



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 9 APRIL 2018
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 9 April 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: 9 April 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, consisting of a large, stylized 'M' followed by several vertical strokes and a final upward curve.

Michael Stretton
General Manager

City of Launceston

COUNCIL AGENDA

Monday 9 April 2018

28 March 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, 9 April 2018 commencing at 1.00pm in the City of Launceston Council Chamber, Town Hall, St John Street, Launceston.

Yours sincerely



Alderman A M van Zetten
MAYOR

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

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

3 CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 19 March 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.)

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

7.2 Public Questions without Notice

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

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

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

8 PLANNING AUTHORITY

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal)

FILE NO: DA0060/2018

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: | Design To Live Pty Ltd |
| Property: | 143 Talbot Road, South Launceston |
| Zoning: | Inner Residential |
| Receipt Date: | 13/02/2018 |
| Validity Date: | 14/02/2018 |
| Further Information Request: | N/A |
| Further Information Received: | N/A |
| Deemed Approval: | 09/04/2018 (signed extension of time) |
| Representations: | Six |

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 DA0060/2018 Residential - multiple dwellings; construction and use of three dwellings at 143 Talbot Road, South Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- a. Cover Page, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 1/21, Revision 04, Dated 13/02/2018
-

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

- b. Site Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 2/21, Revision 04, Dated 13/02/2018
- c. Unit 1 Ground Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 3/21, Revision 04, Dated 13/02/2018
- d. Units 2&3 Ground Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 4/21, Revision 04, Dated 13/02/2018
- e. External Services, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 6/21, Revision 04, Dated 13/02/2018
- f. Drainage Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 7/21, Revision 04, Dated 13/02/2018
- g. Unit 1 Elevations, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 12/21, Revision 04, Dated 13/02/2018
- h. Unit 2 Elevations, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 13/21, Revision 04, Dated 13/02/2018
- i. Unit 3 Elevations, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 14/21, Revision 04, Dated 13/02/2018
- j. Landscaping Plan, Prepared by Design to Live, Designed by Mitchell Lloyd, Job No. TLB143, Drawing No 14/21, Revision 04, Dated 13/02/2018
- k. Planning Report, Prepared by Mitch Lloyd, Dated 13/02/2018

2. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00207-LCC) (attached).

3. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
- b. Completed prior to the use commencing or a further period as agreed by the Manager City Development; and
- c. Maintained as part of residential development. 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 (i.e. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

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

5. MULTIPLE DWELLINGS - SERVICE FACILITIES

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

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

- 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.

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. ON-SITE STORMWATER MANAGEMENT

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 year storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site for the same event with the site developed to a level of 85% impervious.

Prior to the commencement of works, the plans and calculations must be submitted to the Director Infrastructure Services for approval. The on-site detention storage system is to be designed by a civil engineer eligible for membership of IE Aust or equivalent. On completion, an "as constructed" plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

**8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;
Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)**

10. DAMAGE TO COUNCIL INFRASTRUCTURE

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

11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

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

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

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

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

12. ROAD CROSSINGS FOR SERVICE CONNECTIONS

Where it is required by a service provider (ie. TasWater, Telstra, Aurora, etc) to upgrade, relocate or remove the existing connection or install a new connection, the developer must apply to Council's Built Environment Manager for approval to install the connection.

The approved installation method is direction drilling/boring. Open trench installation will not be permitted except in **exceptional** circumstances and requires the written consent of the Council's Technical Services Manager who will specify the required construction and reinstatement works.

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

13. VEHICULAR CROSSINGS

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

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

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

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

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

14. SOIL AND WATER MANAGEMENT WORKS

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

15. AMENITY - RESIDENTIAL

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

16. 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

**8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;
Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)**

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 DA0060/2018. 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 abandoned or determined; or.*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

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

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 effected, restricted or prohibited by any such covenant.

**8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;
Construction and Use of Three Dwellings (Amended Proposal) ...(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:

| Dwelling No | Strat Lot No. | Street Address |
|-------------|---------------|-------------------|
| Existing | 1 | 1/143 Talbot Road |
| Unit 1 | 2 | 2/143 Talbot Road |
| Unit 2 | 3 | 3/143 Talbot Road |
| Unit 3 | 4 | 4/143 Talbot Road |

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 three dwellings and associated landscaping, driveways, sheds, and fences on a site containing an existing residential

**8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;
Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)**

dwelling. The site contains an existing dwelling which will be retained. The development proposed for each of the dwellings is as follows:

Existing Dwelling

- Removal of kitchen window on the southern side of the dwelling and installation of a skylight
- Construction of a 1.8m fence to separate private open space
- Construction of a parking area for two cars
- Construction of a garden shed with an area of 3.44m^2 ($2.26\text{m} \times 1.52\text{m} \times 1.95\text{m} = 6.7\text{m}^3$)

Unit 1

- Construction of dwelling consisting of; two bedrooms, one bathroom, one laundry and one open plan living room and kitchen
- An overall floor area of 91.91m^2
- Construction of a 1.8m fence to separate private open space
- Construction of a parking area for one car
- Construction of a garden shed with an area of 3.44m^2 ($2.26\text{m} \times 1.52\text{m} \times 1.95\text{m} = 6.7\text{m}^3$)

Units 2 and 3

- Construction of dwellings consisting of; three bedrooms, one with en-suite and walk in robe, one bathroom, one toilet, one entry foyer, one open plan living room and kitchen and one double garage with laundry
- An overall floor area of 161.38m^2 for each dwelling
- Construction of a 1.8m fence to separate private open space
- 3m^2 internal storage area in garage

In addition there will be two guest parking spaces, an access driveway, manoeuvring spaces, letterboxes and landscaping that will be shared by the dwellings. A widened crossover to Talbot Road will also be constructed.

The two existing outbuildings on the site will be demolished to facilitate development of the three dwellings.

A previous application was lodged (DA0525/2017) with a similar proposal for the site. This application was subsequently withdrawn in order to allow for a redesign of aspects of the design which did not comply with the planning scheme. The elements of the design that were altered included the dimensions of car parking spaces, manoeuvring and access areas and the level to which landscaping was provided. These altered designs were submitted for approval through this application.

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the eastern and lower side of Talbot Road between Bennett Street and Punchbowl Road. The site is an irregular eight sided shape that is wider at the rear than at the frontage and has a total area of 1,465m². The surrounding area consists of predominantly residential uses with the majority of these being single dwellings of a single storey and weatherboard construction. In addition to the residential uses there is a significant area of local business uses including food services, general retail and hire and business and professional services to the north west of the site.

Access to the site is directly off Talbot Road over an existing concrete crossover that is to be widened as part of the proposal. The site has an approximate slope of 5% which falls to the rear. There is existing vegetation on the site in the form of a large garden which is no longer maintained. There is currently a dwelling on the site and a separate studio and garden shed. The site is fully connected to all relevant infrastructure services.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Inner Residential Zone

11.1.1 Zone Purpose Statements

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

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

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

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

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

Consistent

The proposed development is for the construction and use of three dwellings to be added on a site containing an existing dwelling. This use of multiple dwellings is discretionary in the zone and contributes to the variety of residential uses and dwelling types in the zone. There is a significant variety of lot sizes, setbacks and heights both in the zone and in the immediate locality, the proposal is within reasonable range of this variety. This proposal also seeks to increase the residential density of the locality, while providing for appropriate parking, safety and amenity. The proposal can be considered to be consistent with the purpose of the zone.

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

11.4 Development Standards

11.4.7 Site coverage

Objective:

To:

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

Consistent

The proposal is designed to ensure that the development respects the character of the surrounding area, reduces the impact of stormwater runoff and provides for open space.

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

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

Complies

The title occupies an area of 1,465m². The site coverage for the proposed dwellings is 522.09m² (35.64%), with 27.62% of the site free from impervious surfaces, and as such the proposal is in compliance.

11.4.8 Building height

Objective:

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

Consistent

The height of the proposed dwellings is respectful and consistent with the character of the surrounding area.

A1 Building height must be no greater than 9m.

Complies

All three dwellings proposed have buildings heights significantly less than the acceptable solution, with the heights from natural ground level ranging from 4.82m to 6.06m.

11.4.9 Frontage setbacks

Objective:

To ensure that the setbacks from a frontage respect the character of the surrounding area.

Consistent

The set back from the frontage will not be altered in this proposal and as such it is consistent with the streetscape character.

A1.1 The primary frontage setback must be no less than:

- (a) 4m; or
- (b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in the Figure 11.4.9 below; and Figure 11.4.9 - Primary Frontage Setback for Infill Lots.

A1.2 Setback from a frontage other than a primary frontage must be no less than 3m; and

A1.3 Porches, pergolas, verandas, that are less than 3.6m high and eaves may

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|---|
| encroach no greater than 1.5m into the setbacks of this standard. |
| Complies The frontage setback of the existing dwelling will remain at 5.5m. |

11.4.10 Rear and side setbacks

| |
|--|
| Objective: To ensure that the setbacks are compatible with the character of the surrounding area and minimise the impacts on the amenity and solar access of adjoining dwellings. |
| Consistent The setbacks of the proposed development are compatible with the character of the surrounding area and any impacts on amenity or solar access of the adjoining dwellings has been minimised, as such the proposal is consistent with the objective. |
| A1 Buildings must be set back from the rear boundary no less than 2.5m. |
| Relies on Performance Criteria The proposed setback for unit three ranges from 1.09m to 1.45m, and therefore relies on performance criteria. |
| P1 Building setback to the rear boundary must be appropriate to the location, having regard to: (a) the ability to provide adequate private open space; (b) the character of the surrounding area and location of buildings on adjoining lots; (c) the impact on the amenity, solar access and privacy of habitable rooms, windows, and private open space of nearby or adjoining buildings; and (d) the size, shape and orientation of the lot. |
| Complies The rear setback provided is considered to be appropriate for the location. Private space is able to be provided with appropriate dimensions and solar access on the eastern side of Unit 3. The character of the surrounding area shows examples of other similar rear setbacks, most notably multiple dwellings at 129 Talbot Road and 26 Bennet Street. The impact on solar access and amenity of adjoining lot will be limited on the significant area of private open space, and negligible on the dwelling. |
| A2 Buildings must be set back from side boundaries no less than: (a) for lots 1,000m ² or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or (b) for lots greater than 1,000m ² , 2.0m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. |
| Relies on Performance Criteria As the lot is over 1,000m ² , the side setback required is 2m. While unit 1 is in compliance, Units 2 and 3 are set back 1.5m from the northern boundary and as such rely on performance criteria. |
| P2 Building setback to the rear boundary must be appropriate to the location, having regard to: (a) the ability to provide adequate private open space; (b) the character of the area and location of buildings on adjoining lots; (c) the impact on the amenity, solar access and privacy of habitable rooms, windows, |

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|---|
| and private open space of nearby or adjoining buildings; and (d) the size, shape and orientation of the lot. |
| Complies The setback of 1.5m from the side boundary still allows for the provision of private open space. The proposed dwellings are located on the northern boundary to maximise solar access to the proposed dwellings and to the open space of adjoining lots, in addition there is significant vegetation screening on adjoining lots to the north which will limit the impact on amenity or privacy. |

11.4.12 Location of car parking

| |
|---|
| Objective: To: (a) provide convenient car parking for residents and visitors; (b) protect residents from vehicular noise within sites; and (c) minimise visual impact on the streetscape. |
| Consistent The car parking proposed is located and designed to be convenient, to protect residents from noise and to minimise visual impact on the street. |
| A1 Shared driveways or car parks of residential buildings must be located no less than 1.5m from the windows of habitable rooms. |
| Complies The nearest habitable room windows for Units 1, 2 and 3 are 1.6m, 1.78m and 1.8m from the shared driveway respectively. The existing dwelling is to have a skylight installed and the existing kitchen window removed, which will result in no habitable room windows facing the shared driveway. |
| 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 car parking located in the front setback in the proposal. |
| A3 A garage or carport must be: (a) within 10m of the dwelling it serves; and (b) located no less than 5.5m from a frontage; or (c) with a setback equal to or greater than the setback of the dwelling to the frontage; or (d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway. |
| Complies All proposed garages are within 10m of the dwelling they serve and are located behind the front building line of the dwelling to which they are attached. |

11.4.13 Overlooking

| |
|---|
| Objective: To minimise: (a) overlooking into private open space and habitable room windows; and |
|---|

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|---|
| (b) the impact on the amenity of the adjoining and the subject site. |
| <p>Consistent</p> <p>The proposed development will have limited potential for overlooking of private space or habitable room windows and will have minimal impact on amenity on the site or adjoining lots.</p> |
| <p>A1.1 A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:</p> <ul style="list-style-type: none"> (a) be offset no less than 1.5m from the edge of one window to the edge of the other; or (b) have sill heights no less than 1.7m above floor level; or (c) have fixed, obscure glazing in any part of the window less than 1.7m above floor level; or (d) have permanently fixed external screens to no less than 1.7m above floor level; and (e) have obscure glazing and screens must be no greater than 25% transparent; or <p>A1.2 New habitable room windows, balconies, terraces, decks or patios that face a property boundary at ground level must have a visual barrier no less than 1.8m high.</p> |
| <p>Complies</p> <p>The proposal includes habitable room windows along the northern boundary that have view into the private open space of the adjoining properties, namely 141 Talbot Road, 2 Bennet Street and 4 Bennet Street. The applicant has agreed to replacing or extending the boundary fence to a height of at least 1.8m to provide a visual barrier along the northern and eastern boundaries. This visual barrier is required by conditions.</p> |

11.4.14 North-facing windows

| |
|---|
| <p>Objective:</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p> |
| <p>Consistent</p> <p>The proposal will not limit solar access to north facing windows of habitable rooms.</p> |
| <p>A1 If a north-facing habitable room window of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be set back from the boundary no less than 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m for a distance of 3m from the edge of each side of the window as indicated in Figure 11.4.14.</p> |
| <p>Complies</p> <p>There is no north facing windows of an existing dwelling within 3m of the boundary of any of the abutting lots.</p> |

11.4.15 Daylight to windows

| |
|---|
| <p>Objective:</p> <p>To allow adequate daylight into habitable room windows.</p> |
| <p>Consistent</p> <p>There is adequate daylight that can enter habitable room windows of the proposed dwellings.</p> |
| <p>A1 Where the minimum distance between:</p> |

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window, is less than 3.0m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

Relies on Performance Criteria

All habitable room windows proposed are more than 3m from a building with the exception of bedroom 3 of Unit 2, which relies on performance criteria.

P1 Buildings must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and
- (c) the topography of the site.

Complies

Unit 2 receives adequate levels of daylight to habitable rooms, including bedroom 3, which is located 2.03m from the adjacent proposed dwelling. The topography of the site allows for daylight to enter the room. This can be seen in Figure 1 below;

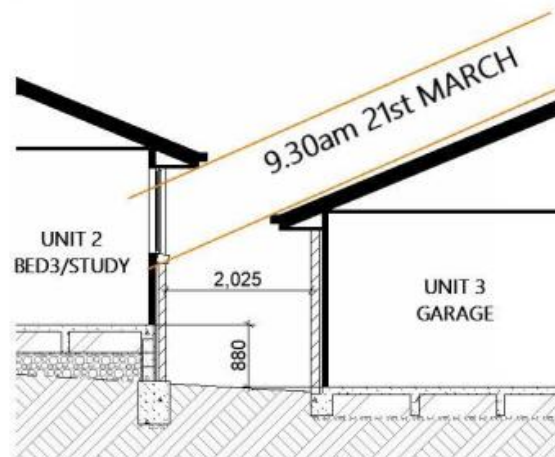


Figure 1 - Solar access to bedroom 3 of Unit 2 at 9:30am on autumn equinox

11.4.16 Density control of multiple dwellings

Objective:

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

Consistent

The proposal is for multiple dwellings located in an area where single dwellings will remain the primary form of dwelling.

A1 Multiple dwellings must have a site area per dwelling of no less than 350m².

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|---|
| <p>Complies</p> <p>The site is 1,465m² in area and a total of four dwellings are proposed on the site, one of which is existing. This allows for 366.25m² site area per dwelling and as such is in compliance.</p> |
| <p>A2 Dwellings must have a density no greater than 40% by lot number, of the number of lots on land zoned Inner Residential along the road to which the site has frontage.</p> |
| <p>Complies</p> <p>There are 11 other dwellings in the Inner Residential Zone which have frontage to Talbot Road, currently none of these lots contain multiple dwellings, as such the proposal is in compliance.</p> |

11.4.17 Private open space for multiple dwellings

| |
|---|
| <p>Objective:</p> <p>To provide adequate and useable private open space for the needs of residents.</p> |
| <p>Consistent</p> <p>The proposal provides private open space that is adequate and usable.</p> |
| <p>A1.1 Each multiple dwelling must have private open space:</p> <ul style="list-style-type: none"> (a) with a continuous area of 24m² and a horizontal dimension of no less than 4m; (b) directly accessible from, and adjacent to, a habitable room other than a bedroom; (c) with a gradient no steeper than 1:16; (d) located on the side or rear of the dwelling; and (e) that is not provided within the setback from a frontage. <p>A1.2 Where all bedrooms and living areas in a multiple dwelling are above ground floor, each multiple dwelling must have private open space, with direct access from a habitable room other than a bedroom, of:</p> <ul style="list-style-type: none"> (a) a balcony of 8m² with a minimum dimension of 2m²; or (b) a roof-top area of 10m² with a minimum width of 2m². |
| <p>Complies</p> <p>The proposal provides an area of open space of 24m² for the existing dwelling and Unit 3, and an area of 27m² for Units 1 and 2. Each of these areas have a horizontal dimension of 4m, are not steeper than 1:16, are not located in front of the dwellings and are accessible from the living room of the corresponding dwelling.</p> |
| <p>A2 The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space, no less than (2m + 0.9h) metres, where 'h' is the height of the wall as indicated in Figure 11.4.17.</p> |
| <p>Complies</p> <p>There are no walls to the north of the private open space provided in the proposal.</p> |

11.4.18 Site facilities for multiple dwellings

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|---|
| <p>Objective:</p> <p>To provide adequate site and storage facilities for multiple dwellings.</p> |
|---|

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|---|
| Consistent |
| Each of the dwellings proposed have adequate site and storage facilities. |
| 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 |
| The proposal includes a garden shed for the existing dwelling and Unit 1, and garage space for Units 2 and 3, that provides secure storage space that is equal to or greater than 6m ³ . |
| A2 Mailboxes must be provided at the frontage. |
| Complies |
| The proposal includes the provision of four mailboxes along the frontage of the site. |
| A3 No less than 2m ² per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence of no less than 1.2m. |
| Complies |
| Each dwelling is provided with an area for bin placement of 2m ² , these areas are located behind fences of 1.8m in height. |

11.4.19 Common property for multiple dwellings

| |
|--|
| Objective: |
| To ensure that common areas are easily identified. |
| Consistent |
| The common areas proposed are easily identified. |
| A1 Site drawings must clearly delineate private and common areas, including: |
| (a) driveways; |
| (b) parking, including visitor parking; |
| (c) landscaping and gardens; |
| (d) mailboxes; and |
| (e) storage for waste and recycling bins. |
| Complies |
| The site and/or landscape plan clearly define the common and private areas that are proposed and show driveways, parking for visitors and residents, landscaping, mailboxes and bin storage areas. |

11.4.20 Streetscape integration and appearance

| |
|---|
| Objective: |
| To: |
| (a) integrate the layout and form of residential development with the road; and |
| (b) promote passive surveillance; and |
| (c) enhance streetscapes. |
| Consistent |
| The proposal does not alter the existing dwelling in respect of the streetscape and new dwellings have been designed to promote passive surveillance. |
| A1 Dwellings, other than outbuildings, must: |

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|---|
| (a) have a front door and a window to a habitable room in the wall that faces a road; or (b) if not immediately adjacent to a road, face an internal driveway or common open space area. |
| Complies The proposed dwellings all have habitable rooms with windows, and front doors, which face the common driveway. |
| A2 Dwellings, other than outbuildings, must provide a porch, shelter, awning, recess, or similar architectural feature that identifies and provides shade and weather protection to the front door. |
| Complies The three new dwellings proposed all provide a porch area to provide shade and weather protection to the front door. |

11.4.22 Earthworks and retaining walls

| |
|--|
| Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots. |
| Consistent The earthworks and retaining walls proposed are appropriate and will have no significant impact on the amenity of adjoining lots. |
| A1 Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must: (a) be located no less than 900mm from each lot boundary; (b) be no higher than 1m (including the height of any batters) above existing ground level; (c) not require cut or fill more than 1m below or above existing ground level; (d) not concentrate the flow of surface water onto an adjoining lot; and (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain. |
| Complies There is a retaining wall proposed that requires a fill of 800mm, it is located on the south western side of Unit 1 and is setback more than 900mm from the lot boundary and is in compliance. |

11.4.23 Development for discretionary uses

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|--|
| Objective: To ensure that development for discretionary uses is sympathetic to the form and scale of residential development and does not adversely impact on the amenity of nearby sensitive uses. |
| Consistent The proposed development is for a discretionary use that is sympathetic to the form and scale of other residential development in the area and will not adversely impact on the amenity of sensitive uses located nearby. |
| A1 No acceptable solution. |

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Relies on Performance Criteria

In the absence of an acceptable solution, reliance on performance criteria is mandatory for compliance with this standard.

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

- (a) the setback of the building to a frontage;
- (b) the streetscape;
- (c) the topography of the site;
- (d) the building height, which must not be greater than 8m;
- (e) the bulk and form of the building;
- (f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

Complies

The proposed development is considered to be compatible with the form and scale of residential development and will not have unreasonable impact on the amenity of other nearby sensitive uses. There is no impact to the existing frontage setbacks or to the streetscape. The topography of the site allows for multiple dwellings and will not significantly increase the impact of the scale and form of the development. The side and rear setbacks are less than required by the acceptable solution in some places, however the low building height and bulk, the size of neighbouring blocks and the screening that is existing or to be provided will reduce any impact of the amenity of adjoining residential uses. The proposal includes sufficient parking and while it will have some impact on the flow of traffic to Talbot Road this is lessened by the turning lane provided on the road. The character of the surrounding area is maintained with some multiple dwellings interspersed with primarily single dwellings.

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;

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| |
|--|
| (e) ensure that parking spaces and accesses meet appropriate standards; and |
| (f) provide for the implementation of parking precinct plans. |
| Consistent There is an appropriate level of parking facilities provided for in the proposal, and these facilities have been designed to meet appropriate standards. The site is also well serviced by, and connected to, other forms of transport. |

E6.5 Use Standards

E6.5.1 Car parking numbers

| |
|---|
| Objective: To ensure that an appropriate level of car parking is provided to meet the needs of the use. |
| Consistent An appropriate level of parking has been provided in the proposal 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% 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 number of parking spaces proposed is a total of nine with seven dwelling spaces and two for guest use. The requirements of the table are for nine spaces, eight for dwellings and one for guest parking, as such the proposal includes 100% of the number of parking spaces required. |

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 parking areas provided in the proposal are constructed to an appropriate 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 |

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

means to delineate parking spaces.

