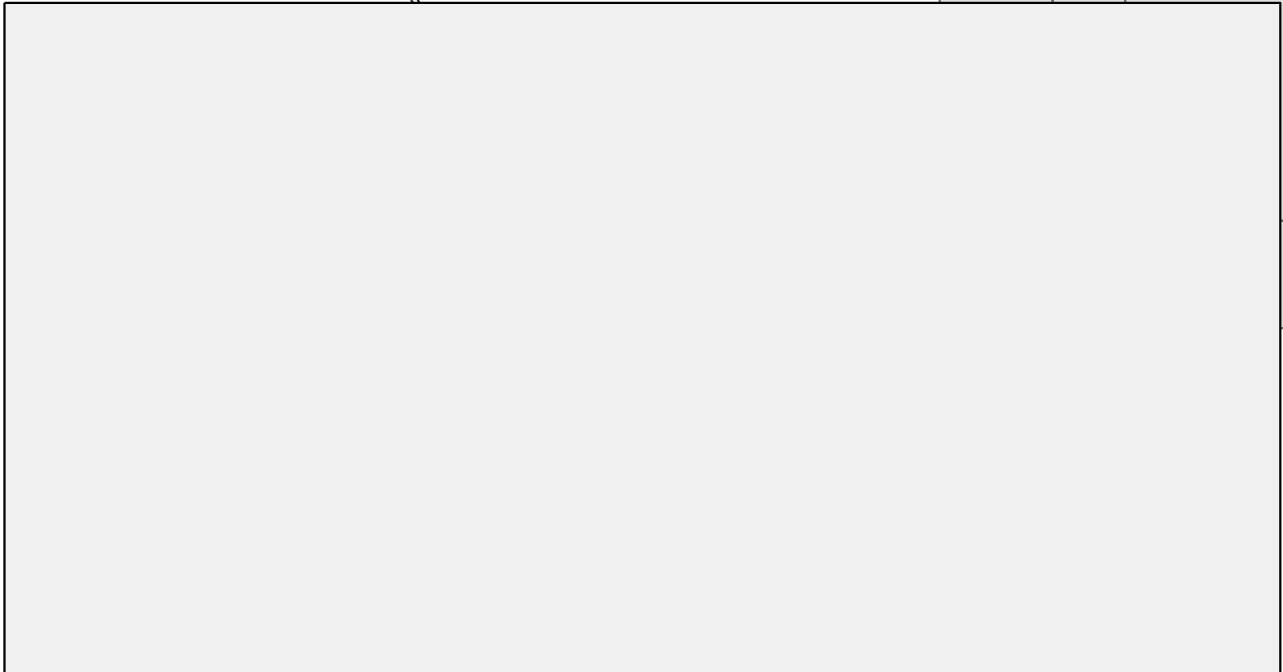
PREVIOUS COUNCIL CONSIDERATION:

Council - 15 April 2013 - Agenda Item 17.1 - Coffee Van Licence - Civic Square

RECOMMENDATION:

1. That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to the licence terms for an area of land in Civic Square 18-28 St John Street, Launceston (CT159112/1 CT48950/1) to Aroma's Fine Foods as indicated by the hatched outline on the plan below, for the purposes of a mobile coffee van.
 2. The General Manager is authorised to enter into a formal licence under the following terms:
 - the term shall be two years commencing on 1 July 2018
 - the lease amount shall be \$6,500 per annum plus GST, linked to CPI
 - tenant to be responsible for:
 - energy costs
 - water usage charges
 - and other service charges (if any)
 - tenant shall continuously maintain:
 - public liability insurance of at least \$10 million
-

18.3 Licence - Coffee Van ...(Cont'd)



REPORT:

Aroma's Fine Foods is a popular café with a dedicated commercial kitchen located in Charles Street, Launceston opposite the Launceston General Hospital. Aroma's Fine Foods has been operating on that site for 17 years along with the mobile coffee van that has been operating out of Civic Square for the last five years.

On 15 April 2013 Council approved a five year licence for the operation of a mobile coffee van in Civic Square. Aroma's Fine Foods has been operating since that time and has established a regular customer base, including the City of Launceston and Tasmania Police.

As the current licence is due to expire on the 30 June 2018, Aroma's Fine Foods has recently expressed an interest (Attachment 1) in renewing the current licence arrangements for a further five years with an option of an additional five years. The current licence fee is \$591.21 per month, plus additional service charges including water and electricity.

Given the physical changes to Civic Square and the requirement for a better understanding on how Civic Square will be activated in the long term, the owners of Aroma's Fine Foods have agreed to the Council's proposal of a two year licence.