Complies

The proposed parking spaces, access ways, manoeuvring and circulation spaces have a gradient less than 10%, are formed, paved, drained, sealed and are clearly marked or delineated.

E6.6.2 Design and layout of parking areas

Objective:

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

Consistent

Parking areas in the proposal are designed and laid out in a way which provides safe, convenient and efficient parking.

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

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

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

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

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

Relies on Performance Criteria

The dimensions of the proposed car parking spaces provided and vehicular access are compliant with the requirements of Table E6.3. All parking, turning and access areas have appropriate gradient of approximately 4.5% and there are no overhead obstacles that limit vertical clearance. The combined access and manoeuvring space however does not meet all the requirements of Table E6.2. Two areas that can be used as a two-way passing bay have been included. The access way at the crossover, however, requires a width of 4.5m for 7m in length and only 4.5m in length has been provided. As such it relies on performance criteria.

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

- (a) the characteristics of the site;
- (b) the proposed slope, dimensions and layout;
- (c) vehicle and pedestrian traffic safety;

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- (d) the nature and use of the development;
- (e) the expected number and type of vehicles;
- (f) nature of traffic in the surrounding area; and
- (g) the provisions of Australian Standards AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking and AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

Complies

The proposal is in compliance with all aspects of the code with the exception of the access way width, this is constrained by the characteristics of the site, namely the existing dwelling, which cannot practically be altered. There is a turning lane provided in Talbot Road which will alleviate pressure on the access way to the site and while there is a significant level of traffic in the area, there is sufficient internal manoeuvring space provided to ensure that parking will be safe, convenient and efficient to use.

4. REFERRALS

| REFERRAL | COMMENTS |
|-------------------------|--|
| | INTERNAL |
| Infrastructure Services | <p>Road owners consent provided on 21 February 2018 for the making of the application.</p> <p>Conditional consent provided with recommended conditions in relation to:</p> <ul style="list-style-type: none"> • Urban - Vehicular Crossings • Road Crossings for Service Connections • Works Within/Occupation of the Road Reserve • Damage to Council Infrastructure • Car Parking Construction • On-Site Detention • Basic Soil and Water Management Plan |
| Environmental Health | <p>Conditional consent provide with recommended conditions in relation to:</p> <ul style="list-style-type: none"> • Amenity - Residential • No Burning of Waste |
| Heritage/Urban Design | N/A |
| Building and Plumbing | Standard notes only |

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| REFERRAL | COMMENTS |
|----------------------|---|
| EXTERNAL | |
| TasWater | Conditional consent provided. TasWater has issued a Submission to Planning Authority Notice (TWDA 2018/00207-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 17 February to 5 March 2018. Six representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

An onsite meeting was held with representors on Friday, 16 March 2018 and all representors were in attendance.

| Issue | Planning Comments |
|--|---|
| Over development of the site with density of multiple dwellings in the area becoming too high. | The density of the site and the surrounding area was discussed in clause 10.4.16 A1 and A2 of the Scheme. The proposal is compliant with the acceptable solution in both instances. |
| Set back from the rear boundary insufficient and would cause loss of amenity. | The rear setback was discussed in clause 11.4.10 P1 under the Scheme. It has been considered that the design will not result in unreasonable loss of amenity. |
| Set back from the northern side boundary insufficient and would cause loss of amenity. | The side setback was discussed in clause 11.4.10 P2 under the Scheme. It has been considered that the design will not result in unreasonable loss of amenity. |
| Increased pressure on traffic and traffic hazards on surrounding roads. An inability for cars to turn around or manoeuvre on the site. | The pressure on traffic was discussed in clause 11.4.12 P1 and in code E6 under the Scheme. It is considered to be acceptable with the number of vehicle movements that will be generated by the use. |

8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings; Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)

| Issue | Planning Comments |
|--|---|
| Increased pressure on parking. | The total number of on-site parking spaces proposed complies with the acceptable solution and Table E6.1 of the Parking and Sustainable Transport Code. |
| Increased pressure on ageing stormwater and sewerage systems. | The proposal was referred to TasWater and Infrastructure Services, the stormwater and sewerage services were considered to be sufficient. TasWater provided their conditional consent via a Submission to Planning Authority Notice dated 19 February 2018. |
| Insufficient space for rubbish bins to be placed on the road for collection. | On site storage for bins has been provided. The space for bins on the street for collection is not dealt with under the Scheme. |
| Impacts on amenity and traffic during construction. | Conditions have been imposed to protect amenity during construction, but this is largely managed by the engaged building surveyor. |
| No overshadowing study has been provided in plans. | Due to the location of the proposed dwellings, being along the northern side of the site, the overshadowing impact was deemed to be insufficient to require shadow diagrams. |
| No pedestrian walkway has been provided. | No pedestrian walkway is required for development of 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.

**8.1 143 Talbot Road, South Launceston - Residential - Multiple Dwellings;
Construction and Use of Three Dwellings (Amended Proposal) ...(Cont'd)**

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

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

COUNCIL AGENDA

Monday 9 April 2018

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground

FILE NO: DA0054/2018

AUTHOR: Chloe Lyne (Consultant Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

| | |
|-------------------------------|---|
| Applicant: | City of Launceston |
| Property: | First Basin Reserve 74-90 Basin Road, West Launceston |
| Zoning: | Recreation |
| Receipt Date: | 8/02/2018 |
| Validity Date: | 22/02/2018 |
| Further Information Request: | N/A |
| Further Information Received: | N/A |
| Deemed Approval: | 09/04/2018 (extension of time) |
| Representations: | Two |

RECOMMENDATION:

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 DA0054/2018 Recreation - public park: redevelopment of the existing playground and pathway adjacent to the playground, at 74-90 Basin West Road, West Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

- Cataract Gorge Playspace Concept, Prepared by Playstreet Landscape Architecture, DA-V4, Dated Dec 2017;
 - Surfaces and Finishes Plan, Prepared by Playstreet Landscape Architecture, Project 17-35, Drawing L10, Dated 19/12/2017;
 - Levels and Drainage Plan, Prepared by Playstreet Landscape Architecture, Project 17-35, Drawing L20, Dated 19/12/2017
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8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

- d. Cataract Gorge First Basin Playground Supporting Planning Report, Prepared by GHD, Revision 0, Dated 20/12/2017.

2. 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.

3. 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

4. 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.

5. SOIL AND WATER MANAGEMENT CONTROL PLAN

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

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

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

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

6. PROTECTION OF PIPELINES

The existing underground Council pipes are to be located, both in alignment and depth, prior to the start of construction and all necessary steps taken to protect these pipes from damage during the construction process, including from vehicular access over the pipes, or from loads transmitted to the pipes from the proposed development. This shall be achieved in the following manner:

- a. Footings must be no closer than 1.5m from the outer edge of the pipe,
- b. Footings must extend below the line of influence, being a line rising at 45 degrees from the invert of the pipe,
- c. There must be a minimum clear space between buildings or substantial structures of at least 3m in width to allow maintenance along the line of the pipe.
- d. Manholes or inspection openings are not to be covered and must remain accessible at all times.

No work over or immediately adjacent to the pipe is to commence without the written permission of the General Manager or his delegate pursuant to Section 13 of the *Urban Drainage Act 2013*.

7. SUBMISSION AND APPROVAL OF PLANS FOR PUBLIC STORMWATER WORKS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Director Infrastructure Services for approval. Such plans and specifications must:

- a. Include all infrastructure works required to maintain reasonable access to the existing DN900 stormwater main passing through the site which will be located beneath the proposed fill, including the relocation of existing private connections to the main.
- b. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans including the assessment of the existing pipes strength/pipe class in determining its ability to withstand the additional load imposed by the fill.
- c. be accompanied by:
 - i. an estimate of the construction cost of the required public stormwater works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public stormwater works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion and Final inspections.

8. CONSTRUCTION OF PUBLIC STORMWATER WORKS

Works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services. The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

- a. Stormwater
 - i. Raising of all existing or upgraded access chambers on the existing DN900 stormwater main to the new finished surface of the playground unless otherwise approved by the Director Infrastructure Services.
 - ii. Any additional or remedial works required as a result of the pre-development CCTV camera survey of the line or the strength assessment.

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

- i. Construction requirements,
- ii. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
- iii. Construction Audit inspections,
- iv. Practical Completion and after a 12 months defects liability period the Final Inspection and Hand-Over.

9. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public stormwater works, construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes must be provided to the Director Infrastructure Services. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure Services Directorate.
- b. A Closed Circuit Television inspection report for the length of DN900 stormwater main subject to the placement of additional fill, pre- and post-fill placement.
- c. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

10. COMPLETION OF WORKS

All works must be carried out to Council standards and to the satisfaction of the Director Infrastructure Services and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

11. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure Services Directorate.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

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 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. General

This permit was issued based on the proposal documents submitted for DA0054/2018. 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 abandoned or determined; or.*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

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

B. Restrictive Covenants

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

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

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

C. Appeal Provisions

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

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

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

D. Permit Commencement

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

In accordance with Council's Policy the assessment of this development application was outsourced to an independent consultant Town Planner as it relates to development on Council owned land.

REPORT:

1. THE PROPOSAL

Approval is sought to redevelop and expand an existing playground located within the First Basin Reserve, immediately to the west of the Basin Café and amenities building as shown in Figure 1 below. The proposed development will raise the existing surface area of the playground by a maximum of 3.3m so that it is level with the existing pathway in front of the café. The placement of fill at the site will raise the playground and minimise the amount of damage that occurs during a flood event. The existing stone retaining wall to the rear of the playground will be retained in the substructure but will not be visible following the placement of the fill.

The playground area will be expanded in terms of area and the existing play equipment will be replaced incorporating themed play areas and connecting walkways. The footprint of the playground will be increased by approximately 350m². Additional fill will be placed on the southern section of the existing playground to create a mound incorporating a tunnel slide. A batter will create a gentle slope down to the swimming pool from the area west of the footprint of the new play area. The embankment will include the placement of rock dolerite boulders which will be used to retain the playground terrace.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

Other features of the nature-based playground include:

- Mouse-wheel runner (height above raised ground level approximately 1.75m);
- Tunnel slide;
- Swing set (height above raised ground level approximately 2.5m)
- Water play zone;
- Nature based play zone;
- Cultural Heritage Planting zone;
- Small children's amphitheatre with 2-3 low terraces.

No vegetation is required to be removed to facilitate the development. Landscaping throughout the development is a key feature and the planting strategy draws primarily upon native plant species identified in the surrounding Reserve. The Cultural Heritage Planting Zone comprises plantings of native species in a more formalised manner without impacting on the ecosystem of the Cataract Gorge.



FIGURE 1: CONCEPT PLAN

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The subject site is an existing playground and surrounds within the First Basin Reserve at 74-90 Basin Road, West Launceston. The irregularly shaped, 11 ha title is bounded to the north and west by the First Basin and South Esk River and to the north and north-east by the Zig Zag Reserve and residential development. Land to the south comprises land within the First Basin Reserve that is heavily vegetated and modified only for walking tracks.

The subject title is developed with a number of walking tracks, the First Basin Swimming Pool and surrounding lawns, the subject playground area, a number of BBQ shelters and facilities and the First Basin Café building and toilet facilities to the rear. A sewage pumping station is located to the south of the playground. Further to the east of the playground area is the entrance to the site from the adjacent car park and ticket booth area for the Gorge Chairlift which traverses across the site.

The playground itself slopes gently towards the First Basin Pool and is separated from the Café and amenities building to the rear by a bluestone retaining wall approximately 2.5m high.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

18.0 Recreation Zone

18.1.1 Zone Purpose Statements

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

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

Consistent

The proposed works will improve the recreational opportunities available at the site and protect the playground equipment from flood events.

The location of the site well within the First Basin Reserve is such that the amenity of residential uses on adjoining properties will not be impacted by either use or development.

18.3 Use Standards

In accordance with Table 18.3, the use standards do not apply to the Passive Recreation use class.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

18.4 Development Standards

18.4.1 Building height, setback and siting

Objective:

To ensure that building bulk and form, and siting:

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

Consistent

The proposal complies with the Acceptable Solutions and is for a recreational use that will not be visible from any streetscapes and will not impact on the amenity of adjoining lots.

A1 Building height must be no greater than 7m.

Complies

The maximum height of playground equipment is 2.5m above the raised ground level. Taking account the proposed fill, the maximum height of the playground equipment above existing ground level is 6m.

A2 Setback from all boundaries must be no less than 10m.

Complies

The minimum boundary setback will be approximately 30m to the southern title boundary.

18.4.2 Landscaping

Objective:

To ensure that development is landscaped to be compatible with the recreational uses of the site and the character of the surrounding area.

Consistent

The proposed redevelopment of an existing playground which includes new landscaping inclusive of native plant species consistent with the character of the First Basin Reserve.

A1 If for:

- (a) no permit required uses; or
- (b) an extension or alteration to a permitted use that does not require the removal of existing vegetation.

Complies

Passive Recreation is a no permit required use.

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;

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

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| <p>(d) ensure that parking does not adversely impact on the amenity of a locality;</p> <p>(e) ensure that parking spaces and accesses meet appropriate standards; and</p> <p>(f) provide for the implementation of parking precinct plans.</p> |
| <p>Consistent</p> <p>The proposed playground redevelopment will not impact on the number of car parking spaces either required or provided at the First Basin Reserve.</p> |

E6.5 Use Standards

E6.5.1 Car parking numbers

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| <p>Objective:</p> <p>To ensure that an appropriate level of car parking is provided to meet the needs of the use.</p> |
| <p>Consistent</p> <p>The proposed playground redevelopment will not impact on the number of car parking spaces either required or provided at the First Basin Reserve.</p> |
| <p>A1 The number of car parking spaces must:</p> <p>(a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or</p> <p>(b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or</p> <p>(c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p> |
| <p>Complies</p> <p>Table E6.1 does not set a car parking requirement for Passive Recreation.</p> <p>It is considered that the redevelopment of an existing playground will not result in an increased demand on car parking spaces and in any case adequate parking is provided in the First Basin Reserve Car Park situated some 136m to the east of the playground.</p> |

E6.5.2 Bicycle parking numbers

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| <p>Objective:</p> <p>To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p> |
| <p>Consistent</p> <p>The redevelopment of an existing playground area within the First Basin Reserve does not generate additional bicycle parking demand.</p> |
| <p>A1 The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.</p> |
| <p>Complies</p> <p>Table E6.1 does not set a requirement for bicycle parking for Passive Recreation.</p> |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

E6.6 Development Standards

No car parking spaces are proposed.

E13.0 Local Historic Cultural Heritage Code

E13.1 The purpose of this provision is to:

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
- (b) encourage and facilitate the continued use of these places;
- (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and
- (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

Consistent

The subject site (being the existing playground and immediate surrounds) is not a pristine environment in terms of its natural or heritage values. It is a highly modified landscape with a robust character which is constantly evolving to meet the needs and desires of its users.

The 'Cataract Gorge Historic Sites Inventory', which informed the 1995 'Cataract Gorge Reserve Management Plan', includes details of the key elements of significance and the land and infrastructure which will be affected by this proposal are not included in this document.

While certain elements are fragile and are of noted natural and/or heritage significance and are protected as such, the landscape of the First Basin's recreation area is not such a sensitive environment and well considered improvements to amenity are supported within this context.

The proposed works will improve the playground facilities within the Cataract Gorge Reserve both in terms of useability and as a play space. The improvements will therefore encourage and facilitate continued use of the Reserve.

E13.6 Development Standards

E13.6.1 Demolition

Objective:

To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.

Consistent

The removal of the existing playground equipment, which are not listed in the 'Cataract Gorge Historic Sites Inventory' as being an element of significance, will not impact on the historic cultural heritage significance of local heritage places and their setting.

A1 No acceptable solution.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

Relies on Performance Criteria

In the absence of an acceptable solution, reliance on the performance criteria is required.

P1 Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:

- (a) the physical condition of the local heritage place;
- (b) the extent and rate of deterioration of the building or structure;
- (c) the safety of the building or structure;
- (d) the streetscape or setting in which the building or structure is located;
- (e) the cultural heritage values of the local heritage place;
- (f) the need for the development;
- (g) any options to reduce or mitigate deterioration;
- (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and
- (i) any overriding economic considerations.

Complies

The playground equipment to be removed to facilitate the development is being classified as a structure in accordance with the definition of 'building' under the *Land Use Planning and Approvals Act 1993* for the purposes of this assessment.

The removal of the playground equipment pictured below will not impact on the cultural heritage values of the local heritage place and will not impact on the structural integrity of any historically significant buildings. The playground equipment is readily removable and whilst meeting the classification of a 'structure', does not hold any particular heritage value or contribute to the heritage value of the place.



8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

E13.6.4 Site coverage

Objective:

To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.

Complies

The site coverage of the redeveloped playground, whilst greater than the existing playground is still considered to be compatible with the historic cultural heritage significance of the local place.

A1 No acceptable solution.

Relies on Performance Criteria

In the absence of an acceptable solution, reliance on the performance criteria is required.

P1 The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:

- (a) the topography of the site;
- (b) the cultural heritage values of the local heritage place and setting;
- (c) the site coverage of buildings on sites in the surrounding area; and
- (d) the pattern of development in the surrounding area.

Complies

The proposed site coverage is considered appropriate when assessed against the matters to be considered under the Performance Criteria as follows:

- (a) The topography of the site is a partial determinant for the increased site coverage with one of the aims of the project to raise the ground level of the playground area to match that of the adjacent toilet facilities and Basin Café. The requirement to place fill at the site to create the level area means that the site coverage for the playground extends beyond the existing. This extension does not detract from the historic cultural heritage significance of the local place.
- (b) The subject site is not a pristine landscape which has been modified and evolved over the years. The introduction of fill to create a playground area level with the amenities buildings to the rear will not disrupt significant views throughout the site and will not have a detrimental impact on heritage values.
- (c) The proposed works are not for the purposes of a building, but rather for playground equipment. Nonetheless, the site coverage of the proposed works are commensurate with site coverage on immediately adjoining lots which include the carpark site to the east which has a site coverage of approximately 30-40%.
- (d) The redevelopment of an existing playground within a Council Reserve is compatible with the pattern of existing development.

E13.6.5 Height and bulk of buildings

Objective:

To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

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| <p>Consistent</p> <p>The height and bulk of the proposed playground structures (ie. swing set, slide and mouse wheel) is compatible with the historic cultural heritage significance of the local heritage place and its setting.</p> <p>The height and breadth of the proposed landscaping is acknowledged to be greater than that associated with the existing playground, however, the nature of this landscaping and the overall development is considered to be a fitting insertion into the existing landscape of the First Basin.</p> |
| <p>A1 No acceptable solution.</p> |
| <p>Relies on Performance Criteria</p> <p>In the absence of an acceptable solution, reliance on the performance criteria is required.</p> |
| <p>P1 The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:</p> <ul style="list-style-type: none"> (a) the cultural heritage values of the local heritage place and setting; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; (d) the historic cultural heritage significance of adjacent places; and (e) the streetscape. |
| <p>Complies</p> <p>The overall height of the proposed fill works and playground structures at a maximum of 6m from existing ground level will set the playground at the same level as the existing Basin Café and toilet building to the rear and the equipment will still be set well below the maximum height of these buildings when viewed from all surrounding viewing locations.</p> |

E13.6.6 Site of buildings and structure

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| <p>Objective:</p> <p>To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.</p> |
| <p>Consistent</p> <p>The proposed redevelopment is consistent with the existing development on the site being a playground (albeit on an expanded footprint) and will not impact on the historic cultural heritage significance of local heritage places. The proposed fill and landscape works will conceal the existing stone retaining wall but the wall is not identified in the Cataract Gorge Historic Sites Inventory as having any special value. It will be retained insitu and therefore preserved.</p> |
| <p>A1 No acceptable solution.</p> |
| <p>Relies on Performance Criteria</p> <p>In the absence of an acceptable solution, reliance on the performance criteria is required.</p> |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

P1 The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the topography of the site;
- (c) the size, shape, and orientation of the lot;
- (d) the setbacks of other buildings in the surrounding area;
- (e) the historic cultural heritage significance of adjacent places; and
- (f) the streetscape.

Complies

The siting of the new playground is consistent with the existing playground.

E13.6.10 Outbuildings and structures

Objective:

To ensure that the siting of outbuildings and structures are compatible with the historic heritage significance of local heritage places and their settings.

Consistent

The proposed replacement playground structures are compatible with the historic heritage significance of the local heritage place and its setting. The new playground set amongst the landscaped setting which includes many natural elements that reflect the surrounding Cataract Gorge Reserve will enhance the useability of the local heritage place.

A1 Outbuildings and structures must:

- (a) not be located in the front setback;
- (b) not visible from any road, or public park or reserve;
- (c) have no side longer than 3m;
- (d) have a gross floor area less than 9m² and a combined total area not exceeding 20m² ;
- (e) have a maximum height less than 2.4m above natural ground level;
- (f) not have a maximum change of level as a result of cut or fill of greater than 1m; and
- (g) not encroach on any service easement or be located within 1m of any underground service.

Relies on Performance Criteria

The nature of structures that form a playground within a reserve is such that they are visible within the reserve. The fill proposed to create the landscaped area is greater than 1m and the playground is located over a stormwater main.

P1 Outbuildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the location of existing infrastructure services;
- (c) the bulk, form and size of buildings on the site;
- (d) the bulk, form and size of the outbuilding or structure;
- (e) the external materials, finishes and decoration of the outbuilding or structure; and
- (f) the visibility of the outbuilding or structure from any road, public park or reserve.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

Complies

The proposed playground structures, which replace existing structures, are compatible with the local heritage place and its setting. The design of the playground, incorporating nature based play areas, has drawn upon elements of the surrounding Cataract Gorge Reserve including a creek bed and boulder embankment. The playground being located within a public park is visible within the park, however, will not be a dominant element and the Basin Café building to the rear will still be the dominant feature in the landscape. The Infrastructure Directorate has advised that as part of the works, it will be necessary to ensure that access to inspect and repair the stormwater main under the site is maintained and have recommended appropriate conditions accordingly.

E13.6.11 Driveways and parking

Objective:

To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.

Complies

The widening of an existing pathway between the Basin Café and the development site to allow for service vehicles to access the sewerage pump station at the northern end of the subject site will not impact on the historic heritage significance of the local heritage place. As stated, this site is highly modified and not a pristine landscape. There are large expanses of bitumen within the immediate area of the site.

A1 Car parking areas for non-residential purposes must be located behind the primary buildings on the site.

Complies

The minor pathway widening works are located behind the primary buildings on the site.

E13.6.12 Tree and vegetation removal

Objective:

To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.

Not applicable

The redevelopment has been designed so as not to require any tree removal.

E13.6.13 Signage

Objective:

To ensure that signage is compatible with the historic cultural heritage significance of local heritage places and their settings.

Not applicable

No new signage is proposed.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

E17.0 Cataract Gorge Management Area Code

E17.1 The purpose of this provision is to:

- (a) protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values; and
- (b) ensure that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.

Consistent

The proposed playground redevelopment, whilst resulting in an altered landscape, will not degrade the character and values of the reserve. The site of the works within the Reserve is a modified landscape, already containing a children's playground and grassed embankment area encased by a stone retaining wall.

The proposed playground redevelopment will not impact on the key views and vistas through and across the Cataract Gorge and in fact the nature-based design of the playground reflects the natural values of the surrounding Reserve. All existing trees will be retained and new plantings will incorporate native species that are found in the surrounding Reserve.

E17.6 Development Standards

E17.6.1 Acceptable development

Objective:

To protect the character and values of the Cataract Gorge Reserve.

Consistent

The proposed playground redevelopment and associated earthworks and landscaping will not impact on key viewpoints through the Cataract Gorge Reserve and will enhance its useability as a recreation space. The landscaping includes species from the local landscape to ensure its integration.

A2 Must not be a new building, structure (except landscaping, fences, pergolas, dog kennels and the like) or works on slopes with a maximum average slope steeper than 1:3.

Complies

The existing ground level for the playground down to the pool has gentle slope no steeper than 1:3.

A5 Development must be in evident on the military crest or on the face of the slope equal to the point that is 11 vertical metres below the military crest when viewed from prime viewpoints or from scenic drives.

Complies

The proposed development will have limited impact on views from Prime View Points. The development itself is located at a low point on the site and is at the base of the slope and well below 11m below the military crest.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

The playground is only visible from the following Prime Viewpoint locations:

- Alexandra Suspension Bridge;
- Alexandra Lookout;
- Directly west of the First Basin Swimming Pool;
- Trevallyn Cataract Gorge Car Park;
- The viewpoints near the Basin Restaurant.

The playground is partially screened from some of these viewpoints by existing vegetation and in all cases, it is the Basin Café building to the rear of the playground that is the dominating feature in the landscape and will provide a background of built form to the playground.

E17.6.3 Siting of buildings, structures and works

Objective:

To ensure that development is consistent with achieving the management objectives within the management units.

Consistent

The management objectives for MU18, within which the site is located, are provided below along with an assessment of how the proposed development furthers them:

To prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve.

Comment: The proposed development will enhance the Cataract Gorge Reserve as a place for visitors and families to enjoy without impact on the natural, historic, cultural, heritage landscape or scenic significant of the Reserve.

To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.

Comment: No removal of vegetation is required to facilitate the development.

To maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives.

Comment: The proposed landscaping works and construction of a new playground will not impact on the historic, cultural, heritage landscape and scenic character and values of the management unit when viewed from prime viewpoints. The playground is only visible or partially visible from five prime viewpoints and the view to it from each of these viewpoints is dominated by the Basin Café situated to the rear of the playground.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| |
|---|
| <p>A1 Buildings in management units must:</p> <ul style="list-style-type: none"> (a) be setback at least 30m from the Cataract Gorge Reserve boundary for 23, 27 & 28 Coniston Place, in MU1; and (b) not be located within the 'no building' areas in Figure E17.1 to this Code. |
| <p>Complies</p> <p>The development site is not within 30m from the Cataract Gorge Reserve boundary for 23, 27 and 28 Coniston Place in MU1, and is not located within any of the 'no building' areas in Figure E17.1 to the Code.</p> |
| <p>A2 Driveways and roads must:</p> <ul style="list-style-type: none"> (a) not be at a greater angle than 30 degrees to the contour where the Maximum Average Slope is greater than 1:5; or (b) be constructed to ensure that the cross-fall of the driveway be one-way and directed into the hill, for vehicle safety and drainage purposes; (c) direct storm water runoff to the road storm water drainage system; (d) be no steeper than 25% (1 in 4) for distances of no more than 6m; (e) be no steeper than 20% (1 in 5) for balance of the driveway; (f) have an area with a grade of no more than 1 in 6 for a distance of at least 5m prior to a grade shift to 25% (1 in 4); and (g) be constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve. |
| <p>Complies</p> <p>The minor widening works to existing driveways will not result in changes to grades of those driveways.</p> |
| <p>A3 Driveways and roads must be:</p> <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting; and (c) provided with erosion control measures immediately after construction to minimise the visual impact of the construction. |
| <p>Complies</p> <p>The widened driveways will be constructed of bitumen and concrete to match existing and the planting scheme proposed will assist in screening these areas.</p> |
| <p>A4 Excavation or filling:</p> <ul style="list-style-type: none"> (a) must not occur within 2m of any lot boundary; (b) must not exceed 1.8m in height; (c) must be retained; (d) on all slopes must be revegetated with endemic trees, shrubs and ground covers immediately after the works have been undertaken; (e) must not encroach within 3m of existing trees; (f) must not alter a military crest; and (g) must be minimised by stepping building work with the terrain. |
| <p>Relies on performance criteria</p> <p>The proposed works include fill material to a maximum height of 3.3m and encroach within 3m of existing trees.</p> |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

P4 The visibility of excavation and filling from prime viewpoints and scenic drives must be consistent with the management objectives for the management unit, having regard to:

- (a) the necessity of the works to facilitate development;
- (b) the siting of the works;
- (c) the scale of the works;
- (d) the engineering, materials and other design elements of the works;
- (e) the use of vegetation to screen and stabilize the works; and
- (f) the proposed methods for stabilization.

Complies

The placement of up to 3.3m of fill which will be landscaped will be visible (or partially visible) from six prime viewpoints. However, the works will only raise the ground level to match the existing above the retaining wall and will not impede any views across the site. The works are consistent with the Management Objectives, having regard to the matters to be considered under the Performance Criteria as follows:

- (a) The works are necessary to facilitate the development which is required to improve the sustainability of the site by making it less vulnerable to peak flood events.
- (b) The location of the proposed works is at the location of the existing playground. As such the works are not occurring within an undeveloped area of the Cataract Gorge Reserve.
- (c) The scale of the works is not significant in the context of the site and the new playground structures will still sit below the Basin Café to the rear.
- (d) The proposed development has been designed with consideration of the type of materials and plant species in the surrounding locality being the broader Cataract Gorge Reserve.
- (e) The proposed works will retain all existing trees at the site and new plantings will increase the vegetated area.
- (f) The proposed earthworks will stabilise the site with compacted substrate and dolerite rock. Each rock will be approximately 1m³ in dimension and be similar to those naturally occurring throughout the gorge and basin. The embankment, which will integrate with the playground's nature-play theme, will also form a gentle batter down to the First Basin Swimming Pool.

E17.6.4 Height and Bulk of Buildings

Objective:

To ensure that building height and building footprint are consistent with achieving the management objectives within the management units.

Consistent

The height and bulk of the proposed works do not impede any views through the Cataract Gorge Reserve and are consistent with achieving the management objectives within Management Unit 18.

A1 Building height must not be greater than 6m.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| |
|---|
| Complies The proposed playground structures are considered to meet the definition of building within the meaning of the <i>Land Use Planning and Approvals Act 1993</i> . The maximum height of playground equipment from the raised ground level will be 2.5m and 6m from existing ground level. |
| A2 The building footprint must not exceed 250m ² . |
| Complies The footprint of the proposed playground structures will not exceed 250m ² . |

E17.6.5 Tree and Vegetation Removal

| |
|---|
| Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation is consistent with achieving the management objectives within the management units. |
| Not applicable The proposed works do not require any vegetation removal. |

4. REFERRALS

| REFERRAL | COMMENTS |
|-------------------------|--|
| | INTERNAL |
| Infrastructure Services | Comments received in relation to the DN900 stormwater main that passes under the location of the proposed fill. Conditions are imposed for the maintenance of access and the undertaking of condition surveys of the pipeline pre and post placement of fill. |
| Environmental Health | Conditions recommended in relation to amenity and burning of waste. |
| Natural Environment | Natural Environment is the Department responsible for the application. |
| Heritage/Urban Design | The Heritage/Urban Design response has been incorporated into the assessment of the issues raised in the representations. |
| Building and Plumbing | Not applicable |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| REFERRAL | COMMENTS |
|----------------------|--|
| EXTERNAL | |
| TasWater | Not applicable |
| State Growth | Not applicable |
| TasFire | Not applicable |
| Tas Heritage Council | The Tasmanian Heritage Council (THC) responded that under s36(3)(a) of the <i>Cultural Heritage Act 1995</i> , the THC provides notice that it has no interest in determining the permit as the site is not listed on the Tasmanian Heritage Register. |
| Crown Land | Not applicable |
| TasRail | Not applicable |
| EPA | Not applicable |
| Aurora | Not applicable |

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 3 March to 19 March 2018. Two 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.

| ISSUE | COMMENT |
|---|---|
| The submission notes it is not a representation as such, more a presentation of opportunities to deal with emerging issues in the Gorge area. | Noted. |
| Need for better coach parking due to the fact that RVs are using the coach parking spaces. | As the proposed works are for a replacement playground there is no requirement for additional parking to be provided by the Planning Scheme. Nonetheless, City of Launceston Natural Environment Department have advised that RVs have a designated area. Council's parking officers can control this space to ensure coaches have the parking space required. |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| ISSUE | COMMENT |
|---|--|
| Need for less variation on footpaths within the reserve. | <p>This is not a relevant matter to consider under the Planning Scheme.</p> <p>However, it is noted that the Cataract Gorge is a natural environment that has a varied terrain. Paths are maintained and upgraded as the budget allows.</p> |
| The opportunity to extend the Tiger bus route up to the Gorge. | <p>Not a relevant matter for consideration under the Planning Scheme.</p> <p>This suggestion has been referred to Council's Community and Economic Development Department for consideration.</p> |
| Keeping flood water out of the pool or introducing a water play area (instead of the pool). A simple grass banking between the pool and the basin might be the solution. | <p>This matter is not relevant to the consideration of the application for the redevelopment of the playground.</p> <p>However, it is noted that the Natural Environment Department have advised that flood levels can be in excess of 3-5m above the pool.</p> <p>The integrity of an embankment on the edge of the basin may be compromised during flood events creating greater maintenance costs to Council.</p> |
| Signage in car parks – particularly advising of shared areas for vehicles and pedestrians. | <p>This matter is not relevant to the consideration of the application for the redevelopment of the playground.</p> <p>It is noted that signage is being reviewed as part of the Reimagining the Gorge Project.</p> |
| The above issues are raised as it is noted that the new play area requires extensive fill and it is suggested that the fill be sourced from the local area via an expansion of the car park to the north side of the Basin Road. If the fill material is suitable for the playground area, then the money saved could be directed into some of the other projects identified by the submission. | <p>This matter is not relevant to the consideration of the application for the redevelopment of the playground.</p> <p>It is noted that the carpark extension is not a budgeted project.</p> <p>The play space requires suitable clay for compaction which is not available in the car park area.</p> |
| Queries whether Council will either increase evening security patrols or introduce CCTV linked to a security service to avoid vandalism of new facility. | <p>It is not planned to introduce extra security at this stage.</p> |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| ISSUE | COMMENT |
|---|---|
| The online advertised development application was not complete as it did not include a copy of the Certificate of Title. Representor suggests this means the application does not need to be advertised | <p>It is standard practice for the City of Launceston to exclude copies of Certificate of Title from advertised documents online. A copy of the Certificate of Title is required to be lodged with the Planning Application to validate the application which has occurred for this application.</p> <p>A copy of the Certificate of Title was available for viewing at the Council offices during the advertising period, should it have been requested.</p> |
| Queries the overall height of the development and noted different references in the application materials. | The application supporting material does contain incorrect references to height. This does not impact on the assessment of the proposal against the relevant planning scheme standards as the proposal plans clearly show the overall height of the fill and playground structures and all relevant standards with respect to height are met. |
| The application materials consistently state that the replacement playground is of similar size to the new one which is not correct. | In the description of the proposed development the application supporting report states that the playground area will increase by 350m ² . Any perceived inconsistencies in the application report do not prejudice the assessment of the proposal against the Planning Scheme. |
| No detail in the application as to the nature of the amphitheatre and its associated infrastructure. This needs to be included in the DA and assessed against the Heritage Code. | The amphitheatre is a grassed embankment and the form proposed is consistent with the likely 'original' landform of this area and may be seen as reinstatement of a more natural organic form which is considered to be beneficial to the use and interpretation of the site and also to be consistent with the purpose of the heritage code. |
| The concealment of the stone wall will have a negative impact on the heritage values of the area. | <p>The building up of the area in front of the kiosk will effectively bury the existing stone retaining wall, however this is not considered to have a 'negative impact upon the heritage values of the area'.</p> <p>While most elements of the Reserve have some interest and value, this structure is not included in the 'Cataract Gorge Historic Sites Inventory' referred to above and is not known to have any specific value such that it should not be altered, obscured, or even removed.</p> |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| ISSUE | COMMENT |
|--|--|
| It is poor planning to have the walkway that goes through the playground as the fastest route to the toilets as it means unnecessary interactions could occur between children and other site users. | In terms of urban design, children and other site users passing each other on paths is not considered to be an undesirable situation. Children should always be supervised. |
| The location of the playground within 5m of the toilets and change rooms is poor planning as it means unnecessary interactions will occur between children and other site users. | The location of the playground in closer proximity to, and more easily accessible from, toilets and change rooms is considered to be an improvement on the existing situation. Children should always be supervised. |
| The nature of some of the play equipment is not in keeping with the heritage aspect of the area and the shape of the amphitheatre does not protect or enhance the cultural aspects of the area. | The nature of the proposed play equipment and associated landscaping is considered to be in keeping with the nature of the site and not to compromise the built heritage or other cultural aspects of the area. The play equipment and surrounding landscaping has been designed to reflect key aspects of the First Basin Reserve and Cataract Gorge. |
| The 'Reimagining the Gorge' consultancy only ever gave tacit approval for the maintenance of existing infrastructure, not development as proposed. | The proposal is not considered to be wholesale redevelopment, but rather a sensitive and naturalistic improvement scheme for highly used and outdated existing infrastructure. |
| Queried the Council's consultation process for this project. | The application was advertised for the statutory requirement of 14 days. |
| Cites an error in the supporting application report | Not relevant to the assessment of the proposal against the planning scheme. |
| There are no details of the footings, earthworks or source of new materials in the development application. | Details of footings are not typically required at planning approval stage, nor is it a requirement to detail the source of the materials. |
| The new playground design does not entirely reflect its natural environs. | It is agreed that the whole reserve may be considered as a playground and that emulating its nature may be problematic, however, in this instance it is considered that the use of natural materials is appropriate. |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(Cont'd)

| ISSUE | COMMENT |
|--|--|
| The development fails to meet Clause E13.1 Purpose of the Local Historic Heritage Code | <p>The subject site (being the existing playground and immediate surrounds) is not a pristine environment in terms of its natural or heritage values. It is a highly modified landscape with a robust character which is constantly evolving to meet the needs and desires of its users.</p> <p>The 'Cataract Gorge Historic Sites Inventory' which informed the 1995 'Cataract Gorge Reserve Management Plan' includes details of the key elements of significance and the land and infrastructure which will be affected by this proposal are not included in this document.</p> <p>While certain elements are fragile and are of noted natural and/or heritage significance and are protected as such, the landscape of the First Basin's recreation area is not such a sensitive environment and well considered improvements to amenity are supported within this context.</p> <p>The proposed works will improve the playground facilities within the Cataract Gorge Reserve both in terms of useability and as a play space. The improvements will therefore encourage and facilitate continued use of the Reserve.</p> |
| Much of the surface materials of paths, playgrounds etc. have not been specified. | The surface materials of new paths are generally specified and where they are not, they are assumed to match existing. |
| The Cataract Gorge needs a comprehensive plan. | <p>It is agreed that the Cataract Gorge area is of <i>'significant value to all Launcestonians, and many people further afield'</i> and thus the receipt of one representation in response to the development application demonstrates that the larger community does not have an issue with the development.</p> <p>If larger scale development is intended on this site, then it is agreed that a <i>'comprehensive plan for the whole Cataract Gorge area'</i> should be developed, however the redevelopment of the existing playground in its current location is considered to be such development.</p> |

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(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 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 Planning Scheme 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.

8.2 First Basin Reserve 74-90 Basin Road, West Launceston - Recreation - Public Park; Redevelopment of the Existing Playground and Pathway Adjacent to the Playground ...(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 Plan (electronically distributed)
 2. Plans to be Endorsed (electronically distributed)
 3. Representations (electronically distributed)
-

COUNCIL AGENDA

Monday 9 April 2018

8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct

FILE NO: SF6745

AUTHOR: John Ayers (Consultant Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 22 January 2018 - Agenda Item 8.6 - Council resolved to initiate Amendment 43 to the Launceston Interim Planning Scheme 2015 as follows:

That Council:

1. pursuant to the former sections 33(3) and 34(1) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 43 to the Launceston Interim Planning Scheme 2015 to modify Acceptable Solution A3 of Clause E16.6.1 'Unacceptable Uses' under the use standards in the Invermay/Inveresk Flood Inundation Area Code by inserting a qualification that allows for a museum in the Riveredge Industrial precinct.
2. pursuant to the former section 35(1) of the *Land Use Planning and Approvals Act 1993*, certifies the draft amendment as shown in Attachment 1.
3. directs the Director Development Services to arrange for a submission to be made to the Tasmanian Planning Commission to the effect that, in the opinion of the Planning Authority, the Commission has the power to dispense with the requirements relating to the public exhibition of Amendment 43 in accordance with section 37(1) of the *Land Use Planning and Approvals Act 1993*.

The proposed amendment seeks to modify the prohibition on the Community Meeting and Entertainment Use Class in the Riveredge Industrial precinct under the use standards in the Invermay/Inveresk Flood Inundation Area Code by inserting a qualification that allows for the establishment of a museum in the precinct.

**8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct
...(Cont'd)**

RECOMMENDATION:

That Council:

1. in accordance with section 39(2) of the *Land Use Planning and Approvals Act 1993*, notifies the Tasmanian Planning Commission that four representations were received during the public exhibition period for Amendment 43; and
 2. directs that a copy of this report, being the Council's assessment of the merit of the representations, be forwarded to the Tasmanian Planning Commission; and
 3. provides advice to the Tasmanian Planning Commission that Amendment 43 be approved as certified and exhibited.
-

Note:

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

REPORT:

An application was made under sections 33(3) and 34(1)(b) of the *Land Use Planning and Approvals Act 1993* by the City of Launceston for a text amendment to the Launceston Interim Planning Scheme 2015.

Council initiated the planning scheme amendment at its meeting on 22 January 2018. Following a decision of the Tasmanian Planning Commission on 2 February 2018 not to dispense with the requirements for public notification, the application was placed on public exhibition from 10 February to 13 March 2018. The amendment appeared in *The Examiner* on the 10 February and 21 February 2018. There were four representations received during this period.

In accordance with section 39(2) of the *Land Use Planning and Approvals Act 1993*, Council must, within 35 days of the close of the exhibition period, send a report to the Tasmanian Planning Commission expressing an opinion as to the merits of any representation received together with an opinion as to the draft amendment.

8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct ...(Cont'd)

During the period of public exhibition the Council has received a total of four representations in objection to the proposed amendment. A summary of the issues raised by the representations, together with an analysis and statement of merit, is provided in this report. Copies of the representations in full are included as Attachment 2.

The assessment concludes that the issues raised in representation are not such as would warrant modification of the amendment and that the amendment should be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved without change.