18.3 Licence - Coffee Van ...(Cont'd)

The licence to be granted is a non-exclusive arrangement to park the mobile coffee van in parts of Civic Square. The licensee acknowledges the land is public and will, from time to time, be used for community events which may require the licensee to vacate the site. The mobile coffee van is not operating from a public road therefore does not require a food van permit.

Section 179 of the *Local Government Act 1993* provides that the Council may lease public land for a period not exceeding five years without requiring the need for advertising.

ECONOMIC IMPACT:

The business is now well known to many surrounding businesses in the Civic Square and has a positive economic impact.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is a positive social impact through the continued provision of an additional service to Civic Square which helps facilitate some additional passive recreational use of the Square.

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 -

1. To establish appropriate mechanisms to support the retail sector
2. To understand and support the establishment and growth of creative industries in Launceston

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

1. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston
 2. To support the CBD and commercial areas as activity places during day and night
-

18.3 Licence - Coffee Van ...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Natural Environment Department income of \$6,500 per annum.

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

ATTACHMENTS:

1. Licence Request Aroma's Fine Foods
-

Attachment 1 - Licence Request Aroma's Fine Foods

8th February 2018

B Pickett
Natural Environment Manager
City of Launceston
18 – 28 St John Street
Launceston
Tas 7250

Dear Barry

Re: Civic Square Licence

Our current licence for our Bambino coffee van expires June 30, 2018.

Please note that we have operated this facility in Civic Square since March 2014. We have established a regular and loyal customer base that includes clientele from the Police Department, Tas Water staff, Council staff as well as general public and local businesses in the area.

We are formally seeking a renewal of the licence (5 years + 5 year option) to continue servicing the area. The current licence fee is \$591.21 per month, with an electricity charge based on usage, averaging \$700 per 6 months.

We look forward to your favourable consideration of our request to renew the operating licence for our coffee & food van in Civic Square. If any further details or information is required, please do not hesitate to contact me.

Kind regards

Mary Tsakirellis
Aromas Fine Food & News

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Community Representative - Newstead College Association****FILE NO:** SF2233**AUTHOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider appointing Alderman Janie Finlay as a Community Representative to the Newstead College Association.

RECOMMENDATION:

That Council appoints Alderman Janie Finlay as a Community Representative on the Newstead College Association.

REPORT:

The Principal of Newstead College, Dianne Freeman, has recently written to the Mayor seeking an Alderman be appointed as a Community Representative on the Newstead College Association.

Ms Freeman expressed the belief that it was important for the Council to be represented on the College Association and that a partnership could be of benefit to both parties, particularly regarding communication of events and discussion about the welfare and education of students and now and into the future.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

20.1 Community Representative - Newstead College Association ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 4 - A diverse and welcoming City of Launceston

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

Key Directions -

1. To understand the needs and requirements of key community service providers and stakeholders
2. To plan services and facilities that recognise the changing demographics of our community
3. To define and communicate our role in promoting social inclusion and equity
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
5. To offer equitable access to services and facilities, including the design of public spaces that are accessible and suited to all abilities
6. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life

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

ATTACHMENTS:

1. email from Newstead College seeking a Council representative dated 4 May 2018
-

Attachment 1 - email from Newstead College Seeking a Council Representative - Dated 4 May 2018

From: Freeman, Dianne M (DoE) [REDACTED]
Sent: Friday, 4 May 2018 4:34 PM
To: Mayor
Subject: Newstead College Association

Dear Albert

I would like to ask one of the alderman from the Launceston City Council to be a community representative on the Newstead College Association.

I believe it is important for the Council to be represented on our Association and can see that this partnership could be of benefit to both parties particularly regarding communication of events and in discussion about the welfare and education of our young people who are your future members and hold the future of Tasmania's economy.

I was going to invite Janie Finlay but thought I would approach you as you would know the key interests of each Alderman and who would be most suitable. Of course, you are also invited to be a member.

The AGM is on Wednesday 9 May, 5.30 – 7.00 pm in the Newstead College Boardroom. Meetings are usually only held once a term and we set the date at the previous meeting depending on member's commitments. I realise this is late notice for the AGM and it would certainly be okay to nominate and give apologies for this meeting.

As you are aware we are the smaller of the two Launceston colleges, however we still offer the same great programs and opportunities to our students. I think we are sometimes overlooked as we are 'hidden' away at the end of lovely Cypress Street in the quiet suburb of Newstead.

I look forward to your reply and also to an exciting new partnership with the Launceston City Council.