Summary of Representations

The issues raised in representation are summarised below with comment and assessment.

| | |
|-------------------|---|
| Issue 1 | Notice of application: That the relevant material associated with the notice of the decision to initiate the amendment was not available. |
| Comment | The notice of the Council's decision to initiate the amendment is in accordance with the relevant provisions of the <i>Land Use Planning and Approvals Act 1993</i> (LUPAA). It is understood that information was not immediately available on the Council's website, but was available after a period of approximately three hours. Council is only required to advise a location at which the relevant information may be inspected. The delay in the availability of that information on the Council's website does not of itself invalidate the notice. The exhibition period commenced on the 10 February and closed 13 March 2018, during which time all relevant information was available at the Customer Service Centre at Town Hall. The notice also appeared in <i>The Examiner</i> on 10 and 21 February 2018. |
| Conclusion | It is considered that the issue is not of determining weight and does not impact the proposed amendment process. |
| Issue 2 | Public Interest: Reference is made to previous geotechnical studies and analyses related to the potential for seismic activity impacting the Inveresk area. In particular, the potential impact upon the structural integrity of the levee system and or the potential for flooding leading to a catastrophic situation in turn compromising the evacuation of people, or in the case of museums, significant artefacts. On this basis, the proposed amendment is not in the public interest. |
| Comment | Notwithstanding the issue of likely events, the public interest is not affected by the amendment. The 2008 Invermay/Inveresk Flood Deed of Agreement (<i>the Deed</i>) which introduced planning provisions into the <i>Invermay/Inveresk Flood Inundation Area Code</i> , does not prohibit the development of a museum. Importantly, any subsequent application to develop a museum within the Riveredge Industrial Precinct must be |

8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct ...(Cont'd)

| | |
|-------------------|---|
| | publicly notified, providing the opportunity of representation. Any subsequent application itself must address the relevant standards of the planning scheme zone and code as these relate to flood mitigation. On that basis, it is considered that the amendment does not prejudice the public interest. |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Issue 3 | The amendment is contrary to the provisions of <i>the Deed</i> , in that it is an activity which is prohibited. |
| Comment | The State Government Minister for Planning and Local Government has confirmed that <i>the Deed</i> does not specifically prohibit museums of the type envisaged, and that the introduction of the museum use through a qualification rather than the broader Use Class 'Community Meeting and Entertainment', is appropriate in avoiding the potential introduction of higher risk developments. The Minister confirms that the Government is satisfied with the limited change and would support an appropriate amendment to the Scheme. |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Issue 4 | Dispensation Provisions: the amendment does not satisfy the provisions of section 37(1)(a). |
| Comment | The Tasmanian Planning Commission did not agree to dispense with the requirements of section 38 of <i>LUPAA</i> and therefore directed that the amendment be publicly notified. Accordingly the Council advertised the amendment. |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Issue 5 | Site characteristics: The site is not sufficient for the purpose proposed given the flood prone nature and seismic risk and that there is insufficient space on the site for future expansion in light of the circumstances and potential risk to development on the site, and the potential for land available elsewhere which is not subject to the same level of risk. |
| Comment | <p>The purpose of the amendment is to enable the potential development of a museum within the Riveredge Industrial precinct. The development of a museum will be required to address the standards of the zone and code provisions, and as a discretionary use, will be subject to public notification.</p> <p>The completion of the flood levee reconstruction project affords flood level protection up to a 1:200 year flood together with the many floodplain management plans which apply.</p> |

8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct ... (Cont'd)

| | |
|-------------------|--|
| | <p>In terms of a development that does not satisfy the restrictions in the acceptable solution, it is required to demonstrate compliance with the corresponding performance criteria P3 in the Invermay/Inveresk Flood Inundation Area Code.</p> <p>The performance criteria require development to be sited and designed in accordance with a hydrological report and emergency management plan prepared by a suitably qualified engineer. The assessment is to consider a range of the issues including - the likely depth and velocity of flood waters; the ability of a use or development to withstand flood inundation and debris damage and any flood proofing measures required; the likely effect of the proposed use or development on flood characteristics; the need to locate electrical equipment and other fittings above the 1:100 flood level; and the development and incorporation of evacuation plans into emergency management procedures for the project.</p> <p>In regard to the site itself, the development of a new museum will allow for a strengthening of the mix of uses within the Launceston Central Activities District facilitating a more attractive, vibrant and sustainable activities centre network. The precinct is centrally positioned in relation to housing, employment areas and social infrastructure and the amendment will enable an increased liveable community.</p> |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Issue 6 | Flood risk: The amendment will result in a weakening of flood mitigation measures by the introduction of use which is otherwise prohibited (by <i>the Deed</i>). |
| Comment | The planning scheme requires that the development comply with the <i>zone</i> and <i>code</i> requirements relative to flood risk and mitigation. In that sense, the amendment does not increase the level of risk. The State Government has confirmed that the <i>Deed</i> does not specifically prohibit museums of the type envisaged and which in any event is considered lower risk in terms of the broader use class – Community Meeting and Entertainment. The unintended extension of the argument presented in the representation is that there would be virtually <u>no use</u> allowable within the precinct because of the risk. This is not the premise upon which the Code has been established and applied. |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Issue 7 | The amendment undermines the principles of the Invermay/Inveresk Flood Area Code increasing the community risk. |

8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct ...(Cont'd)

| | |
|---|---|
| Comment | The Code is not prefaced upon the principle that there shall be no development within the precinct. The acceptable solution and performance criteria of the Invermay/Inveresk Flood Inundation Code establishes standards for development within the precinct which specifically address flood mitigation, include floor height, floor areas and risk analysis. This also includes evacuation planning and emergency management procedures for the precinct. |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Issue 8 | Complementary matters: Traffic management in the area is already an issue with congestion impacting the network as a result of continuing development within the Invermay/Inveresk area. |
| Comment | The issue of traffic management and the impact of a new museum development will be the subject of assessment as part of a subsequent development application. The application must address relevant zone and code standards including E6 Parking and Sustainable Transport Code. |
| Conclusion | The issue is not considered to be such as to require modification of the amendment. |
| Referral: Launceston Flood Authority - Flood Deed of Agreement | In response to referral of the proposed amendment, the Launceston Flood Authority has advised that the <i>Flood Deed of Agreement</i> incorporated into the <i>Invermay/Inveresk Flood Inundation Area Code</i> does not prohibit the development of a museum noting that any subsequent development of a museum must comply with the <i>Code</i> . The Authority confirms that the proposed amendment will not be detrimental in terms of the performance or integrity of the flood levee system, and that on this basis the Authority raises no objection to the proposed amendment. |
| Conclusion | The response from the Authority is not such as to require modification of the proposed amendment. |

ECONOMIC IMPACT:

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

**8.3 Amendment 43 - Text Amendment to the Invermay/Inveresk Flood Inundation Area Code to Allow for a Museum in the Riveredge Industrial Precinct
...(Cont'd)**

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

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

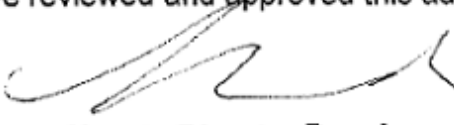
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Certified Instrument - Amendment 43
 2. Representations (distributed electronically)
 3. Correspondence from Tasmanian Planning Commission
 4. Correspondence from the former State Government Minister for Planning and Local Government
-

Attachment 1 - Certified Instrument - Amendment 43

Launceston Interim Planning Scheme 2015

AMENDMENT 43

Amend Acceptable Solution A3 of Clause E16.6.1 'Unacceptable uses' under the use standards in the Invermay/Inveresk Flood Inundation Area Code by inserting a qualification allowing for a museum within the Riveredge Industrial precinct, which involves modifying the words in the standard to read:

E16.6.1 Unacceptable Uses**Objective:**

To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.

Acceptable Solutions**Performance Criteria**

...

...

A3

Must not be Community meeting and entertainment in the Riveredge Industrial or Inveresk Residential precincts, unless:

P3

No performance criteria.

- (a) a museum in the Riveredge Industrial precinct.

The City of Launceston resolved at its meeting on 22 January 2018 that Amendment 43 to the Launceston Interim Planning Scheme 2015 meets the requirements specified in Section 32 of the *Land Use Planning and Approvals Act 1993*.

The COMMON SEAL of the City of Launceston is affixed below, pursuant to the Council's resolution on 22 January 2018 in the presence of:-



John Davis
Manager
Corporate Strategy
City of Launceston



Leanne Hurst
Director
Development Services
City of Launceston

Attachment 3 - Correspondence from Tasmanian Planning Commission

TASMANIAN PLANNING COMMISSION

Our ref: DOC/18/10601
Officer: Mitchell Clark
Phone: 03 6165 6822
Email: tpc@planning.tas.gov.au

2 February 2018

Ms Catherine Mainsbridge
Senior Planner
Launceston City Council

By e-mail: Catherine.Mainsbridge@launceston.tas.gov.au

Dear Ms Mainsbridge

Launceston Interim Planning Scheme 2015

Draft amendment 43 - Amend clause E16.6.1 of the Invermay-Inveresk Flood Inundation Area Code to allow a museum within the Riveredge Industrial Precinct

I refer to your email dated 31 January 2018 in relation to the above draft amendment and Council's request to dispense with certain requirements under section 37 of the *Land Use Planning and Approvals Act 1993*¹ (the Act).

The Commission has considered the request, supporting information and the relevant requirements under section 37(1)(a). The Commission notes the Council's view that the draft amendment will remove an anomaly or clarify or simplify the interim planning scheme. The Commission has also considered whether the public interest would be prejudiced as required under section 37(1)(b).

In this instance, the Commission is not satisfied that there is sufficient information or evidence to demonstrate that the amendment would remove an anomaly or clarify or simplify the planning scheme, or that public interest would not be prejudiced.

The Commission is therefore unable to agree to dispense with the requirements of section 38 and Council should arrange for the draft amendment to be publicly exhibited.

If you wish to discuss this matter further, please do not hesitate to contact the Commission's Planning Adviser, Mitchell Clark, on the above number and quoting the above reference.

Yours sincerely



Greg Alomes
Executive Commissioner

¹ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the **former provisions** of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*.

Attachment 4 - Correspondence from the former State Government Minister for Planning and Local Government

Treasurer
Minister for Planning and Local Government
Minister for State Growth

Level 9 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7670
Email: treasureroffice@dpac.tas.gov.au



15 DEC 2017

Mr Michael Stretton
General Manager
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250
Michael.Stretton@launceston.tas.gov.au

Dear Mr Stretton *Michael,*

I refer to your letter of 13 November 2017, seeking a modification to the 2008 Inveresk/Invermay Flood Deed of Agreement between the Government and the Launceston City Council, to effect a relocation of the National Automobile Museum from its present site to Lindsay Street.

I am aware that the Deed provisions were introduced into the Launceston Planning Scheme 1996 under the Invermay Inveresk Flood Inundation Areas Code. I note that relocation of the Museum to Lindsay Street is currently prohibited under the provisions of the Code, as it falls into the Use Class community meeting and entertainment.

I am advised that the Deed does not specifically prohibit museums of the type envisaged. Accordingly, there is no need to amend it to give effect to the Museum's relocation.

I note your request for approval to remove the Museum from the prohibitions required by the Code.

I understand that Council will need to seek an amendment to its Interim Planning Scheme and it is recommended that this is restricted to allow for a museum through qualification, rather than by allowing for the broad Use Class "Community Meeting and Entertainment". The risk of the broad use class is that it might provide for higher risk developments, such as large auditoria or halls, which can accommodate substantial numbers of people.

Please note that the Government is satisfied with this limited change and will support an appropriate amendment to the Scheme.

Yours sincerely

[Signature]
Hon Peter Gutwein MP
Minister for Planning and Local Government

SF4642
SF2227/SF5034/

| | | |
|----------------------|-------------------------------------|---|
| FILE NO. | <i>SF4493</i> | <i>SF0030</i> |
| EO | <input checked="" type="checkbox"/> | Box <input checked="" type="checkbox"/> |
| RCVD 19 DEC 2017 LCC | | |
| Doc NO. | | |
| Action Officer | Noted | Replied |
| <i>M. STRETTON</i> | | |

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

Saturday 24 March 2018

- Attended Relay for Life at the St Leonards Northern Athletics Centre
- Attended the Launceston RSL Last Man Standing event at the Launceston RSL Club

Sunday 25 March 2018

- Attended the Lilydale Arts Community Project *The Painted Poles* at the Lilydale Memorial Hall

Tuesday 27 March 2018

- Attended the Tasmanian Netball Invitational Series NetSetGo at the Launceston Silverdome

Wednesday 28 March 2018

- Attended the Rotary Cocktails for Easter event at Drysdale Restaurant

Thursday 29 March 2018

- Attended the Influencers Easter Breakfast at Tailrace Convention Centre
- Officiated at a Public Citizenship Ceremony at the Albert Hall
- Attended the Ricky Ponting Medal at the Cricket Tasmania Awards Night at Wrest Point Casino

Wednesday 4 April 2018

- Attended the Theatre North production of *Oedipus Schoedipus* at the Princess Theatre

Thursday 5 April 2018

- Officiated at the Seniors' Morning Tea in the Town Hall Reception Room
-

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

Friday 6 April 2018

- Attended the launch of the 2018 NTJSA Opening Night at the Churchill Park Function Rooms
- Attended The Patrick Baker Memorial Football Match at Invermay Park

Saturday 7 April 2018

- Attended the Launceston Tornados 2018 Season launch at Elphin Sports Centre
 - Attended the Mowbray Cricket Club's Annual Dinner at the University of Tasmania Stadium Function Centre
-

10 ALDERMEN'S REPORTS

(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)

11 QUESTIONS BY ALDERMEN**11.1 Questions on Notice**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

No Aldermen's Questions on Notice have been identified as part of this Agenda

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

12 COMMITTEE REPORTS**12.1 Museum Governance Advisory Board Meeting - 22 February 2018****FILE NO:** SF2244**AUTHOR:** Richard Mulvaney (Director Queen Victoria Museum and Art Gallery)

DECISION STATEMENT:

To receive and consider a report from the Museum Governance Advisory Board Meeting held on 22 February 2018.

RECOMMENDATION:

That Council receives the report from the Museum Governance Advisory Board Meeting held on 22 February 2018.

REPORT:

The Museum Governance Advisory Board (MGAB) met on 22 February 2018.

At its Meeting, the Board noted the following items:

- a report on the Review Committee Recommendations.
- a report on the work of the Arts and Culture Unit.
- a report on the main activities at QVMAG during the period.
- the President of QVMAG Friends reported on the activities undertaken in the past months including the recent bus trip to Government House and TMAG which was well supported.

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 Museum Governance Advisory Board Meeting - 22 February 2018 ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 1 - A creative and innovative city
Ten-year goal - To foster creative and innovative people and industries
Key Direction -
6. To contribute towards artistic, cultural and heritage outcomes

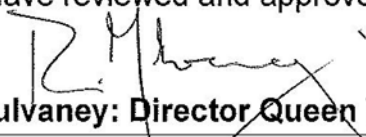
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Richard Mulvaney: Director Queen Victoria Museum & Art Gallery

13 COUNCIL WORKSHOPS

Council Workshops conducted on 26 March 2018 were:

- Brisbane Street Mall Construction
- Draft Annual Plan 2018/2019 and Draft Budget 2018/2019
- CBD Building Height and Massing Study
- Regional Recreational Strategy
- Civic Square Public Toilets
- Inveresk Masterplan 2018, Inveresk Car Parking and Inveresk Economic Benefits Report
- Strategic Asset Management Plan and Long Term Financial Plan
- High and Howick Streets Proposed Traffic Signals

14 NOTICES OF MOTION

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

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

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS**16.1 Civic Square Public Toilets****FILE NO:** SF0598**AUTHOR:** Andrew McCarthy (Acting Manager Architectural Services)**DIRECTOR:** Bruce MacIsaac (Facilities Management)

DECISION STATEMENT:

To consider the relocation of the Civic Square Public Toilets to the Macquarie House development.

PREVIOUS COUNCIL CONSIDERATION:

Council - 18 December 2017 - Agenda Item 21.2 - Civic Square Public Toilets

RECOMMENDATION:

That Council agrees to the submission of a Development Application to incorporate the Civic Square Public Toilets into the proposed Annex at the rear of Macquarie House.

REPORT:

A report was endorsed by Council on 18 December 2017 approving the construction of public toilets in Civic Square located on the Charles Street frontage to Macquarie House, south of the Henty Fountain. Officers have subsequently completed further investigations into the proposed location which indicate that co-locating the facility as part of the Annex redevelopment of Macquarie House will provide a better outcome.

The proposed relocation will provide better value for money by incorporating the works and service infrastructure into a single facility rather than providing a standalone facility. The location will also provide a safer facility by providing improved public surveillance and a superior urban design outcome through the retention of an unencumbered frontage for Macquarie House to Charles Street. It will also allow for retention of a mature plane tree located on this frontage provides shade and amenity to the community. The tree has a residual life of 15 - 20 years. Public safety will also be improved through the creation of a barrier at the rear of the fountain by removing the existing built up garden bed and vegetation. This vegetation is not considered significant.

16.1 Civic Square Public Toilets ...(Cont'd)

This report proposes a Development Application be made for the relocation of the public toilets. It is not envisaged that this application will delay the construction of the proposed Annex which can continue under the existing planning permit.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

By relocating the toilets into the Macquarie House development a significant and large plane tree located at the Cameron Street entrance to Civic Square will be retained. An arborist report obtained by Council indicated this tree still has a further 5-15 year life expectancy. The retention of the plane tree will continue to maintain the vista of Macquarie House and Civic Square.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 6 - A city building its future

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

Key Direction -

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

BUDGET & FINANCIAL ASPECTS:

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

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 Lease - Lamont Street Depot****FILE NO:** 113270**AUTHOR:** Barry Pickett (Manager Natural Environment)**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider leasing an area of land situated at 50 Lamont Street, Invermay to Youth Futures Incorporated as marked on the attached plan.

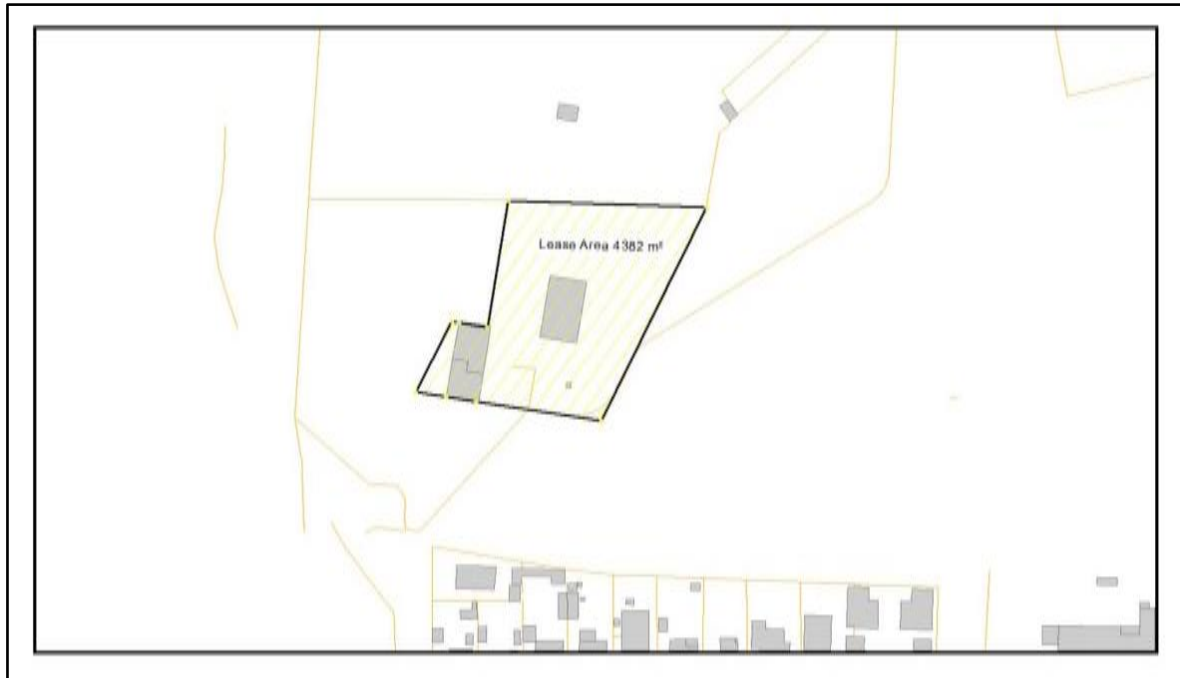
This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council, by absolute majority, in accordance with section 179 of the *Local Government Act 1993*, agrees to lease part of 50 Lamont Street, Invermay, (CT50435/1) having an area of approximately 4,832m², as indicated on the plan below, to Youth Futures Incorporated under the following terms:

- the term shall be five years commencing on 1 January 2018.
 - the lease amount shall be \$1 per annum.
 - tenant to be responsible for:
 - energy costs; and
 - water usage;
 - tenant shall continuously maintain:
 - building in good and reasonable order; and
 - public liability insurance of at least \$10 million.
-

18.1 Lease - Lamont Street Depot ...(Cont'd)



REPORT:

Youth Futures Incorporated (YFI) is a non-profit organisation that offers a number of services specifically aimed at young people. The organisation delivers nationally accredited units and qualifications with a focus on construction, manufacturing and agricultural skills.

YFI currently holds a three year lease agreement, established in October 2015, with the City of Launceston (CoL) over land within Heritage Forest for the purpose of a community garden.

The former City of Launceston Parks Services shed and amenity building is not required by the Council. YFI has been temporarily occupying space at Lamont Street and it is proposed that the Parks Services shed be used as a base for YFI. The building is still structurally sound and will provide a work space for YFI to further develop the training program, supporting the agricultural and construction program at the community garden. YFI is committed to maintaining the site and upgrading the buildings as part of the training program. YFI form an important part of the community with valued partnerships including the Migrant Resource Centre, Men's Shed, City of Launceston and Service Clubs.

The Council's property at 50 Lamont Street ([Attachment 1](#)) is recorded as being public land on the register kept by the General Manager in accordance with section 177A of the *Local Government Act 1993*.

18.1 Lease - Lamont Street Depot ...(Cont'd)

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:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

YFI is committed to working with discarded/recycled materials that can be re-purposed back into the community.

SOCIAL IMPACT:

It will provide a safe environment enabling people to build friendships and support youth to develop skills in construction.

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
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
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:

There is no financial loss for council as the leased area will be fully maintained by YFI.

18.1 Lease - Lamont Street Depot ...(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.



Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Map of Leased Area
-

Attachment 1 - Map of Leased Area



Printed: 5/12/2017



Lamont Lease

NOTE:
While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan of Launceston 2017.

G:\GISMapping\Map Requests\Tricia De Leon-Hillier\Projects\Lamont_Lease.mxd

A4P

19 MAJOR PROJECTS DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

20 CORPORATE SERVICES DIRECTORATE ITEMS**20.1 Council Fees - 2018/2019 Financial Year****FILE NO:** SF6640/SF2968**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Louise Foster (Director Corporate Services)**DECISION STATEMENT:**

To determine various Council Fees for the 2018/2019 Financial Year in accordance with the requirements of the *Local Government Act 1993*.

This decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

Presented annually to Council.

RECOMMENDATION:

That Council, by absolute majority, pursuant to section 205 of the *Local Government Act 1993*, Council sets the following fees for the financial year ending 30 June 2019:

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|---------------------|--------------------------------------|
| BUILDING SERVICES | | |
| Residential | | |
| Permitted - Minor Structures, swimming pools and Minor Residential (\$50,000 and under) | GST Exempt (Div 81) | \$183.00 |
| Notifiable - Minor Structures, swimming pools and Minor Residential (\$50,000 and under) | GST Exempt (Div 81) | \$183.00 |
| Permitted - Major Residential (over \$50,000) | GST Exempt (Div 81) | \$319.00 |
| Notifiable - Major Residential (over \$50,000) | GST Exempt (Div 81) | \$319.00 |
| Permitted - Minor / small assembled swimming pools | GST Exempt (Div 81) | Exempt |
| Notifiable - Minor / small assembled swimming pools | GST Exempt (Div 81) | Exempt |
| Building Certificate Residential | GST Exempt (Div 81) | \$183.00 |
| Commercial | | |
| Permitted - Minor Commercial (\$100,000 and under) - based on m ² | GST Exempt (Div 81) | \$246.00 |
| Notifiable - Minor Commercial (\$100,000 and under) - based on m ² | GST Exempt (Div 81) | \$246.00 |
| Permitted - Major Commercial (over \$100,000) - based on m ² | GST Exempt (Div 81) | \$550.00 |
| Notifiable - Major Commercial (over \$100,000) - based on m ² | GST Exempt (Div 81) | \$550.00 |
| Building Certificate Commercial | GST Exempt (Div 81) | \$246.00 |
| Various | | |
| Permitted - Amendment to Building Permits (per amendment) | GST Exempt (Div 81) | \$93.00 |
| Notifiable - Amendment to Building Permits (per amendment) | GST Exempt (Div 81) | \$93.00 |
| Retrieval of Documents (per half hour) | GST Exempt (Div 81) | \$43.00 |
| Certificate of Substantial Compliance | GST Exempt (Div 81) | Double the PA fee |
| Temporary Occupancy Permits | GST Exempt (Div 81) | \$147.00 |
| Temporary Occupancy Permit - Non-profit Organisation | GST Exempt (Div 81) | - |
| Extension of Time | GST Exempt (Div 81) | \$93.00 |
| Low Risk Notification (Form 80) | GST Exempt (Div 81) | \$93.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|---------------------|--------------------------------------|
| Staged Building Permits Residential / Minor | | |
| Stage 1 | GST Exempt (Div 81) | \$183.00 |
| Stage 2 | GST Exempt (Div 81) | \$93.00 |
| Stage 3 | GST Exempt (Div 81) | \$93.00 |
| Staged Building Permits Residential / Major | | |
| Stage 1 | GST Exempt (Div 81) | \$319.00 |
| Stage 2 | GST Exempt (Div 81) | \$160.00 |
| Stage 3 | GST Exempt (Div 81) | \$160.00 |
| Staged Building Permits Commercial | | |
| Stage 1 | GST Exempt (Div 81) | Full PA Fee |
| Stage 2 | GST Exempt (Div 81) | Full PA Fee |
| Stage 3 | GST Exempt (Div 81) | Full PA Fee |
| Levy (Set by State Government) | | |
| Training Levy | | Set by State Gov |
| Building Levy | | Set by State Gov |
| PLUMBING | | |
| Permitted - Assessment Fee (Domestic) | GST Exempt (Div 81) | \$65.00 |
| Notifiable - Assessment Fee (Domestic) | GST Exempt (Div 81) | \$65.00 |
| Permitted - Assessment Fee (Commercial) | GST Exempt (Div 81) | \$143.00 |
| Notifiable - Assessment Fee (Commercial) | GST Exempt (Div 81) | \$143.00 |
| Permitted - Inspection Fee (including additional inspections) | GST Exempt (Div 81) | \$143.00 |
| Notifiable - Inspection Fee (including additional inspections) | GST Exempt (Div 81) | \$143.00 |
| Permitted - Minor plumbing Fee (domestic 1 fixture) | GST Exempt (Div 81) | \$209.00 |
| Notifiable - Minor plumbing Fee (domestic 1 fixture) | GST Exempt (Div 81) | \$209.00 |
| Permitted - Minor plumbing Fee (commercial 1 fixture) | GST Exempt (Div 81) | \$209.00 |
| Notifiable - Minor plumbing Fee (commercial 1 fixture) | GST Exempt (Div 81) | \$209.00 |
| Permitted - Residential up to 3 fixtures | GST Exempt (Div 81) | \$438.00 |
| Notifiable - Residential up to 3 fixtures | GST Exempt (Div 81) | \$438.00 |
| Permitted - Residential up to 6 fixtures | GST Exempt (Div 81) | \$613.00 |
| Notifiable - Residential up to 6 fixtures | GST Exempt (Div 81) | \$613.00 |
| Permitted - Residential up to 9 fixtures | GST Exempt (Div 81) | \$889.00 |
| Notifiable - Residential up to 9 fixtures | GST Exempt (Div 81) | \$889.00 |
| Residential Units | GST Exempt (Div 81) | \$613.00 |
| Plus each unit over 1 | GST Exempt (Div 81) | \$287.00 |
| More than 6 units will be quoted | GST Exempt (Div 81) | POA |
| Permitted - Outbuilding / Misc structure | GST Exempt (Div 81) | \$143.00 |
| Notifiable - Outbuilding / Misc structure | GST Exempt (Div 81) | \$143.00 |
| Permitted - Demolition | GST Exempt (Div 81) | \$236.00 |
| Notifiable - Demolition | GST Exempt (Div 81) | \$236.00 |
| Permitted - Pool | GST Exempt (Div 81) | \$246.00 |
| Notifiable - Pool | GST Exempt (Div 81) | \$246.00 |
| BUILDING SURVEYING | | |
| PLEASE NOTE: | | |
| FEES WILL BE QUOTED AS A MAXIMUM FEE AND/OR WHERE INDICATED, AN HOURLY RATE.. QUOTES WILL BE IN WRITING AND RELEVANT TO DOCUMENTS PROVIDED FOR QUOTATION. | | |
| BUILDERS ARE ADVISED THAT THEY ARE ENTITLED TO SEEK ALTERNATIVE QUOTES FROM OTHER BUILDING SURVEYING PROVIDERS. | | |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|------------|--------------------------------------|
| General | | |
| Accredited - Hourly Rate | Taxable | \$165.00 |
| Non-Accredited - Hourly Rate | Taxable | \$165.00 |
| Accredited - Additional Inspections (inspections associated with current Certifications and Permits) | Taxable | \$165.00 |
| Non-Accredited - Additional Inspections (inspections associated with current Certifications and Permits) | Taxable | \$165.00 |
| Domestic | | |
| Accredited Practitioner - Demolition (includes up to 1 inspection) | Taxable | \$660.00 |
| Accredited Practitioner - Underpinning | Taxable | \$660.00 |
| Accredited Practitioner - Shipping Container | Taxable | \$660.00 |
| Accredited Practitioner - Swimming Pool (above ground) (includes 1 inspection - pool fence) | Taxable | \$330.00 |
| Non-Accredited Practitioner - Swimming Pool (above ground) (includes 1 inspection - pool fence) | Taxable | \$330.00 |
| Accredited Practitioner - Swimming Pool (inground) (includes up to 2 inspections) | Taxable | \$495.00 |
| Non-Accredited Practitioner - Swimming Pool (inground) (includes up to 2 inspections) | Taxable | \$660.00 |
| Accredited Practitioner - Deck (includes up to 2 inspections) | Taxable | \$660.00 |
| Non-Accredited Practitioner - Deck (includes up to 2 inspections) | Taxable | \$836.00 |
| Accredited Practitioner - Verandah/Pergola (includes up to 2 inspections) | Taxable | \$660.00 |
| Non-Accredited Practitioner - Verandah/Pergola (includes up to 2 inspections) | Taxable | \$836.00 |
| Accredited Practitioner - Garage/Carport/Shed (includes up to 2 inspections) | Taxable | \$660.00 |
| Non-Accredited Practitioner - Garage/Carport/Shed (includes up to 2 inspections) | Taxable | \$836.00 |
| Accredited Practitioner - Retaining Wall (includes up to 2 inspections) | Taxable | \$660.00 |
| Non-Accredited Practitioner - Retaining Wall (includes up to 2 inspections) | Taxable | \$836.00 |
| Accredited Practitioner - 2 Structures (example deck & garage) (includes up to 3 inspections) | Taxable | \$715.00 |
| Non-Accredited Practitioner - 2 Structures (example deck & garage) (includes up to 3 inspections) | Taxable | \$935.00 |
| Accredited Practitioner - 3 Structures (example deck, garage & carport) (includes up to 4 inspections) | Taxable | \$1,050.00 |
| Non-Accredited Practitioner - 3 Structures (example deck, garage & carport) (includes up to 4 inspections) | Taxable | \$1,350.00 |
| Accredited Practitioner - Addition/Alteration - Less than 35m2 (includes up to 3 inspections) | Taxable | \$770.00 |
| Non-Accredited Practitioner - Addition/Alteration - Less than 35m2 (includes up to 3 inspections) | Taxable | \$990.00 |
| Accredited Practitioner - Addition/Alteration - 36m2 to 199m2 (includes up to 4 inspections) | Taxable | \$1,100.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|------------|--------------------------------------|
| Non-Accredited Practitioner - Addition/Alteration - 36m2 to 199m2 (includes up to 4 inspections) | Taxable | \$1,496.00 |
| Accredited Practitioner - NEW Dwelling - Greater than 200m2 (Quote) (includes up to 4 inspections) | Taxable | \$1,430.00 |
| Accredited Practitioner - NEW Dwelling & Outbuilding - Dwelling greater than 200m2 (Quote) (includes up to 5 inspections) | Taxable | \$1,850.00 |
| Non-Accredited Practitioner - NEW Dwelling - Greater than 200m2 (Quote) (includes up to 4 inspections) | Taxable | \$2,090.00 |
| Accredited Practitioner - Multi Units - 2 Units - If built simultaneously (includes up to 5 inspections) | Taxable | \$1,650.00 |
| Non-Accredited Practitioner - Multi Units - 2 Units - If built simultaneously (includes up to 5 inspections) | Taxable | \$1,980.00 |
| Accredited Practitioner - Multi Units - More than 2 Units (includes up to 5 inspections) | Taxable | to be quoted |
| Non-Accredited Practitioner - Multi Units - More than 2 Units (includes up to 5 inspections) | Taxable | to be quoted |
| Accredited Practitioner - Certificate of Substantial Compliance | Taxable | to be quoted |
| Non-Accredited Practitioner - Certificate of Substantial Compliance | Taxable | to be quoted |
| Commercial | | |
| Accredited Practitioner - Hourly Rate (H/R) (includes 1 inspection) | Taxable | \$165.00 |
| Non-Accredited Practitioner - Hourly Rate (H/R) (includes 1 inspection) | Taxable | \$165.00 |
| Accredited Practitioner - Demolition (includes up to 1 inspection) | Taxable | \$660.00 |
| Accredited Practitioner - Internal fitout - maximum 250m2 (includes 2 inspections) | Taxable | \$660.00 |
| Accredited Practitioner - Internal fitout - 251m2 to 499m2 (includes up to 2 inspections) | Taxable | \$850.00 |
| Accredited Practitioner - Internal fitout - over 499m2 (includes up to 3 inspections) | Taxable | \$1,050.00 |
| Accredited Practitioner - Takeaway/Café Fitout - less than 20 people (includes up to 2 inspections) | Taxable | \$800.00 |
| Accredited Practitioner - Addition/Alteration - Maximum 300m2 (includes up to 3 inspections) | Taxable | \$1,350.00 |
| Accredited Practitioner - New/Addition/Alteration - Maximum 499m2 (includes up to 3 inspections) | Taxable | \$2,296.00 |
| Accredited Practitioner - New/Addition/Alteration - Over 499m2 (includes up to 4 inspections) | Taxable | \$2,870.00 |
| Accredited Practitioner - Certificate of Substantial Compliance | Taxable | |
| Other | | |
| Accredited Practitioner - Amended Certifications (Hourly Rate (H/R)) | Taxable | \$165.00 |
| Non-Accredited Practitioner - Amended Certifications (Hourly Rate (H/R)) | Taxable | \$165.00 |
| Accredited Practitioner - Extension of time (12 months) BS Service contract past 2 years | Taxable | \$330.00 |
| Accredited Practitioner - Consultancy Work Hourly Rate (H/R) | Taxable | \$165.00 |
| Accredited Practitioner - Re-Open Expired File - Less than 4 years | Taxable | \$673.20 |
| Accredited Practitioner - Re-Open Closed File - Greater than 4 years | Taxable | \$1,009.80 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|---------------------|---|
| Accredited Practitioner - Strata Reports - 1 Unit | Taxable | \$550.00 |
| Accredited Practitioner - Strata Reports - 2 Units | Taxable | \$700.00 |
| Accredited Practitioner - Strata Reports - 3 Units or more | Taxable | |
| Accredited Practitioner - Access Lift | Taxable | \$950.00 |
| Accredited Practitioner - Occupancy Permit | Taxable | \$350.00 |
| Accredited Practitioner - TOP Certificate (per hour) | Taxable | to be quoted |
| Accredited Practitioner - Travel Return to Base (per km and greater than 50km from Launceston CBD) | Taxable | \$198.00 |
| PLANNING SERVICES | | |
| Advertising Fee | GST Exempt (Div 81) | \$327.00 |
| Development Fee | GST Exempt (Div 81) | \$2 per \$1,000, min \$393, max \$30,000 |
| Retrospective applications except where work was carried out by a previous owner more than 3 years prior to the lodgement of the application | GST Exempt (Div 81) | Twice the fee calculated above |
| Heritage only residential application (where the heritage code is the only trigger for an application) - Advertising Fee only | GST Exempt (Div 81) | Advertising Fee Only |
| Subdivision - other than stratum title subdivision | GST Exempt (Div 81) | \$393.00 plus \$100 per additional lot created |
| Minor amendment | GST Exempt (Div 81) | \$237.00 |
| Extended permit | GST Exempt (Div 81) | \$237.00 |
| Scanning of plans where electronic copy not provided | GST Exempt (Div 81) | \$2.85 per plan, A2 size and larger |
| Provision of a certificate of title | | Fees as set by The LIST (www.list.tas.gov.au) + \$20.00 |
| Document Searches and provision of electronic documents (per half hour) | Taxable | \$43.00 |
| Planning Scheme Amendment | GST Exempt (Div 81) | \$4,035 + Tas Planning Commission Fee |
| Tas Planning Commission Fee | GST Exempt (Div 81) | Set by Tasmanian Planning Commission |
| Combined Amendment and Development Application | GST Exempt (Div 81) | Planning Scheme Fee + Development Fee (no advertising fee) + Tas Planning Commission Fee |
| Examination and certification of a Strata Plan Fee plus \$52 per lot | GST Exempt (Div 81) | \$238.00 |
| Strata Title inspection (per visit) | GST Exempt (Div 81) | \$153.00 |
| Examination and sealing of a Final Plan | GST Exempt (Div 81) | \$457.00 |
| Application for an adhesion order - requirement by Council permit | GST Exempt (Div 81) | \$143.00 |
| Application for an adhesion order - not a requirement by Council permit | GST Exempt (Div 81) | \$454.00 |
| Application for a Section 71 agreement under LUPAA - requirement by Council permit | GST Exempt (Div 81) | \$143.00 |
| Application for a Section 71 agreement under LUPAA - not a requirement by Council permit | GST Exempt (Div 81) | \$454.00 |
| Application for a petition to amend registered plan | GST Exempt (Div 81) | \$457.00 |
| Amendment to a sealed plan hearing fee | GST Exempt (Div 81) | \$512.00 |
| Application to amend sealed or strata plan | GST Exempt (Div 81) | \$301.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|---------------------|--------------------------------------|
| Miscellaneous - anything not listed elsewhere | Taxable | \$323.00 |
| Staged Development Scheme - Strata Titles Act 1998 - up to 5 lots | GST Exempt (Div 81) | \$684.00 |
| Staged Development Scheme - Strata Titles Act 1998 - 6-30 lots | GST Exempt (Div 81) | \$1,371.00 |
| Staged Development Scheme - Strata Titles Act 1998 - more than 31 lots | GST Exempt (Div 81) | \$2,736.00 |
| Amendment to a Staged Development Scheme | GST Exempt (Div 81) | \$684.00 |
| ENVIRONMENTAL SERVICES | | |
| Environmental Health | | |
| Public Health Risk - Licence / Renewal Annual Application Fee | GST Exempt (Div 81) | \$68.00 |
| Public Health Risk - Registration / Renewal Annual Application Fee | GST Exempt (Div 81) | \$68.00 |
| Regulated Systems Licence / Renewal Annual Application Fee | GST Exempt (Div 81) | \$54.00 to a maximum of \$135 |
| Place of Assembly Licence (Specific Event) | GST Exempt (Div 81) | \$122.00 |
| Place of Assembly Licence (Specific Event) - Non-profit Organisation | GST Exempt (Div 81) | - |
| Private Water - Registration / Renewal Annual Application Fee - paid by 15 August | GST Exempt (Div 81) | \$122.00 |
| Food Premises Licence - Schools / Community Groups Licence / Renewal Annual Application Fee | GST Exempt (Div 81) | \$122.00 |
| Low Risk Food Business Registration/Renewal Annual | GST Exempt (Div 81) | \$165.00 |
| Medium Risk Food Business Registration/Renewal Annual | GST Exempt (Div 81) | \$185.00 |
| High Risk Food Business Registration/Renewal Annual | GST Exempt (Div 81) | \$226.00 |
| Food Business Supermarket Registration/Renewal Annual - More than 3 food sections | | \$720.00 |
| Food Business Supermarket Registration/Renewal Annual - Up to 3 food sections. | | \$350.00 |
| Food Premises Seasonal - Not for profit/sports club Registration/Renewal Annual | | \$91.00 |
| Request for service fee (hour) | GST Exempt (Div 81) | \$146.00 |
| Inspection Fee for Non Compliance (Hour) | GST Exempt (Div 81) | \$146.00 |
| Food Premises Notification Inspection | GST Exempt (Div 81) | \$146.00 |
| Food Premises / statewide Licence half year (Jan-Jun) - Annual Application Fee | GST Exempt (Div 81) | \$91.00 |
| Food Premises Temporary Licence / Renewal - Non-profit Organisation | GST Exempt (Div 81) | - |
| Food Premises Temporary Licence / Renewal - up to 1 week | GST Exempt (Div 81) | \$25.00 |
| Food Premises Temporary Licence / Renewal - 1 week to 2 months | GST Exempt (Div 81) | \$76.00 |
| Food Premises Temporary Licence / Renewal - 2 to 6 months | GST Exempt (Div 81) | \$120.00 |
| Food Premises Temporary Licence / Renewal - 6 months to 1 year | GST Exempt (Div 81) | \$185.00 |
| On-Site Wastewater Management Systems - Application Fee | GST Exempt (Div 81) | \$206.00 |
| On-site Wastewater Management Systems - Inspection Fee (EHO only inspection) | Taxable | \$146.00 |
| Food Handling Seminars - Conducting food handling seminars - general per hour | Taxable | \$106.00 |
| Food / Water - Sample Analysis per hour | Taxable | \$146.00 |
| Water Cartage Tanker - Assessment for approval per hour | Taxable | \$146.00 |
| Inspection and Report - Assessment and Written existing food premises report per hour | Taxable | \$146.00 |
| Environmental Health Officers Report - including assessments and inspections as per statutory requirements per hour | GST Exempt (Div 81) | \$146.00 |
| Outdoor Dining | | |
| Central CBD - per m² | GST Exempt (Div 81) | \$73.00 |
| The area bounded by Cimitiere, George, Charles and Yorks Streets | | |
| Outer CBD and District Centres - per m² | GST Exempt (Div 81) | \$43.00 |
| Launceston City Area excluding the CBD | | |
| The following shopping districts: Kings Meadows, Mowbray, Newstead and Invermay Road | | |
| Other minor areas - per m² | GST Exempt (Div 81) | \$20.50 |
| Late Fees (paid after due date) | | |
| All annual Environmental Health licence renewals - Late Fee | | \$51.00 |
| Place of Assembly Licence (Specific Event) - Late Fee (if application received less than one calendar month prior to event) | GST Exempt (Div 81) | \$102.00 |
| Food Premises Temporary Licence / Renewal (up to 1 week) - Late Fee (if application received less than one calendar month prior to event) | GST Exempt (Div 81) | \$61.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|---------------------|--------------------------------------|
| Regulation Services including Dog Registrations | | |
| Lifelong registration of male or female desexed dog | GST Exempt (Div 81) | \$105.00 |
| Lifelong registration of male or female entire dog | GST Exempt (Div 81) | \$320.00 |
| Pensioner, Lifelong registration of male or female desexed dog | GST Exempt (Div 81) | \$51.00 |
| Pensioner, Lifelong registration of male or female entire dog | GST Exempt (Div 81) | \$160.00 |
| Male or Female dog with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$47.00 |
| Purebred with papers with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$32.00 |
| Purebred kept for breeding Greyhound or Working dog with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$32.00 |
| Pensioner, 1 dog (desexed) only with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$10.50 |
| Pensioner, 1 dog (whole) only with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$15.50 |
| Sterilised dogs with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$21.00 |
| Guide and assistance dogs - paid on or before 1 July | GST Exempt (Div 81) | - |
| Dangerous Dog (Guard) with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$32.00 |
| TCA Registered with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$28.00 |
| Declared Dangerous Dog with microchip - paid on or before 1 July | GST Exempt (Div 81) | \$460.00 |
| Transfer of registration (Mutual Recognition) | GST Exempt (Div 81) | - |
| New Dog Registrations (paid after 1 January) excluding lifelong discounted at 50% the relevant fee | | |
| New Dog Registrations (paid after 1 May) | GST Exempt (Div 81) | \$6.00 |
| Replacement Dog Tag | GST Exempt (Div 81) | \$5.00 |
| Dangerous Dogs | | |
| Dangerous Dog Sign | GST Exempt (Div 81) | \$84.00 |
| Dangerous Dog Collar - small | GST Exempt (Div 81) | \$48.00 |
| Dangerous Dog Collar - medium | GST Exempt (Div 81) | \$56.00 |
| Dangerous Dog Collar - large | GST Exempt (Div 81) | \$60.00 |
| Kennel Licences | | |
| Kennel Licence - initial licence fee for 3 - 5 dogs | GST Exempt (Div 81) | \$102.00 |
| Kennel Licence - initial licence fee for 6 or more dogs | GST Exempt (Div 81) | \$133.00 |
| Kennel Licence Renewal Fee - all categories | GST Exempt (Div 81) | \$60.00 |
| Impounding Fee | | |
| Impounding Fee - first time | GST Exempt (Div 81) | \$28.00 |
| Second and subsequent impounding | GST Exempt (Div 81) | \$41.50 |
| Daily Maintenance Fee for impounded dogs | GST Exempt (Div 81) | \$26.50 |
| Impounding Fee for large animals (horse, cow, sheep, pig etc) | GST Exempt (Div 81) | \$21.00 |
| Daily Maintenance Fee for impounded large animals (horse, Cow, sheep, pig etc) | GST Exempt (Div 81) | \$26.50 |
| Portable Sign Renewal | GST Exempt (Div 81) | \$35.00 |
| Application & Assessment of Application for Portable Sign | GST Exempt (Div 81) | \$35.00 |
| Front of Shop Module Licence | GST Exempt (Div 81) | \$122.00 |
| Fire Hazard / Weed Clearance - Cost recovery of contractor costs | Taxable | Contractor Costs + \$100.00 |
| Abandoned Vehicles - Cost recovery of contractor costs | Taxable | Contractor Costs + \$100.00 |
| Fee to make an official dog barking complaint | GST Exempt (Div 81) | - |
| COMMUNITY DEVELOPMENT | | |
| Street Party Closure | GST Exempt (Div 81) | \$120.00 |
| PARKING | | |
| Car Parks | | |
| Paterson St East - first hour | Taxable | \$2.00 |
| Paterson St East - each 30 minutes after that | Taxable | \$1.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|------------|--------------------------------------|
| Paterson St West - first hour | Taxable | \$2.00 |
| Paterson St West - each 30 minutes after that | Taxable | \$1.00 |
| Elizabeth St - first hour | Taxable | \$2.00 |
| Elizabeth St - each 30 minutes after that | Taxable | \$1.00 |
| Elizabeth St - Early Bird (Daily rate) | Taxable | \$6.00 |
| CH Smith - first hour | Taxable | \$2.00 |
| CH Smith - each 30 minutes after that | Taxable | \$1.00 |
| York St West - per hour | Taxable | \$2.00 |
| Bathurst St - 2 hours | Taxable | \$2.00 |
| Bathurst St - Daily Rate | Taxable | \$4.00 |
| Inveresk - per hour | Taxable | \$1.60 |
| Inveresk - per day | Taxable | \$3.00 |
| Inveresk - exhibition building per day | Taxable | \$2.00 |
| Inveresk - Foster Street end | Taxable | - |
| Cimitiere / Cameron Street - per hour or part thereof | Taxable | \$2.00 |
| Cimitiere / Cameron Street - per day | Taxable | \$6.00 |
| Royal Park - per hour | Taxable | \$2.00 |
| Royal Park - per day | Taxable | \$5.00 |
| Park Street - per hour | Taxable | \$1.00 |
| Willis Street - per hour | Taxable | \$1.60 |
| Willis Street - per day | Taxable | \$4.00 |
| Basin - Half Day - 4 hours | Taxable | \$3.00 |
| Basin - Full Day - 8 hours | Taxable | \$5.00 |
| River Edge - per hour | Taxable | \$2.00 |
| River Edge - per day | Taxable | \$5.00 |
| Penny Royal - per hour | Taxable | \$2.00 |
| Home Point - per hour | Taxable | \$2.00 |
| Windmill Hill - 90 minutes | Taxable | \$1.00 |
| Windmill Hill - 3 hours | Taxable | \$2.00 |
| Windmill Hill - 6 hours | Taxable | \$4.00 |
| On Street Meters | | |
| 1 hour meters: per hour | Taxable | \$2.80 |
| 3 hour meters: per hour | Taxable | \$2.30 |
| 9 hour meters: per hour | Taxable | \$1.00 |
| Car Park Rentals | | |
| York Street West per month | Taxable | \$152.00 |
| Paterson Street West per month | Taxable | \$246.00 |
| Bathurst Street Car Park per month | Taxable | \$163.00 |
| Cimitiere / Cameron Street per fortnight - staff | Taxable | \$23.00 |
| Cimitiere / Cameron Street per month | Taxable | \$116.00 |
| Paterson Street East (after hours) per month | Taxable | \$57.00 |
| Elizabeth Street Car Park per month | Taxable | \$163.00 |
| CH Smith Car Park per month | Taxable | \$246.00 |
| Other | | |
| Meter Hoods: per day | Taxable | \$26.00 |
| Disabled Parking Permits: per year - Fee is reduced to \$7.00 if Permit is returned | Taxable | \$21.00 |
| Commercial Vehicle Permits: per year | Taxable | \$522.00 |
| CARR VILLA CEMETERY AND CREMATORIUM | | |
| Burials | | |
| Single Depth (at need) | Taxable | \$2,850.00 |
| Single Depth (when right of burial held) | Taxable | \$2,100.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|------------|--------------------------------------|
| Single Depth (free ground) | Taxable | \$2,100.00 |
| Double Depth (at need) | Taxable | \$3,120.00 |
| Double Depth (when right of burial held) | Taxable | \$2,440.00 |
| Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2,100mm x 700mm | Taxable | \$355.00 |
| Infant under 12 years (at need) | Taxable | \$1,000.00 |
| Infant under 12 years (when right of burial held) | Taxable | \$780.00 |
| Pre-purchase of right of burial | Taxable | \$1,550.00 |
| Cremations | | |
| Over 16 years of age | Taxable | \$810.00 |
| Under 16 years of age | Taxable | \$385.00 |
| Stillborn children and infants under 6 months - no charge | Taxable | - |
| Pathology Launceston - per box | Taxable | \$85.00 |
| Pathology LGH - per box | Taxable | \$840.00 |
| Miscellaneous | Taxable | \$75.00 |
| Miscellaneous Fees | | |
| Saturday morning surcharge - burial | Taxable | \$740.00 |
| Saturday morning surcharge - cremation | Taxable | \$740.00 |
| Interment outside business hours | Taxable | \$215.00 |
| Permit for monumental work | Taxable | \$170.00 |
| Installation of plaque (includes supply and install of vase) | Taxable | \$175.00 |
| Exhumation Fee plus digging fee | Taxable | \$3,500.00 |
| Supply and Installation of temporary wooden cross | Taxable | \$220.00 |
| Memorial position on Cemetery Entrance Chapel Wall | Taxable | \$215.00 |
| Record search per each half hour | Taxable | \$45.00 |
| Issue of Cremation Certificate | Taxable | \$45.00 |
| Preservation of Ashes (excluding cost of memorial plaque) | | |
| Administration Fee for external Inward Ashes | Taxable | \$90.00 |
| A' Section Rose Garden first placement | Taxable | \$1,095.00 |
| A' Section Rose Garden each of second and third placements (if required) | Taxable | \$380.00 |
| B' Section Rose Garden first placement | Taxable | \$755.00 |
| B' Section Rose Garden each of second and third placements (if required) | Taxable | \$260.00 |
| Barakee Waters - Placement single depth (each) | Taxable | \$1,095.00 |
| Barakee Waters - 2nd placement at double depth (each) | Taxable | \$755.00 |
| Barakee Waters - Cremorial Panel (per niche) | Taxable | \$1,095.00 |
| Clay Grove and Kooyong Garden placement - per placement | Taxable | \$755.00 |
| Granite Wall, per single niche | Taxable | \$755.00 |
| Northern Wall Main Bay per single niche | Taxable | \$360.00 |
| Northern Wall Pergola Pillars per single niche | Taxable | \$555.00 |
| Northern Wall Ex Serviceman - DVA criteria | Taxable | \$235.00 |
| Lawn and Pergola Walls first placement in niche | Taxable | \$755.00 |
| Lawn and Pergola Walls second placement in niche | Taxable | \$380.00 |
| Colonnade Walls per single niche | Taxable | \$565.00 |
| Western Wall per single niche | Taxable | \$565.00 |
| Fence Piers per single niche | Taxable | \$565.00 |
| Feature Gardens Special Rose per placement | Taxable | \$1,190.00 |
| Feature Gardens Water Feature first placement | Taxable | \$1,190.00 |
| Feature Gardens Water Feature second placement | Taxable | \$755.00 |
| Pool of Eternal Memories | Taxable | \$755.00 |
| Burial in a grave | Taxable | \$275.00 |
| Despatch by mail (plus postage) | Taxable | \$85.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|------------|--------------------------------------|
| Scattering - no charge | Taxable | - |
| Collection - no charge | Taxable | - |
| Removal from placement | Taxable | \$85.00 |
| LILYDALE CEMETERY | | |
| Burials | | |
| Single Depth (at need) | Taxable | \$2,850.00 |
| Single Depth (when right of burial held) | Taxable | \$2,100.00 |
| Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) | Taxable | \$355.00 |
| Grave larger than 2,100mm x 700mm | | |
| Infant under 12 years (at need) | Taxable | \$1,000.00 |
| Infant under 12 years (when right of burial held) | Taxable | \$780.00 |
| Pre-purchase of right of burial | Taxable | \$1,550.00 |
| Miscellaneous Fees | | |
| Saturday morning surcharge | Taxable | \$920.00 |
| Permit for monumental work | Taxable | \$190.00 |
| Exhumation Fee plus digging fee | Taxable | \$3,900.00 |
| Preservation of Cremated Remains (excluding plaque) | | |
| Burial in a grave | Taxable | \$350.00 |
| Columbarium - per single niche | Taxable | \$380.00 |
| LEISURE & AQUATIC CENTRE | | |
| CASUAL ENTRY | | |
| Leisure Entry | | |
| Adult | Taxable | \$7.40 |
| Child | Taxable | \$5.50 |
| Infant (Under 2) | Taxable | - |
| Toddler (2-4) | Taxable | \$3.20 |
| Toddler and supervisor | Taxable | \$6.40 |
| Family | Taxable | \$20.00 |
| Concession | Taxable | \$5.50 |
| Non-Swim / Spectator / supervisor | Taxable | \$2.00 |
| Water Slide | | |
| 1 Ride | Taxable | \$1.00 |
| 4 Pack | Taxable | \$4.00 |
| 8 Pack | Taxable | \$6.00 |
| 16 Pack | Taxable | \$10.00 |
| Premium Visit | | |
| Premium Visit - Adult | Taxable | \$12.90 |
| Premium Visit - Concession | Taxable | \$9.70 |
| Aquarobics Classes (inc Leisure Entry) | | |
| Aquarobics | Taxable | \$15.40 |
| Concession Aqua Classes | Taxable | \$11.50 |
| Supervised Pool Parties | | |
| Per Head | Taxable | \$5.00 |
| Booking Fee | Taxable | \$74.00 |
| MULTI VISIT PASSES | | |
| Multi Visit Passes | | |
| Adult 10 Pass | Taxable | \$66.00 |
| Adult 20 Pass | Taxable | \$118.00 |
| Concession 10 Pass | Taxable | \$50.00 |
| Concession 20 Pass | Taxable | \$89.00 |
| Family 5 Pass | Taxable | \$89.00 |
| Family 10 Pass | Taxable | \$155.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|------------|--------------------------------------|
| Premium Pass (does not include Aquatic Group Exercise) | | |
| Adult 10 Pass | Taxable | \$106.00 |
| Adult 20 Pass | Taxable | \$198.00 |
| Concession 10 Pass | Taxable | \$80.00 |
| Concession 20 Pass | Taxable | \$148.00 |
| Aquarobics Classes | | |
| Adult 10 Aquarobics Pass | Taxable | \$132.00 |
| A straight 25% discount applies to Multi Visit Passes for Concession Card Holders | Taxable | |
| MISCELLANEOUS | | |
| Fitness Instructor (per session) | Taxable | \$96.00 |
| Swimming Instructor & Lifeguard Fee (per hour) | Taxable | \$51.00 |
| Cash Handling - 5% of Gross Turnover | Taxable | 5.00% |
| Direct Debit - Cancellation Fee (Centrewide) | Taxable | \$60.00 |
| User Group Access Card | Taxable | \$5.00 |
| MEMBERSHIPS | | |
| Leisure Membership | | |
| 3 Month | Taxable | \$155.00 |
| 12 Month | Taxable | \$578.00 |
| Direct Debit (fortnightly) | Taxable | \$23.50 |
| Premium Membership | | |
| 3 Month | Taxable | \$201.00 |
| 12 Month | Taxable | \$654.00 |
| Direct Debit (fortnightly) | Taxable | \$27.70 |
| Membership Services | | |
| Suspension Fee per week | Taxable | \$3.00 |
| FACILITY HIRE | | |
| Lap Lane Hire | | |
| Peak Standard Rates (per hour) | | |
| 50m Lane hire | Taxable | \$74.00 |
| 25m Lane hire | Taxable | \$38.00 |
| Competition Pool - Long Course - 8 Lanes Exclusive Use | Taxable | \$445.00 |
| Competition Pool - Short Course - 8 Lanes Exclusive Use | Taxable | \$225.00 |
| Outdoor Pool - 5 Lanes Exclusive Use | Taxable | \$136.00 |
| Peak Annual Hire (per hour) | | |
| 50m Lane hire | Taxable | \$56.50 |
| 25m Lane hire | Taxable | \$29.00 |
| Competition Pool - Long Course - 8 Lanes Exclusive Use | Taxable | \$332.00 |
| Competition Pool - Short Course - 8 Lanes Exclusive Use | Taxable | \$167.00 |
| Outdoor Pool - 5 Lanes Exclusive Use | Taxable | \$136.00 |
| Off Peak All Hirers Rates (per hour) | | |
| 50m Lane hire | Taxable | \$37.00 |
| 25m Lane hire | Taxable | \$19.00 |
| Competition Pool - Long Course - 8 Lanes Exclusive Use | Taxable | \$317.00 |
| Competition Pool - Short Course - 8 Lanes Exclusive Use | Taxable | \$158.00 |
| Outdoor Pool - 5 Lanes Exclusive Use | Taxable | \$96.00 |
| Out of Hours All Hirers Rates (per hour) | | |
| Out of Hours Short Course Exclusive | Taxable | \$361.00 |
| Out of Hours Long Exclusive | Taxable | \$512.00 |
| Programs Pool (per hour) | | |
| Annual Hire (per hour) | | |
| Programs Pool Hire (exclusive use) | Taxable | \$97.50 |
| Programs Pool 2 / 3 (shared use) | Taxable | \$65.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|------------|--------------------------------------|
| Programs Pool 1 / 3 (shared use) | Taxable | \$32.50 |
| Outdoor Leisure Pool and Waterslide | | |
| Waterslide - During public hours | Taxable | \$48.00 |
| Waterslide - Outside public water slide hours | Taxable | \$75.00 |
| Outdoor Leisure Pool | Taxable | \$165.00 |
| Room Hire | | |
| Studio or Group Fitness Room | | |
| Hourly Rate | Taxable | \$53.50 |
| Daily Rate | Taxable | \$213.00 |
| Leisure Package | | |
| 2 Hours After Hours Use - Outdoor | Taxable | \$1,620.00 |
| 2 Hours After Hours Use - Indoor | Taxable | \$1,540.00 |
| 2 Hours After Hours Use - Deluxe | Taxable | \$3,125.00 |
| Group Hire | | |
| Group Child Rec Swims | Taxable | \$4.80 |
| Learn to Swim Pool | | |
| Learn to Swim Pool - exclusive | Taxable | \$70.00 |
| Learn to Swim lane hire | Taxable | \$15.00 |
| Miscellaneous | | |
| Additional Charges (per hour) | | |
| Cleaning | Taxable | \$38.00 |
| Storage (per square metre) | Taxable | \$99.00 |
| Swim School | | |
| LTS (Adult/Child) per class | Taxable | \$17.50 |
| Private Instruction (Adult) - per class | Taxable | \$50.00 |
| Private LTS Lesson (Child) - per class | Taxable | \$43.00 |
| Aquatic Education - Holiday Programs (per class) | | |
| Holiday Clinic/Program (per class) | Taxable | \$14.00 |
| Aquatic Education - Education Department Swimming & Water Safety | | |
| Instructor (per class) 8+ students | Taxable | \$6.40 |
| without instructor (per class) | Taxable | \$3.20 |
| Instructor (per class) 8- students | Taxable | \$11.50 |
| Health and Fitness | | |
| Complete Membership - (fortnightly) | Taxable | \$45.00 |
| Complete Membership Concession - (fortnightly) | Taxable | \$39.00 |
| Complete Membership - Off Peak (fortnightly) | Taxable | \$32.80 |
| Complete Membership - Off Peak - Concession (fortnightly) | Taxable | \$24.60 |
| Simple Membership (fortnightly) | Taxable | \$39.00 |
| Simple Membership Concession (fortnightly) | Taxable | \$29.80 |
| Simple Membership Off-Peak (fortnightly) | Taxable | \$26.60 |
| Complete Corporate (fortnightly) - NEW CHARGE | Taxable | \$39.00 |
| Simple Membership Off-Peak Concession (fortnightly) | Taxable | \$20.50 |
| Complete Health and Fitness Single Visit | Taxable | \$20.00 |
| Complete Health and Fitness 10 Visit | Taxable | \$180.00 |
| Group Fitness Class Single Entry | Taxable | \$17.40 |
| Group Fitness Class 10 Visit | Taxable | \$156.60 |
| Personal Training Single Session | Taxable | \$58.50 |
| Personal Training 10 Visit | Taxable | \$526.50 |
| Personal Training Single Session - Non Member | Taxable | \$83.00 |
| Personal Training 10 Visit - Non Member | Taxable | \$747.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|-------------|---------------------------------------|
| LILYDALE POOL | | |
| Pool hire after hours - Per Hour | Taxable | \$44.00 |
| UNIVERSITY OF TASMANIA STADIUM AND INVERESK PRECINCT | | |
| Invermay Park (per hour) | | |
| Training Fee | | |
| 2 hour sessions (minimum fee) - per session | Taxable | \$89.00 |
| If training exceeds 2 hours, additional charge per hour | Taxable | \$17.00 |
| Half and Full Day Use | | |
| Half Day Fee - 5 hours (minimum fee) | Taxable | \$90.00 |
| Full Day Fee (above does not include lights) | Taxable | \$172.00 |
| Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms | | |
| Ancillary Fees | | |
| Change Rooms (per hire) | Taxable | \$45.00 |
| Kiosk (per hire) (outside of OLFC who have kiosk included in agreement) | Taxable | \$56.00 |
| Lighting | | |
| Invermay Park (per hour) | Taxable | \$17.00 |
| Facility Hire | | |
| Railway Workers Hill Toilets | Taxable | \$101.00 |
| Erection of Signs (advertising) | Taxable | \$113.00 |
| Roundhouse (toilets available for hire through Show Society) | Taxable | \$169.00 |
| Inveresk Multi Purpose Arena (per full day) | Taxable | \$217.00 |
| Inveresk Multi Purpose Arena (training charges) | Taxable | \$69.00 |
| Inveresk Events Area (per day) | Taxable | \$338.00 |
| Main Carpark (not offered as a hire space) | Taxable | \$563.00 |
| Old Cycle Track (excludes toilets) (per day) | Taxable | \$169.00 |
| University of Tasmania Stadium | | |
| Training Fee (no lights) | Taxable | \$180.00 |
| Training Fee (with lights) | Taxable | \$230.00 |
| Change Rooms (per hire) | Taxable | \$68.00 |
| TSL | | |
| Day Match | Taxable | \$1,061.00 |
| Night Match | Taxable | \$1,768.00 |
| Finals - Dependant on number of matches and facilities used | Taxable | |
| Fun Runs | Taxable | \$338.00 |
| Other events upon negotiation of facilities used | | |
| Facility Hire | | |
| RACT Function Centre North | Taxable | \$506.00 |
| RACT Function Centre South | Taxable | \$394.00 |
| RACT Function Centre Full | Taxable | \$788.00 |
| RACT Corporate Suite | Taxable | \$113.00 |
| UTAS Function Centre Level 2 | Taxable | \$619.00 |
| CORPORATE STRATEGY | | |
| Purchase of Extract from Council Agenda Reports available to the public | Taxable | \$5 per extract + 20cents per page |
| Supply of copy of Council Meeting Recording (on CD) | Non Taxable | \$11.00 |
| INFRASTRUCTURE | | |
| Food vendors (Mobile Vans) - 6 month licence | Taxable | \$1,000.00 |
| Food vendors (Mobile Vans) - 4 hours licence (issued to vendor no more than twice per annum) | Taxable | \$150.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|---------------------|--------------------------------------|
| Plan Checking and Inspections | | |
| 1.5% of the value of the public works for plan checking, construction audit inspection and practical completion and final inspections | GST Exempt (Div 81) | 1.50% |
| Reinspections - per hour | Taxable | \$129.00 |
| Stormwater Connections | | |
| To public main - 100mm / 150mm (includes inspection) | Taxable | \$1,070.00 |
| GIS Data Processing - per hour | Taxable | \$148.00 |
| GIS Data Extraction, Manipulation and Cartography - per hour | Taxable | \$137.00 |
| Reproduction of Paper Prints / Digital Images (per page) | | |
| <i>External Customers</i> | | |
| A4 | Taxable | \$7.00 |
| A3 | Taxable | \$12.00 |
| A2 | Taxable | \$15.00 |
| A1 | Taxable | \$19.00 |
| A0 | Taxable | \$28.00 |
| >A0 | Taxable | \$33.00 |
| Planning Scheme Maps. Full set A1 hard copy paper maps (PDFs available for free on CoL website) | Taxable | \$591.00 |
| Laminating | | |
| <i>External Customers</i> | | |
| A4 | Taxable | \$5.00 |
| A3 | Taxable | \$7.00 |
| A2 | Taxable | \$11.00 |
| A1 | Taxable | \$14.00 |
| A0 | Taxable | \$23.00 |
| >A0 | Taxable | \$30.00 |
| Domestic Waste | | |
| Includes domestic vehicles only disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. and where waste ≤ to 0.75 tonnes | | |
| Domestic entry per tonne (with a \$10 minimum charge up to 0.128 tonnes) includes regional waste levy of \$5 per tonne or part thereof. The levy is exempt from GST. GST is included in the remainder of the waste disposal charge. | Mixed | \$78.00 |
| Refrigerators/air conditioners per tonne (with a \$10 minimum charge up to 0.128 tonnes) includes regional waste levy of \$5 per tonne or part thereof. The levy is exempt from GST. GST is included in the remainder of the waste disposal charge. | Mixed | \$78.00 |
| Mattress Disposal (All mattress sizes) Includes \$0.90 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge. | Mixed | \$12.00 |
| Replacement ecard fee | GST Exempt (Div 81) | \$15.00 |
| Lilydale and Nunamara Waste Transfer Stations | | |
| Car / Wagon | | |
| Includes \$0.80 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge | Taxable | \$10.00 |
| Ute / Van / Single Axle Trailer | | |
| Includes \$1.60 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge | Taxable | \$17.00 |
| Tandem Axle Trailer | | |
| Includes \$3.20 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge | Taxable | \$28.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|------------|--------------------------------------|
| Tyres | | |
| Car / Motorcycle Tyres - each | Taxable | \$8.00 |
| Light Truck / 4WD Tyres - each | Taxable | \$8.00 |
| Truck Tyres - each | Taxable | \$28.00 |
| Large Tyres - each | Taxable | \$40.00 |
| Commercial and Trade Waste | | |
| Includes vehicles that are either: 1. greater than 3.0 tonne GVM / GCM and / or skip bins / bulk bins disposing of household garbage, concrete, green waste, wood, metal, plastics etc. OR 2. badged with a commercial logo or are carrying commercial or trade waste OR 3. Disposing ≥0.75 tonnes of waste whether the service is provided at landfill or waste transfer station. | | |
| Commercial waste (\$10 minimum charge / 0.103 tonnes) | | |
| Includes: • General waste (compacted or loose). • Skip bin / bulk bin • Concrete rubble • Shredded tyres | Mixed | \$97.00 |
| Regional Waste Levy of \$5 per tonne or part thereof is included. The Levy is exempt from GST. GST is included in the remainder of the waste charge. | | |
| Food Organics and Garden Organics | | |
| Commercial loads only | | |
| 0 - 5% Contamination per tonne | Taxable | \$70.00 |
| 5.1% -10% Contamination per tonne | Taxable | \$78.00 |
| 10.1% - 20% Contamination per tonne | Taxable | \$108.00 |
| Greater than 20.1% per tonne | Taxable | \$140.00 |
| Clean fill - per tonne | Taxable | \$5.00 |
| Controlled Waste / Controlled Burials | | |
| Controlled Waste (0.5 tonne minimum charge) | | |
| Includes: • Medical • Asbestos • Quarantine • Low level contaminated soil | Mixed | \$157.00 |
| Controlled waste requires approval from Council prior to disposal | | |
| Regional Waste Levy of \$5 per tonne or part thereof is included. The Levy is exempt from GST. GST is included in the remainder of the waste charge. | | |
| Special excavation - (\$900 min charge - 4 hrs) per hour | Taxable | \$270.00 |
| Special treatments (cost plus 50%) | Taxable | Cost + 50% |
| Dallas Tag | | |
| Initial Tag provided (1 only) | Taxable | - |
| Additional Replacement Cost per tag | Taxable | \$50.00 |
| Miscellaneous | | |
| Water Charge per kilolitre (charged on maximum capacity of truck) | Taxable | \$3.00 |
| Charge for delivery which is not weighed or reported | Taxable | \$2,080.00 |
| Public Weighbridge Charge | Taxable | \$20.00 |