Regards,

Dianne

Dianne Freeman | Principal
Newstead College | Department of Education
P: (03) 6332 3204 | M: [REDACTED]
E: [REDACTED]



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20.2 Proposed Budget 2018/2019 Consultation Responses**FILE NO:** SF6640/SF5669**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the 2018/2019 budget public consultation process and the responses submitted.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

That Council:

1. receives the submissions from:
 - (a) Mr Jonathan Harmey
 - (b) Mr Ian Routley
 - (c) East Launceston Bowling and Community Club;
 2. provides written responses to all submissions received consistent with the content of the Council report;
 3. amends the draft 2018/2019 capital budget to allocate \$10,000 to the capital improvement program being undertaken by the East Launceston Bowling and Community Club; and
 4. notes that the Council Meeting of 18 June 2018 is the intended date on which the budget will be adopted and the rate will be set.
-

REPORT:

On 9 April 2018 Council approved the release of the Proposed 2018/2019 Annual Plan, Proposed Statutory Estimates including the Capital Program and Major Operational Projects.

20.2 Proposed Budget 2018/2019 Consultation Responses ...(Cont'd)

Council invited submissions from the community on the 2018/2019 Proposed Annual Plan and Budget. The submissions period closed at 5.00pm on Monday, 30 April 2018. The City of Launceston (CoL) issued a specific media release regarding the submission period, uploaded the documents to the Council website, and posted the link on the Council's Facebook page. Advertisements were run in *The Examiner* on 18 and 21 April 2018 and hard copy documents were available from Council's Customer Service Centre.

Three submissions were received and Council considered them at a Workshop on 14 May 2018.

Submission 1 - Jonathan Harmey

Mr Harmey wrote in support of no rating remissions for retirement villages.

CoL Response

The draft 2018/2019 budget includes levying the State Government Fire Service Levy on all retirement villages. The removal of the remaining rate remission for retirement villages will be considered during 2018/2019 for inclusion in the 2019/2020 City of Launceston budget.

Change to draft Budget - no change recommended.

Submission 2 - Ian Routley

Mr Routley sought a number of specific clarifications and requested that Council be sensitive to the cost of car parking in the CBD.

CoL Response

Council has spent significant time in ensuring a balance of increasing cost drivers and provision of a surplus budget whilst minimising rate increases.

Council are forecasting the natural growth for rates and charges to be 0.5% for 2018/2019 period with 2.8% increases for all rating categories except for residential and primary production. Residential rates are proposed to increase by 2.8% plus \$4 per household to cover the cost of the free tip ticket. Primary Production is proposed to increase only by 1.17% to align the rate in the dollar with Commercial.

Fees are increasing 2.3% across the board except for Carr Villa which will be 15% to achieve a break-even financial position and Domestic Waste by 8.3% continuing the phasing to align the fee with Commercial Waste. The increases in revenue for fees above the 2.3% are due more to revenue projection increases based on 2017/2018 actuals, particularly parking and aquatic revenues.

20.2 Proposed Budget 2018/2019 Consultation Responses ...(Cont'd)

Investment revenue will decrease in 2018/2019 due to TasWater dividends reducing by 33% which equates to a reduction in Council revenue of \$1.36m dollars 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 \$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 card 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 focused, productive and innovative into the future for the benefit of ratepayers and the City. The remaining increase of 1.9% is below CPI.

In regard to the City Heart project underway in Civic Square, the project is on schedule and on budget. Construction is due to be completed late July 2018 and within the original budget of \$6.8m.

In regard to car parking, parking spaces are a valuable asset of Council which supports the vibrancy of the city, convenience for shoppers, the economy and employment opportunities for the community. Car parking restrictions are designed to encourage city retailers by ensuring that available car parking spaces regularly turn over so that they are available for their retail customers. Without restrictions these limited spaces would be occupied by commuters, who tend to stay longer and spend less. Council further supports this objective by providing off street parking facilities, conveniently located around the city.

Parking fees are not designed to discourage parking and are levied once the parking occupancy rate and mixture has reached its designed capacity. This ensures a return to whole community on these valuable assets. Council further supports the turnover of street parking through differential pricing of off street and on street alternatives. This is designed to encourage commuters and retail customers to use the more affordable off street facilities rather than the on street alternatives. Provision is made for pensioners and families by allowing three hours of free parking each week for pensioners who reside within the Launceston municipality and free parking daily in the multi-storey car parks after school, between 3.30pm and 5.30pm.