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|---------------------|--------------------------------------|
| Compost Product | | |
| Wholesale Premium Compost per tonne (assumes density of 700 kg/m3) | Taxable | \$55.00 |
| Internal Use Compost per tonne (assumes density of 700 kg/m3) | Taxable | \$30.00 |
| Unscreened Compost per tonne (assumes density of 700 kg/m3) | Taxable | \$10.00 |
| Kerbside Collection Service | | |
| Change allocated bin size (Fee plus difference of annual waste charge) | GST Exempt (Div 81) | \$40.00 |
| Empty a wheelie bin after one days notification - Urban | GST Exempt (Div 81) | \$20.00 |
| Empty a wheelie bin after one days notification - Rural | GST Exempt (Div 81) | \$40.00 |
| Cost to Replace 85 litre bin (with 140 litre bin) | GST Exempt (Div 81) | \$82.00 |
| Cost to Replace 140 litre bin | GST Exempt (Div 81) | \$82.00 |
| Cost to Replace 240 litre bin | GST Exempt (Div 81) | \$87.00 |
| Large prepaid garbage bags for special collection area | GST Exempt (Div 81) | \$2.60 |
| Kerbside Food Organics and Garden Organics (FOGO) registration fee | GST Exempt (Div 81) | \$65.00 |
| Kerbside Food Organics and Garden Organics (FOGO) additional bin fee per annum (does not include registration fee) Includes: - Collection - Processing Fee | GST Exempt (Div 81) | \$80.00 |
| Hard Waste Collection Charge (per registration) | Taxable | \$10.00 |
| PARKS AND RECREATION | | |
| Halls | | |
| Community - regular and non regular - per hour (min \$10 non-refundable) | Taxable | \$20.00 |
| Community - regular and non regular - Bond for Key | Non Taxable | \$50.00 |
| Commercial - regular hire (eg dance and martial arts classes) - per hour | Taxable | \$25.00 |
| Commercial - non regular hire (eg one off events) - per hour | Taxable | \$41.00 |
| Commercial - regular and non regular hire - Bond | Non Taxable | \$522.00 |
| Bond - Casual Hire | Non Taxable | \$100.00 |
| Store Room - Windmill Hill (No 1 & 2) - per user per week | Taxable | \$2.00 |
| Store Room - St Catherine's (No 1,2,4,5,6 & 7) - per user per week | Taxable | \$2.00 |
| Store Room - St Catherine's (No 3) - per user per week | Taxable | \$2.00 |
| Store Room - Soldiers Memorial Hall (No 1) - per user per week | Taxable | \$2.00 |
| Store Room - Rocherlea Lockers (1,2,3 & 4) - per user per week | Taxable | \$2.00 |
| Definitions | | |
| Community - Not for profit organisations such as church groups and special interest clubs. Regular hire means booking occurs periodically or a regular cycle such as weekly or monthly | | |
| Commercial - regular: Cyclic, regular bookings eg weekly, monthly. Fees are collected by the hirer from attendees for the privilege of classes, training recreational pursuit and other services. | | |
| Commercial - non regular: Hire by non community group for the purpose of profit generation, any commercial venture, eg facility used as a retail outlet. | | |
| Malls (Civic Square, Brisbane Mall, Quadrant) & Streets | | |
| Hire Charges - Banners (Inclusive of installation and removal) | | |
| Group 1-9 | | |
| Group 1: Charles Street - Paterson Street to Elizabeth Street - 23 Single - Spec. B | Taxable | \$2,609.00 |
| Group 2: Paterson Street - Charles Street to George Street - 10 Single - Spec. A | Taxable | \$1,678.00 |
| Group 3: George Street - Paterson Street to York Street - 9 Single - Spec A | Taxable | \$1,381.00 |
| Group 4: York Street - Charles Street to George Street - 9 Single - Spec A | Taxable | \$1,381.00 |
| Group 5: St John Street - Paterson Street to York - 10 Single - Spec A | Taxable | \$1,575.00 |
| Group 6: The Avenue - George Street to St John Street - 8 Single - Spec A | Taxable | \$1,269.00 |
| Group 7: Brisbane Street Mall - St John Street to Charles Street - 12 Double (24 double sided banners required) - Spec C | Taxable | \$1,678.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|--|-------------|--------------------------------------|
| Kingsway - 4 single | | \$512.00 |
| Survey, Membership Drives, Community groups, special interest groups (charities no charge) - non refundable | Taxable | \$10.00 |
| Raffles - ticket sales (Community groups / charities no charge) - non refundable | Taxable | \$10.00 |
| Raffles with car / boat | Taxable | \$32.00 |
| Sports Grounds | | |
| Training Fee | | |
| 2 hour sessions (minimum) - per session | Taxable | \$41.00 |
| If training exceeds 2 hours, additional charge per hour | Taxable | \$20.00 |
| Half and Full Day Use | | |
| Half Day Fee - 5 hour sessions (minimum) | Taxable | \$61.00 |
| Sessions: up to midday OR from midday onwards (Calculations assume 10 hour day) Can also be used for a night time session of up to 5 hours | | |
| Full Day Fee | Taxable | \$123.00 |
| 10 hour sessions and above in one day. Does not include a night time session | | |
| Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms | | |
| Ancillary Sports Ground Fees | | |
| Change rooms - Churchill Park, Youngtown Oval, Rocherlea and Burns St - per hire | Taxable | \$47.00 |
| Kiosk - Churchill Park and Rocherlea Rec Ground per hire | Taxable | \$47.00 |
| Umpires Rooms - Churchill Park - per hire | Taxable | \$47.00 |
| First Aid Room - Churchill Park - per hire | Taxable | \$15.00 |
| Toilets additional - Churchill Park | Non Taxable | - |
| North Field Meeting Room - Churchill Park - Regular - per hire | Taxable | \$15.00 |
| North Field Meeting Room - Churchill Park - Casual - per hire | Taxable | \$31.00 |
| Function Room and Kitchen - Churchill Park - full day hire | Taxable | \$307.00 |
| Function Room and Kitchen - Churchill Park - half day or night time hire | Taxable | \$153.00 |
| Function Room and Kitchen - Bond (no alcohol) | Non Taxable | \$60.00 |
| Function Room and Kitchen - Bond (alcohol) | Non Taxable | \$532.00 |
| Office - Churchill Park - NTSJA (incl power) - per annum | Taxable | \$316.00 |
| Office - Churchill Park - TSA (incl power) | Taxable | \$158.00 |
| NTSJA and TSA - Function Room - preferred tenant rate per hire | Taxable | \$68.00 |
| No subsidy available for Function room. | | |
| Sports Ground Lighting | | |
| Rocherlea Rec Ground - per hour (Casual Hirers Rate Only) | Taxable | \$15.00 |
| Youngtown Oval - per hour (Casual Hirers Rate Only) | Taxable | \$15.00 |
| * NB - Commercial & Community Regular hirers will be issued individual FOB keys for meter reading and charges will apply according to usage. | | |
| Royal Park - per hour | Taxable | \$12.00 |
| Churchill Park - per hour | Taxable | \$15.00 |
| Reserves | | |
| (Note: The following are reserve hire fees only and does not include additional costs that may be incurred by the hirer, eg marquee and stage fee, power, etc.) | | |
| Category of Turf | | |
| A - up to 100m ² - Non commercial rate - per day | Taxable | \$70.00 |
| A - up to 100m ² - Commercial rate - per day | Taxable | \$139.00 |
| B - 101m ² to 400m ² - Non commercial rate - per day | Taxable | \$278.00 |
| B - 101m ² to 400m ² - Commercial rate - per day | Taxable | \$554.00 |
| C - 400m ² and over - Non commercial rate - per day | Taxable | \$412.00 |
| C - 400m ² and over - Commercial rate - per day | Taxable | \$822.00 |
| Half day or night fees up to and including 5 hours @ 50% of the above. Applies to all parks and reserves. Measurement of areas is indicative only and will only rely on a system of honesty and self regulation by users. Reserve fees do not include additional costs that may be incurred by the hirer, eg marquees and stage fees, power, etc | | |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|-------------|--------------------------------------|
| Marquees and Tents (any built structure e.g. stages) | | |
| Non Commercial Large - any built structure over 5x6metres erected per event - for all tents per event | Taxable | \$587.00 |
| Commercial Large - any built structure over 5x6metres erected per event - per tent per event | Taxable | \$598.00 |
| Non Commercial Medium - any built structure over 3 x 3 metres and up to 5 x 6 metres erected per event - for all tents per event | Taxable | \$225.00 |
| Commercial Medium - any built structure over 3 x 3 metres and up to 5 x 6 metres erected per event - per tent per event | Taxable | \$229.00 |
| Non Commercial Small - any built structure that is up to 3 x 3 metres - for all tents per event | Taxable | \$83.00 |
| Commercial Small - any built structure that is up to 3 x 3 metres - per tent per event | Taxable | \$83.00 |
| Park fees still to apply on non event days. If there are marquees or tents which are community in nature in a commercial event (eg service clubs) then they will be treated as non commercial tents. If there are marquees or tents deemed commercial in a community event then commercial fees will apply to those marquees or tents. The price to be charged for all non commercial tents, building structures per event is the price of the largest tent, building structure. | | |
| Miscellaneous | | |
| Jumping Castle in reserves as commercial operation - per hire | Taxable | \$159.00 |
| Jumping Castle in reserves as part of a larger park hire - per hire | Taxable | \$82.00 |
| Mountain Bike Events - half day up to and inc 5 hours - per hire | Taxable | \$82.00 |
| Mountain Bike Events - full day 5 hours and above - per hire | Taxable | \$159.00 |
| Mountain Bike Training - 2 hour sessions | Taxable | \$15.00 |
| Sports fields Outdoor Fitness Classe Licence e.g. Boot Camp - 2 hour sessions | Taxable | \$15.00 |
| Additional toilet cleaning - events | Taxable | \$63.00 |
| Organised children's activities, e.g. face painting, magicians with a fee for services - per hire per day | Taxable | \$15.00 |
| Road Safety Centre - per hire | Taxable | \$30.00 |
| Road Safety Centre - Bond | Non Taxable | \$50.00 |
| Myrtle Park Overnight Camping Fee - per site / family | Taxable | \$15.00 |
| QUEEN VICTORIA MUSEUM AND ART GALLERY | | |
| Planetarium Entry | | |
| Adults | GST Free | \$7.00 |
| Children | GST Free | \$5.00 |
| Family | GST Free | \$18.00 |
| Special Exhibitions | | |
| Entry to Special Exhibitions - varies according to each individual exhibition | GST Free | - |
| Education | | |
| General group booking fee (scheduling, booked room access) per group | GST Free | \$10.00 |
| Instructed sessions with Curator, Education Officer or Guide per child (maximum per child (tiered charging) from \$3 to \$10) | GST Free | \$10.00 |
| School Holiday Program POA (concessions available) | GST Free | - |
| Fees by negotiation | GST Free | - |
| Playgroup - based on term booking and one free session. (10% Friends discount) | GST Free | \$9.00 |
| Playgroup - single entry (10% Friends discount) | | \$10.00 |
| Guest Speakers - Schools | | |
| Talk on specific subject to assembly, large group | GST Free | \$91.00 |
| Talk on specific subject to class groups (min) | GST Free | \$46.00 |
| or per child | GST Free | \$2.00 |
| Consultancy Fees / Research Projects / Judging Fees / Service Enquiries | | |
| Project Leader / Consultant (qualified) (per day) | Taxable | \$438.00 |
| Project Leader / Consultant (qualified) (per hour) | Taxable | \$83.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|------------|--------------------------------------|
| Researcher / Field team leader (per day) | Taxable | \$274.00 |
| Researcher / Field team leader (per hour) | Taxable | \$51.00 |
| Field Assistant (per day) | Taxable | \$222.00 |
| Supply of Scientific Data | | |
| Legal Statements | Taxable | \$109.00 |
| Conservation quotes for insurance | Taxable | \$109.00 |
| Fauna identification for legal purposes | Taxable | \$109.00 |
| Fee to be doubled if statement required within 24 hours | Taxable | - |
| Workshops | | |
| Govt / Corporate per day | Taxable | \$434.00 |
| Concession per day | Taxable | \$217.00 |
| Travel | | |
| Travel time (per hour) | GST Free | \$68.00 |
| Travel charged at the applicable Council kilometre rate applicable for private vehicle use | GST Free | - |
| Accommodation charged at Council rates | GST Free | - |
| Commissioned Photography | | |
| (conditions apply) | | - |
| Hourly Rate | GST Free | \$59.00 |
| Quotes can be provided on request | GST Free | - |
| Museum Documents and Collection Objects | | |
| Photographs of these may be purchased and if printed for commercial purposes will incur an additional publishing fee at the current rate. | Taxable | - |
| Graphics / Photography | | |
| Per hour | Taxable | \$48.00 |
| Materials and processing additional, charged at cost plus 100% | Taxable | Cost + 100% |
| Photography | | |
| Prints | | |
| 10 x 15 cm | Taxable | \$7.00 |
| 15 x 20 cm | Taxable | \$12.00 |
| 20 x 30 cm | Taxable | \$19.00 |
| 30 x 45 cm | Taxable | \$47.00 |
| Scanned Images from QVMAG Collection - Pro Scans | | |
| First Scan | Taxable | \$11.00 |
| Second to fourth scan inclusive | Taxable | \$10.00 |
| Fifth and subsequent scans | Taxable | \$7.00 |
| Scanned images from QVMAG Collection - High Resolution Scans | | |
| First Scan | Taxable | \$34.00 |
| Second to fourth scan inclusive | Taxable | \$27.00 |
| Fifth and subsequent scans | Taxable | \$19.00 |
| Storage media (each 700mB CD) | Taxable | \$4.00 |
| Laboratory Drum scans - price on application | Taxable | POA |
| 20 x 25cm Inkjet Prints and proofs from digital files | Taxable | \$12.00 |
| First colour transparency of image in QVMAG collection | Taxable | \$64.00 |
| Additional colour transparencies of image in QVMAG collection | Taxable | \$40.00 |
| 10 x 13cm transparencies and 35mm slides of images from QVMAG collection - price on application | Taxable | POA |
| Transparency Hire Fee - 16-week hire per image | Taxable | \$102.00 |
| Charge per week for unreturned transparencies | Taxable | \$10.00 |
| Permission Fees | | |
| Urgent requests incur 100% surcharge | | |
| Book Illustration: | | |
| Within Text - Print run less than 1,000 | Taxable | \$36.00 |
| Within text - print run 1,000 or more | Taxable | \$72.00 |

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

| Details | GST Status | PROPOSED 2018/19 GST Inclusive |
|---|-------------|--------------------------------------|
| Book jacket / cover: | | |
| Print run less than 1,000 | Taxable | \$104.00 |
| Print run 1,000 or more | Taxable | \$143.00 |
| Flyer / Brochure | Taxable | \$36.00 |
| Merchandise (Greeting cards, Calendars etc) | Taxable | \$235.00 |
| Film and television rights - Price on Application | Taxable | POA |
| (TV News - no charge) | Non Taxable | - |
| Large prints (A3 and larger), limited editions and wall charts (non-advertising): | Taxable | \$92.00 |
| Educational text books, scholarly publications, any print run | Taxable | \$36.00 |
| Advertising - Price on Application | Taxable | POA |
| Unpublished Reports to Government Agency | Taxable | \$5.00 |
| Digital Formats (website) | | \$31.00 |
| Fees for books apply to one edition only. For each subsequent edition a fee of 50% of the original payment is levied. | | |
| Prices quoted are for use in Australia only. World rights may be purchased at double prices listed. | | |
| Group photography sessions (supervised) in the Blacksmith Shop per hour or part thereof | Taxable | \$100.00 |
| Large orders may involve a reduction in fees. | | |
| Museum Meeting Room | | |
| Half Day | Taxable | \$370.00 |
| Full Day and Evening | Taxable | \$460.00 |
| Museum Auditorium | | |
| Half Day | Taxable | \$375.00 |
| Full Day and Evening | Taxable | \$500.00 |
| Museum Learning Centre | | |
| Half Day | Taxable | \$180.00 |
| Full Day and Evening | Taxable | \$245.00 |
| Museum Foyer / Phenomena Factory | | |
| Evenings | Taxable | \$615.00 |
| Museum Foyer / Phenomena Factory and Courtyard | | |
| Evenings | Taxable | \$1,040.00 |
| Museum Temporary Gallery | | |
| Per Day or Evening | Taxable | \$1,190.00 |
| Art Gallery Meeting Room | | |
| Half Day | Taxable | \$100.00 |
| Full Day and Evening | Taxable | \$185.00 |
| Art Gallery Creativity Centre | | |
| Half Day | Taxable | \$235.00 |
| Full Day and Evening | Taxable | \$350.00 |
| Art Gallery Gallery 2 | | |
| Monday to Friday (Full Day or Evening) | Taxable | \$915.00 |
| Saturday (Full Day or Evening) | Taxable | \$1,175.00 |
| Sunday / Public Holiday (Full Day or Evening) | Taxable | \$1,305.00 |
| Museum and Art Gallery Out of Hours Staffing Costs | | |
| After 5.30pm to midnight - 1 staff member | Taxable | \$62.00 |
| After midnight - 1 staff member | Taxable | \$123.00 |
| Public Holidays - 1 staff member | Taxable | \$70.00 |
| Between 6.00am and 10.00am - 1 Staff Member | Taxable | \$40.00 |
| Kings Bridge Cottage | | |
| 1 person (including linen, servicing, wifi and administration) - first week | Taxable | \$500.00 |
| 1 person (including linen, servicing, wifi and administration) additional rental - per week | Taxable | \$300.00 |
| 10% deposit required on booking, balance payable on arrival | | |

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

REPORT:

Fees revenue for 2017 amounted to \$22.5m or 21% of operating revenues (excluding capital grant revenue). Not all of the fees that comprise this revenue are set through this process, for example certificate fees are set by the State Government.

A schedule of the Draft Fees for 2018/2019 is provided as an attachment to this report. The schedule shows the percentage changes to the fees from the current year. The formatting shows those that exceed 4% (this allows for rounding and amounts that suit particular machines or payment processes) in bold text. Please note that in some instances where the amounts are small a change may appear as a large percentage.

Principles

The review of fees for 2018/2019 continues to be predicated on the same principles applied in previous years.

- The real value of fees should be maintained over time; must increase annually by at least the consumer price index.
 - In the context of this budget a general baseline of 2.3% has been applied.
- Fees and charges should be commercially appropriate.
 - Competitive in the market (not subsidised by rates).
 - Provide an adequate business return.
- Fees and charges that relate to services provided should be cost reflective.
- Fee concessions should be provided in a consistent and strategic context.
 - Targeted provision of concession.
 - Appropriate relativity between full and concessional fees.
- Structure fees with payment incentives rather than payment penalties (where appropriate).
- Structure fees to assist with the achievement of strategic customer outcomes and behaviours.
- Continued simplification and consolidation of fees wherever possible.
- The appropriate setting of fees is an important way in which the City of Launceston can obtain a wider contribution to regional facilities.

While a baseline of 2.3% is slightly lower than the current consumer price index of 2.35%, it is essential in the context of the Council's current budget and the underlying operating surplus that every effort is made to maintain and increase fee revenue so as not to increase the reliance on rate revenue.

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

Goods and Services Tax

An explanation of the varying GST status' is as follows:

| | |
|---------------------|--|
| GST Exempt (Div 81) | Excluded from GST by Division 81 |
| GST Free | Supply is specifically GST Free under the GST Act |
| Mixed | Currently only Waste Centre Entry Fee is mixed - part is subject to GST and part is exempt under Division 81 |
| Non Taxable | Beyond the scope of GST Act, eg payment of bond |
| Taxable | Represents a taxable supply under the GST Act, GST is applicable |

Specific Comments

The line references below refer to the attached schedule. The schedule shows the amount and the percentage change, with increases of more than 4% shown in bold text. Fees have been rounded, where appropriate, to the dollar or ten cents.

Development ServicesBuilding Services

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|----------------------------|----------------------------|----------------------------|----------------------------|
| Building Fees | 210 | 238 | 243 |
| Plumbing Fees | 295 | 255 | 300 |
| Plan Review and Extensions | 133 | 207 | 186 |
| Infringements | 5 | 13 | 5 |

Fees, subject to rounding, have generally moved in line with 2.3%.

The exception relates to Building Surveying fees which in response to a complaint to the Economic Regulator, were increased in December 2017 to take effect from 1 January 2018 to reflect the cost of the service as our fees were too low. As a result they will not change for 2018/2019.

Planning Services

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|---------------------------------|----------------------------|----------------------------|----------------------------|
| Subdivision Plan | 75 | 92 | 94 |
| Development Advertising & Signs | 172 | 163 | 170 |
| Development Applications | 354 | 357 | 400 |
| Request Amendment | 42 | 20 | 25 |

Fees, subject to rounding, have generally moved in line with 2.3%.

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

Environmental Services

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|-----------------------|----------------------------|----------------------------|----------------------------|
| Health Infringements | 19 | 2 | 2 |
| Immunisation | 42 | 46 | 47 |
| Food/Public Health | 8 | 4 | 7 |
| General Licences | 135 | 145 | 148 |

Fees, subject to rounding, have generally moved in line with 2.3%.

By Laws

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|-----------------------|----------------------------|----------------------------|----------------------------|
| Dog Licences | 198 | 197 | 205 |
| Outdoor Dining | 38 | 29 | 30 |
| Dog Infringements | 93 | 80 | 90 |

Fees, subject to rounding, have generally moved in line with 2.3%.

Community Development

Fees, subject to rounding, have generally moved in line with 2.3%.

Facilities Management and Governance Services

Parking

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|-----------------------|----------------------------|----------------------------|----------------------------|
| Off Street | 2,714 | 2,720 | 2,916 |
| On Street | 2,401 | 2,497 | 2,641 |
| Infringements | 1,223 | 1,312 | 1,695 |

Fees for Off Street Parking have generally remained unchanged. On Street Parking fees are proposed to increase in line with the 2.3%, subject to rounding.