20.2 Proposed Budget 2018/2019 Consultation Responses ...(Cont'd)

Change to draft Budget - no change to budget recommended.

Submission 3 - East Launceston Bowling and Community Club

The East Launceston Bowling and Community Club are seeking a funding contribution from CoL towards the capital improvement program for the facilities at the East Launceston Bowling and Community Club.

CoL Response

The East Launceston Bowling and Community Club is requesting \$68,600 for building improvements, primarily comprising asbestos removal, but also including extension of a deck and new windows.

The total project costs are \$176,000 plus GST of which the Club is contributing \$75,000 and the State \$50,000 which leaves a shortfall of \$51,000 (ex GST) which Council is being asked to fund.

The CoL works with over 50 user groups and receives many requests for building upgrades and financial support to further club development. The Regional Sports Facilities Strategy will assist Council in prioritising these projects.

The CoL also manages and maintains around 40 buildings that contain asbestos. The removal cost for these buildings is estimated at around \$1.5m of which Council undertakes one, sometimes two, projects a year based on available funds.

Change to draft Budget - In recognition of the Council program to remove asbestos from Council buildings and of the proactive approach the Club has taken in seeking State Government funding, it is recommended Council consider amending the draft capital budget to allocate \$10,000 to the capital improvement program being undertaken by the East Launceston Bowling and Community Club.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

20.2 Proposed Budget 2018/2019 Consultation Responses ...(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

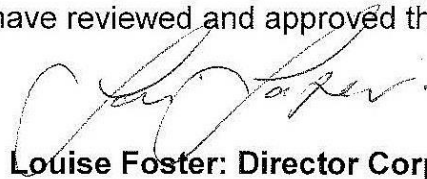
BUDGET & FINANCIAL ASPECTS:

Feedback from community consultation informs the Council's ongoing budget processes.

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. Budget Submission From Mr Jonathan Harmey
 2. Budget Submission From Mr Ian Routley
 3. Budget Submission From East Launceston Bowling and Community Club
-

Attachment 1 - Budget Submission From Mr Jonathan Harmey

From: Jon Harmey [REDACTED]
Sent: Thursday, 12 April 2018 2:51 PM
To: Proposed Budget 2019
Subject: Proposed 2018-19 budget feedback

Good afternoon,

I provide the following by way of feedback on the proposed Annual Budget for the 2018-19 financial year.

I understand that Local Governments are faced with a real challenge to balance the increasing cost of providing services to the community while attempting to keep rates at an affordable level. This is the reason that I am surprised that the City of Launceston (COL) has included in their proposed budget an unnecessary rates remission for Independent Living Units. Included on page 5 of the Statutory Estimates budget is a reduction of income totalling \$700,000 for "Remissions Aged Care". No remission should be provided for Independent Living Units.

I am unable to find a reason why Council would consider that a pensioner living in a three bedroom unit on Hobart Rd Youngtown constructed in the 1960's would be required to pay rates and a pensioner living in a three bedroom unit at Glenara Lakes Youngtown across the road, constructed in the 1990's is being provided with a remission for all of their rates. If the Assessed Annual Value of the properties were that same then both could be levied the same General Rate only for one of the properties to be provided a remission and required to pay no rates at all.

The COL Rates Policy seeks to reflect the fundamental premise as set out in section 86A of the Local Government Act 1993 (LGA) 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. It further seeks 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. It would appear that providing a rates remission to Independent Living Units goes against these principles.

By way of background the COL has previously considered that Independent Living Units were exempt from rates under Section 87 of the LGA. This has been proven by cases to be incorrect on the basis that a property must be owned and occupied exclusively for charitable purposes. Occupancy by way of a private residential agreement is not considered charitable and therefore they do not meet the criteria.

Given that this is the case the COL has now decided to provide Independent Living Units a rates remission under Section 129 of the LGA, while acknowledging that the properties are not exempt effectively achieving the same outcome. There is no reason for a remission to be provided to this class of ratepayer.

The COL Mayor Albert Van Zetten attended an LGAT General Meeting on 12 February 2016 with information attached:
<https://www.lgat.tas.gov.au/webdata/resources/files/General%20Meeting%20Minutes%2012%20Feb%202016.pdf>

Item 2.1 at the meeting concerned the rating of residential properties owned by charities. At the meeting a motion was carried that:

1. That Members note recent case law which suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose; and
2. That Members agree to take a common and equitable approach to the rating of independent living units which takes as a core assumption that private residential occupancy is not a charitable purpose and is not exempt from general rates.

I am confident that while a nice gesture for those who are housed in an Independent Living Unit the remission is inappropriate and the \$700,000 could be used by Council to achieve significant community benefit.

If you have any questions or would like to discuss this further, please contact me.

Regards

Jonathan Harmey
[REDACTED]

Attachment 2 - Budget Submission From Mr Ian Routley

27th April, 2018

Mr. Michael Stretton,
General Manager,
City of Launceston,
P. O. Box 396,
LAUNCESTON, Tas. 7250

Fax: - 6323 3001

Dear Michael,

Subject: - Re: **Statutory Budget Estimates**

I refer to the above document noting that it does not reference critical variable points greater than 2.00% with explanation.

Revenue

Rates & Charges – It would appear 1.5% is natural growth

Fees – These are to increase 10.4% being well above CPI and not justified

Investments – Would you please verify the details?

Expenses

Labour – How does Council justify a 7.9% increase when CPI is about 2.00%? If a 2.5% increase applied this would amount to \$40,093m, a difference of \$2,113m – this would equate increase in fees.

Administration Costs – The document shows an increase of 11.7% with general administration up 23.7%.

Based on these above examples the Council should not have to increase fees, income or raise the General Rate as I believe other modifications are achievable.

Other issues:-

Civic Square – Would you please confirm the commencement date and the original completion date, together with cost together with the current completion date and cost?

Car Parking/Retail – Launceston has always been a regional city that has attracted business from within the northern part of the state and we know that there is great financial stress in the regional areas and our city.

It is interesting that the Examiner have published many Letters to the Editor relating to parking costs and together with the reconstruction of Civic Square and Brisbane Street Mall this impediment is unhelpful by stopping people spending their discretionary dollar in the city centre.

I request that you give further consideration to your proposed Budget 2018/19 and be sensitive to the car parking issue that has adverse consequences regrettably for too long has not been understood by Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ian Routley', written over a horizontal line.

Ian J. N. Routley

cc: - Ms. Louise Foster, Director Corporate Services

Attachment 3 - Budget Submission From East Launceston Bowling and Community Club**EAST LAUNCESTON BOWLING & COMMUNITY CLUB**
Launceston City Council: ELBCC Asbestos Removal Project**1**

Louise Foster
Launceston City Council
18-28 St John St,
Launceston TAS 7250

30th April, 2018

RE: CAPITAL FUNDING ASSISTANCE FROM COUNCIL: EAST LAUNCESTON BOWLING & COMMUNITY CLUB ASBESTOS REMOVAL, WINDOW REPLACEMENT AND SPACE EXTENSION

Dear Louise,

We are writing to request Capital Funding assistance from the Launceston City Council for the above mentioned project we are undertaking at East Launceston Bowling & Community Club.

As a snapshot, our Community Club received a grant from State Growth of \$50,000 for this project with a further \$75,000 pledged from the clubs funds to remove the asbestos, replace the windows and build a deck to cater for the increasing community usage and our growing non-member stakeholders including social patronage, junior bowls and after school programs, special needs homecare programs, Lions club and many other community groups whom we encourage to use the facilities.

We have completed drawings of the works and have submitted to council for planning approval which we have been granted already. As part of the overall project the plans include the removal of Asbestos, new windows that meet todays standards, making good some areas of the exterior that do not have weatherboard underneath the asbestos cladding, new decking and re-configuring of the entries and exits to the building.

The total of these works comes to \$176,000 + GST from the best quote that we have obtained which includes all of the above.

We would like to formally request the additional funding for the said Capital Works from Council to achieve our goal of providing a better community facility and enhance the Council's asset.

In support of our request we have included a copy of the 2013 to 2017 Strategic Plan together with the Addendum to the Strategic Plan that outlines what we have achieved as a club. We have been committed to making these improvements to the club and in the past 5 years alone have invested \$177,825.00 into such works.

We sincerely hope that Launceston City Council will consider our appeal for Capital Funding Assistance favorably and we would appreciate your kind consideration.



EAST LAUNCESTON BOWLING & COMMUNITY CLUB
Launceston City Council: ELBCC Asbestos Removal Project

2

Yours sincerely,

John McKenna
Sam Springer
Tony Keegan
Nic Russell
ELBCC Asbestos Removal Program Steering Committee



21 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

22 URGENT BUSINESS

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

23 CLOSED COUNCIL

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

23.1 Confirmation of the Minutes**23.2 Annual Write Off on Non-Recoverable, Non-Rating Debts - 30 June 2018****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 Annual Write Off on Non-Recoverable, Non-Rating Debts - 30 June 2018

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

24 MEETING CLOSURE