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

Carr Villa Cemetery and Crematorium

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|-----------------------|----------------------------|----------------------------|----------------------------|
| Cremations | 259 | 300 | 273 |
| Plaques and Vases | 126 | 120 | 130 |
| Preservation of Ashes | 182 | 175 | 220 |
| | | | |
| Burials | 407 | 470 | 500 |
| Plaques and Vases | 67 | 88 | 90 |
| Pre-Purchase of Land | 59 | 62 | 53 |

The increase in the charges associated with burials at Carr Villa reflect the Council's resolution of the 9 June 2015 that they be raised by 15% per annum over five years to a level comparative to those charged across the industry. Other fees at Carr Villa have generally increased in line with the 2.3%, subject to rounding.

Lilydale Cemetery

Fees are consistent with those charges at Carr Villa.

Launceston Aquatic

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|-----------------------|----------------------------|----------------------------|----------------------------|
| Aquatic | | | |
| Membership and Passes | 247 | 213 | 240 |
| Admissions | 526 | 544 | 555 |
| Aquatic Education | 1,391 | 1,293 | 1,500 |
| Programs | 61 | 56 | 58 |
| Facility Hire | 298 | 288 | 320 |
| Health and Fitness | 920 | 869 | 1,075 |

Generally fee increases are in line with the 2.3% increase, subject to rounding, except for the following areas.

Casual Entry Spectator

The Spectator Fee has been reduced to align the centre's pricing structure to the values of the organisation (Serve the Community), promote spectatorship at swimming events, and price in line with other Regional Aquatic Facilities.

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

Multi Visit Passes (including Premium and Aquarobics)

Multi Visit Passes receive one free visit per 10 visits, to a maximum of two visits (ie. 20 visit pass).

A number of current Multi Visit Passes are significantly undervalued, and have been capped at a 10% increase per year to reach the price equilibrium expected under the proposed "buy 10 get 1 free" price structure.

Direct Debit Fees (Cancellation, and Sign up)

The Direct Debit Admin Fee has been removed to reduce the upfront financial barrier for new members. The income loss from the removal of this fee will be received at the end of the membership with the introduction of a Centre-Wide Cancellation Fee. The Centre-Wide Cancellation Fee replaces all existing Upfront and Cancellation fees (which vary significantly in both price and Terms and Conditions between various membership options).

The new fee structure will reduce the financial barrier of entry for new memberships.

Facility Hire

We have removed many of the current facility hire price names, as they were duplicates of other facility hire offerings. The original intent of the hire name schemes was to allow LAC to view which type of customers (eg. Schools or Clubs) were hiring each facility, which has since been superseded by other research methods.

Under the existing price structure there was no incentive to hire on a needs basis. The aim is to provide more space for the community. The Programs Pool hire fee has increased to align the pricing structure to those of other Regional Aquatic Facilities.

Outdoor Pool Hire

Changes in pricing to be consistent across indoor and outdoor water spaces. Diving to be charged on lane use basis.

Swim School and Aquatic Education

Some fees (such as LTS Morning Program) have been consolidated into LTS Adult/Child to simplify price naming conventions (see: Facility Hire notes).

Single Sessions have increased to align the pricing structure to those of other Regional Aquatic Facilities.

COUNCIL AGENDA

Monday 9 April 2018

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

Health and Fitness

Induction Fees have been removed (see: Direct Debit Fees notes).

Single Sessions have increased to align the pricing structure to those of other Regional Aquatic Facilities.

Session Passes have been adjusted to reflect the "buy 10 get 1 free" fee structure. See: Multi Visit Passes for more details.

University of Tasmania Stadium and Inveresk Precinct

It should be noted that the charges associated with University of Tasmania Stadium and the Inveresk Precinct have now been formally incorporated into the Proposed Council Fees - 2018/2019 Financial Year. This follows Council's resolution to wind up the York Park and Inveresk Precinct Authority (YPIPA) which was affected in February 2017. In accordance with this resolution, these charges will now appear in Council's schedule of fees in future. Fees have been set and charged in the past under the authority of YPIPA.

Generally fee increases are in line with the 2.3% increase, subject to rounding.

Corporate Services

Corporate Strategy

Incidental costs associated with the provision of copies of agendas and meeting recording.

There is no increase proposed.

Infrastructure Services

Incidental costs associated with the provision of services and information.

Waste Centre and Transfer Stations

Waste Transfer Station

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|-----------------------|----------------------------|----------------------------|----------------------------|
| Nunamara | 2 | 2 | 2 |
| Lilydale | 10 | 8 | 8 |

20.1 Council Fees - 2018/2019 Financial Year ...(Cont'd)

Launceston Waste Centre

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|----------------|--------------------|--------------------|--------------------|
| Daily Takings | 1,059 | 1,170 | 1,010 |
| Other Trade | 3,828 | 3,860 | 4,041 |

Domestic Waste charges are increasing by 8.3% in line with the agreed waste strategy of aligning commercial and domestic waste charges over a number of years. Other fees proposed are in line with the general 2.3% increase.

Parks and Recreation

Fees, subject to rounding, are generally in line with the 2.3% increase.

Queen Victoria Museum and Art Gallery

| Budget Extract | 2017 Act \$'000 | 2018 Bgt \$'000 | 2019 Bgt \$'000 |
|----------------|--------------------|--------------------|--------------------|
| Fees | 61 | 69 | 88 |

Fees, subject to rounding, are generally in line with the 2.3% increase.

ECONOMIC IMPACT:

The net economic impact of the community is considered to be marginal as expenditure is switched to cover the increased fees. However, there is some impact as discretionary expenditure is switched to cover these fees.

ENVIRONMENTAL IMPACT:

The extent to which some fee changes impact behaviour through reduction in waste disposal or increase use of public transport, there is likely to be a positive environmental impact.

SOCIAL IMPACT:

The impact on household's budgets has the potential to have some impact but this is considered to be marginal given the spread of the impact of fees across the broader community.

20.1 Council Fees - 2018/2019 Financial Year ...(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 Directions -
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

As per 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. Proposed 2018/2019 Fees and Charges (distributed electronically)
-

COUNCIL AGENDA

Monday 9 April 2018

20.2 Proposed 2018/2019 Annual Plan and Statutory Estimates (Budget)

FILE NO: SF6640/SF6324

AUTHOR: Paul Gimpl (Manager Finance) and Leisa Hilkmann (Corporate Planning Administration Officer)

DIRECTOR: Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the release of the Proposed 2018/2019 Annual Plan and Budget for public comment.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

That Council:

1. Approves the release of the attached Proposed 2018/2019 Annual Plan, Proposed Statutory Estimates including the Capital Program and Major Operational Projects.
 2. Invites submissions from the community on the 2018/2019 Proposed Annual Plan and Budget.
 3. Determines to close the submissions period at 5.00pm on Monday, 30 April 2018.
 4. Determines to consider submissions at its Workshop Meeting on Monday, 14 May 2018.
 5. 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:

The Council has determined to initiate a community consultation process prior to the final determination of the annual plan, annual budget and rating resolution.

The proposed Statutory Estimates document includes the budget and supporting information. The recommendation is to authorise the release of these document to the community for the consultation period.

20.2 Proposed 2018/2019 Annual Plan and Statutory Estimates (Budget) ...(Cont'd)

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

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

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

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

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

At this stage, the proposed 2018/2019 Annual Plan includes 38 Actions that cover all eight priority areas from the Strategic Plan 2014-2024. Additionally, 11 ten-year goals from the Strategic Plan 2014-2024 are represented and 26 of 44 Key Directions are also addressed.

All Key Directions from the Strategic Plan 2014-2024 will be addressed in the annual planning cycles that occur over the life of the strategic plan.

The proposed structures of the community information and consultation process are:

| | |
|---------------|--|
| 9 April 2018 | Council resolves to approve the release of the Proposed Annual Plan and Statutory Estimates for comment. Two week period for comment. |
| 30 April 2018 | Submissions close at 5.00pm. |
| 14 May 2018 | Submissions will be presented to Aldermen for consideration. |
| 18 June 2018 | Council adopts Annual Plan, determines Rating Resolution and adopts Budget. |

ECONOMIC IMPACT:

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

20.2 Proposed 2018/2019 Annual Plan and Statutory Estimates (Budget) ...(Cont'd)

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

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

Key Direction -

6. To maintain a financially sustainable organisation

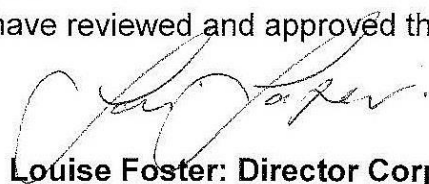
BUDGET & FINANCIAL ASPECTS:

As per the estimates.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Louise Foster: Director Corporate Services

ATTACHMENTS:

1. Proposed 2018/2019 Overview (distributed electronically)
 2. Proposed 2018/2019 Statutory Estimates (distributed electronically)
 3. Proposed 2018/2019 Capital Projects (distributed electronically)
 4. Proposed 2018/2019 Major Operational Projects (distributed electronically)
 5. Proposed 2018/2019 Annual Plan (distributed electronically)
-

21 GENERAL MANAGER'S DIRECTORATE ITEMS**21.1 Appointment of Acting General Manager****FILE NO:** POS0136**GENERAL MANAGER:** Michael Stretton (General Manager)

DECISION STATEMENT:

To consider the appointment of an Acting General Manager.

RECOMMENDATION:

That, in accordance with section 61B of the *Local Government Act 1993 (Tas)*, Council appoints Director of Infrastructure Services, Mr Shane Eberhardt as the Acting General Manager during the period of 23 April to 27 April 2018 inclusive.

REPORT:

During the period from the 23 April to 27 April 2018 inclusive, the General Manager will be on annual leave. It is recommended that the Director of Infrastructure Services, Mr Shane Eberhardt, be appointed by Council as Acting General Manager during this period in accordance with section 61B of the *Local Government Act 1993 (the Act)*.

Section 61B(2) of the Act gives power to the Mayor to appoint a temporary Acting General Manager in such a situation. However, as there is time for Council to decide on this matter, and Aldermen have expressed a willingness to do so, a decision is sought from Council.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

21.1 Appointment Of Acting General Manager ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To ensure decisions are made in a transparent and accountable way

Key Directions -

3. To ensure decisions are made on the basis of accurate and relevant information

4. To continually improve our service delivery and supporting processes

7. To strengthen our workforce capabilities

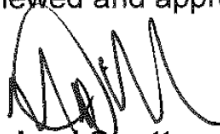
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: General Manager

COUNCIL AGENDA

Monday 9 April 2018

21.2 Representation at the Better Together - The 2018 Tasmanian Tourism Conference

FILE NO: SF0121

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider Alderman Finlay's request to attend the Better Together - The 2018 Tasmanian Tourism Conference.

RECOMMENDATION:

That Council agrees to Alderman Finlay's request to attend the Better Together - The 2018 Tasmanian Tourism Conference in Launceston on 9 and 10 May 2018.

REPORT:

Alderman Finlay has indicated an interest in attending the Better Together - The 2018 Tasmanian Tourism Conference in Launceston on 9 and 10 May 2018. To date Alderman Finlay has attended the 2nd Australia Smart Cities and Infrastructure Forum in November 2017 and the LGAT Elected Members' Professional Development in February 2018.

Alderman Finlay was invited to attend as a presenter at the 2nd Australia Smart Cities and Infrastructure Forum, therefore her attendance was at no cost to Council.

The Key Conference Themes for this event are:

- Tell and Sell your Tassie Story on Social Media the Right Way.
- Your small business strategy in ten questions.
- Providing a Profound Cultural Experience Unique to Tasmania.
- Leveraging Touring Tasmania's trade program.
- A better tourism business.
- The Art of Managing your Brand Reputation on Social Media and Review Websites to Breed Raving Advocates
- Using Tourism research in your business
- The know-hows (and whats and wheres and whys) of best practice Eco-Tourism

The Council will be represented by several staff from the Development Services Directorate and it is considered appropriate that there be elected member representation at this conference also, given that the development of the tourism sector is a high priority for the Council and the region.

21.2 Representation at the Better Together - The 2018 Tasmanian Tourism Conference ...(Cont'd)

Even though Aldermen Finlay has attended several conferences and events this financial year, it is considered appropriate that she be authorised to attend this conference as it is a local event with a relatively low cost.

ECONOMIC IMPACT:

Not relevant to this report.

ENVIRONMENTAL IMPACT:

Not relevant to this report.

SOCIAL IMPACT:

Not relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

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

Key Direction -

4. To promote Launceston's rich heritage and natural environment

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

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

Key Directions -

1. To actively market the City and Region and pursue investment

3. To promote tourism and a quality Launceston tourism offering

4. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar

BUDGET & FINANCIAL ASPECTS:

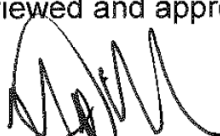
The cost associated with attendance at this conference is \$449.00 for registration, which can be accommodated within existing budgets.

21.2 Representation at the Better Together - The 2018 Tasmanian Tourism Conference ...(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.




Michael Stretton: General Manager

ATTACHMENTS:

1. Conference Program
-

Attachment 1 - Conference Program



[About](#)
[Accreditation](#)
[Awards](#)
[Events and Training](#)
[Conference](#)
[Projects](#)
[Contact](#)

Program

Day 1 - Workshop Day

Wednesday, 9 May 2018
Country Club Tasmania, Launceston

16 specially curated Tourism and Business skills workshops designed to challenge, energise and inspire you to be even better at what you do. Includes Morning Tea + Lunch + Afternoon Tea

[Click on the title for more information on the workshop content and speaker](#)

| | |
|--|---|
| 9.00am Workshop 1 (Your choice of) | <ul style="list-style-type: none"> Rebecca White & Paige Rowett (Tourism ESchool) Tell and Sell your Tassie Story on Social Media the Right Way Derryll Connolly (Change Mob) YOUR small business strategy in ten questions DeWayna Everet-Smith (Mina-Rina Tourism & Events) Providing a Profound Cultural Experience Unique to Tasmania Cat Carey (Head of Conversion and Global Operations, Tourism Tasmania) Leveraging Tourism Tasmania's trade program With thanks to the Caravan Industry Association of Australia |
| 10.30am Morning Tea | |
| 11.00am Workshop 2 (Your choice of) | <ul style="list-style-type: none"> Rob Cameron (Adviser, Collins SBA) A better tourism business Rebecca White & Paige Rowett (Tourism ESchool) The Art of Managing your Brand Reputation on Social Media and Review Websites to Breed Raving Advocates Dr. Allison Anderson (Tourism Tasmania) Using tourism research in your business Jen Fry (Manager of Visitor Services, Tasmanian Parks & Wildlife Service) The Know-How (and whats and wheres and whys) of best practice Eco-Tourism With thanks to TasTAFE Drysdale - Official training provider to the Tasmanian tourism industry |
| 12.30 pm Workshop Day Lunch | |
| 1.30 pm Workshop 3 (Your choice of) | <ul style="list-style-type: none"> Suellen Taylor (Culture Code) How Identity and human decision-making influences consumer behaviour Michelle Swallow (Director, Leadership & Change Consultants) Working with Communities - What's in it for you? Dr. Jody Steele (Interpretation Manager, Fort Arthur Historic Site) Creating a memorable experience for our visitors. The who, what and why of storytelling - Connecting people to places through engaging interpretation Mark Thomas (Director, M&M Communications) Navigating the Tasmanian Media Landscape With thanks to Knight Frank - Official Real Estate partner of the Tasmanian tourism industry. Frank Cuppyres (Strategic Director, Destination Think) Destination Design and Management Daniel Zika & Kate Owen (Futago) Better by design: How rebranding can improve your business Kate Cashman (Rest and Renewal Coach, The Breath Between) How to 'better ourselves' in order to be 'better together': your personal rest and renewal journal. Sam Denmead (Tasmanian Tourism Awards Coordinator, Tourism Industry Council Tasmania) Tourism Awards - Join the celebrations |
| 3.00 pm Afternoon Tea | |
| 3.30 pm Workshop 4 (Your Choice of) | |
| 5.00 pm Close | |

Day 2 - Business Day

Thursday, 10 May 2018
Country Club Tasmania, Launceston

A bumper program of insights, intel, inspiration and imagination from a series of outstanding speakers from Tasmania, Australia and Overseas

Registration all inclusive of access to full program + Morning Tea + Lunch + Afternoon Tea

8.30 am
Registrations & Welcome
Coffee

• Arrive nice and early for a good seat and an early start!

9.00 am
Setting the Scene

• Daniel Leesong (Chairman, TICT)

Welcome

• Hon Will Hodgman MP (Premier of Tasmania and Minister for Tourism, Hospitality & Events)

Official Opening

• **Special Guest:**

Andrew McEvoy (Australian Tourism Advocate)

Perspectives on Australian tourism and Tasmania. Unplugged and Unedited.

• John Fitzgerald (CEO, Tourism Tasmania) & Emma Terry (CMO, Tourism Tasmania)

Tourism Tasmania Update

(With thanks to Tourism Tasmania)

10.30 am
Morning Tea

• With thanks to **Steadfast TasWide** - Official Insurance partner of the Tasmanian tourism industry

11.00 am
Insights

• **Key Note Address**

Frank Cuypers (Strategy Director, Destination Think)

Designing the future of destination management: Global Best Practices

(With thanks to the Department of State Growth)

• Avril Carter (ReviewPro)

Tracking Tasmania's visitor experience

12.30 pm
Tasmanian Tourism
Conference Lunch

• With thanks to **NAB** - Official Banking Partner of the Tasmanian tourism industry

1.30 pm
Breakout 1:
(Choose between)

• Rodney Croome AM (Civil Rights Leader & Historian)

Tasmania's rich LGBTI Heritage and the future of 'Gay Tourism'

• Jason Licht (2018 Tasmanian Tourism Future Leaders Scholar)

Forests, National Parks and Wine: Tourism Architecture of Northern California - Parallels and Lessons for Tasmania

2.00 pm
Breakout 2:
(Choose between)

• Lisa Punshon (Acting CEO, TasTAFE Drysdale)

What does 'reinvigorating Drysdale' really mean anyway?

• David Inches (Principal, Inspired by Marketing)

The Modern Journey

2.30pm
Breakout 3:
(Choose between)

• Sam Lees (Sam Lees Consulting)

Social Media Trends in 2018: What you need to know

• Robert Smethills (Acting Manager, Canberra & Region Visitor Information Centre)

Delivering visitor information services in today's digital world

3.00pm
Afternoon Tea

• With thanks to **Juley Isle & Hartz** - Official Beverage Partners of the Tasmanian tourism industry

3.30pm
Be challenged and
inspired

• Sheralee Davies (Wine Tasmania)

Would you rather drink more or drink better? Considering Tasmania's tourism in the context of wine...

(With thanks to Cumulus)

• **The 2018 Tasmanian Tourism Conference 'Legends of Tourism' Address**

Lisa Choeyl (Tiger Tops Mountain Travel)

Tourism, conservation and community

(with thanks to the Tasmanian Parks & Wildlife Service)

• 5 Minute Challenge: What being 'the best tourism industry in the world' means to me.

5.00pm
Close

• Time to glam up for **Enchanted**, or start a safe trip home!



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Program

Day 1 - Workshop Day

Wednesday, 9 May 2018
 Country Club Tasmania, Launceston

16 specially curated Tourism and Business skills workshops designed to challenge, energise and inspire you to be even better at what you do.
 Includes Morning Tea + Lunch + Afternoon Tea

[Click on the title for more information on the workshop content and speaker](#)

9.00am Workshop 1
 (Your choice of)

• Rebecca White & Paige Rowett (Tourism ESchool)
[Tell and Sell your Tassie Story on Social Media the Right Way](#)

• Derryl Connolly (Change Mob)
[YOUR small business strategy in ten questions](#)

• Dewayne Everettsmith (mima-nina Tourism & Events)
[Providing a Profound Cultural Experience Unique to Tasmania](#)

• Cat Carey (Head of Conversion and Global Operations, Tourism Tasmania)
[Leveraging Tourism Tasmania's trade program](#)

• With thanks to the [Caravan Industry Association of Australia](#)

10.30am
 Morning Tea

11.00am
 Workshop 2
 (Your choice of)

• Rob Cameron (Adviser, Collins SBA)
[A better tourism business](#)

• Rebecca White & Paige Rowett (Tourism ESchool)
[The Art of Managing your Brand Reputation on Social Media and Review Websites to Breed Raving Advocates](#)

• Dr. Allison Anderson (Tourism Tasmania)
[Using tourism research in your business](#)

• Jen Fry (Manager of Visitor Services, Tasmanian Parks & Wildlife Service)
[The Know-Hows \(and whats and wheres and whys\) of best practice Eco-Tourism](#)

• With thanks to [TasTAFE Drysdale](#) - Official training provider to the Tasmanian tourism industry

12.30 pm
 Workshop Day Lunch

1.30 pm
 Workshop 3
 (Your choice of)

• Suellen Taylor (Culture Code)
[How Identity and human decision-making influences consumer behaviour](#)

• Michelle Swallow (Director, Leadership & Change Consultants)
[Working with Communities - What's in it for you?](#)

• Dr. Jody Steele (Interpretation Manager, Fort Arthur Historic Site)
[Creating a memorable experience for our visitors. The who, what and why of storytelling - Connecting people to places through engaging interpretation](#)

• Mark Thomas (Director, MSM Communications)
[Navigating the Tasmanian Media Landscape](#)

3.00 pm
 Afternoon Tea

3.30 pm
 Workshop 4
 (Your Choice of)

• With thanks to [Knight Frank](#) - Official Real Estate partner of the Tasmanian tourism industry

• Frank Cuppyres (Strategic Director, Destination Think)
[Destination Design and Management](#)

• Daniel Zika & Kate Owen (Futago)
[Better by design: How rebranding can improve your business](#)

• Kate Cashman (Rest and Renewal Coach, The Breath Between)
[How to 'better ourselves' in order to be 'better together': your personal rest and renewal journal.](#)

• Sam Denmead (Tasmanian Tourism Awards Coordinator, Tourism Industry Council Tasmania)
[Tourism Awards - Join the celebrations](#)

5.00 pm
 Close

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(With thanks to Tourism Tasmania)

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Morning Tea

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11.00 am
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- **Key Note Address**
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- Jason Light (2018 Tasmanian Tourism Future Leaders Scholar)
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2.00 pm
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5.00pm
Close

- Time to glam up for **Enchanted**, or start a safe trip home!

22 URGENT BUSINESS

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

23 CLOSED COUNCIL

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

No Closed Items have been identified as part of this Agenda

24 MEETING CLOSURE
