



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 21 MARCH 2019
1.00pm**

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

Date: 21 March 2019

Time: 1.00pm

Certificate of Qualified Advice

Background

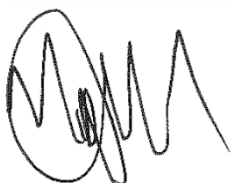
To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



Michael Stretton
General Manager

City of Launceston

COUNCIL AGENDA

Thursday 21 March 2019

22 November 2019

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 council meetings

- (1) *The mayor of a council may convene -*
- (a) *an ordinary meeting of the council; and*
 - (b) *a special meeting of council.*

I request that you make the necessary arrangements for the Ordinary Meetings of Council to be convened on the following Thursdays for 2019: 24 January; 7 and 21 February; 7 and 21 March; 4 and 18 April; 2, 16 and 30 May; 13 and 27 June; 11 and 25 July; 8 and 22 August; 5 and 19 September; 3, 17 and 31 October; 14 and 28 November and 12 December commencing at 1.00pm in the City of Launceston Council Chambers, Town Hall, St John Street, Launceston.

Yours sincerely



Councillor A M van Zetten
MAYOR

ORDER OF BUSINESS

Item No	Item	Page No
1	OPENING OF MEETING - ATTENDANCE AND APOLOGIES	1
2	DECLARATIONS OF INTEREST	1
3	CONFIRMATION OF MINUTES	1
4	DEPUTATIONS	1
	No Deputations have been identified as part of this Agenda	1
5	PETITIONS	1
	No Petitions have been identified as part of this Agenda	1
6	COMMUNITY REPORTS	2
7	PUBLIC QUESTION TIME	2
7.1	Public Questions on Notice	2
7.1.1	Public Questions on Notice - Mr Robin Smith - Brisbane Street Mall - 7 March 2019	3
7.2	Public Questions Without Notice	5
8	PLANNING AUTHORITY	6
8.1	24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings	6
8.2	Bushfire Prone Areas Overlay	36
9	ANNOUNCEMENTS BY THE MAYOR	44
9.1	Mayor's Announcements	44
10	COUNCILLOR'S REPORTS	46

City of Launceston

COUNCIL AGENDA

Thursday 21 March 2019

Item No	Item	Page No
11	QUESTIONS BY COUNCILLORS	46
11.1	Questions on Notice	46
	No Councillor's Questions on Notice have been identified as part of this Agenda	46
11.2	Questions Without Notice	46
12	COMMITTEE REPORTS	47
12.1	Heritage Advisory Committee Meeting - 28 February 2019	47
13	COUNCIL WORKSHOPS	49
13.1	Council Workshop Report	49
14	NOTICES OF MOTION	51
14.1	Notice of Motion - Councillor A E Dawkins - Investigation of Single Use Plastics	51
15	DEVELOPMENT SERVICES DIRECTORATE ITEMS	56
	No Items have been identified as part of this Agenda	56
16	FACILITIES MANAGEMENT DIRECTORATE ITEMS	56
	No Items have been identified as part of this Agenda	56
17	CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS	56
	No Items have been identified as part of this Agenda	56
18	INFRASTRUCTURE SERVICES DIRECTORATE ITEMS	57
18.1	Northern Tasmanian Waste Management Group Landfill Levy Amendment	57
19	CORPORATE SERVICES DIRECTORATE ITEMS	63
19.1	Council Fees - 2019/2020 Financial Year	63

City of Launceston

COUNCIL AGENDA

Thursday 21 March 2019

Item No	Item	Page No
19.2	Proposed 2019/2020 Annual Plan and Statutory Estimates (Budget)	68
20	GENERAL MANAGER'S DIRECTORATE ITEMS	78
20.1	Launceston Flood Authority - Rules Amendment	78
21	URGENT BUSINESS	85
22	CLOSED COUNCIL	85
	No Closed Items have been identified as part of this Agenda	85
23	MEETING CLOSURE	85

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 7 March 2019 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 Councillors.)

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.1.1 Public Questions on Notice - Mr Robin Smith - Brisbane Street Mall - 7 March 2019**FILE NO:** SF6381**AUTHOR:** Anthea Rooney (Committee Clerk)**GENERAL MANAGER:** Michael Stretton (General Manager)

QUESTIONS and RESPONSES:

The following questions were asked at the Council on 7 March 2019 by Mr Robin Smith and have been answered by Matthew Skirving (Manager Major Projects).

Questions:

1. *When did consultation take place regarding flags in the Mall?*

Response:

Consultation commenced during 2014 as part of the community engagement process that informed the development of the City Heart Masterplan. On completion of the Masterplan content, including specific proposals for the Brisbane Street Mall, community feedback was invited during July, August and September 2017.

Prior to the commencement of the project, a specific project stakeholder reference group was established comprising all business operators from the Brisbane Street Mall. The stakeholder reference group had the opportunity to review project content prior to commencement and coordinate the delivery of the project work.

The flag poles represented one of many elements of the existing Brisbane Street Mall area that were subject to these consultation processes.

2. *Why are there no green planters in the Mall? Can some be reinstated?*

Response:

The original Brisbane Street Mall Masterplan design included individual garden beds and plantings intermingled with seating and other infrastructure. Council received a significant amount of feedback on all of these furniture and fittings items from the project stakeholder reference group, with a strong desire being expressed for these items to be reduced to maintain physical and visual access to shopfronts.

Council is currently reviewing the final project content, and has identified the need to introduce additional greenery and planting into the Brisbane Street Mall area.

**7.1.1 Public Questions on Notice - Mr Robin Smith - Brisbane Street Mall -
7 March 2019 ...(Cont'd)**

3. *A report published nine years ago (the Gehl Study) provided statistics on visitations to the Mall. I conducted a recent visitation survey and noted reduced numbers since the Gehl Study. Is it possible that the City Heart project is responsible for the reduction in the number of visitations to the City Mall?*

Response:

As Mr Smith has not provided his visitation survey data to Council, it is not possible to provide comment as to any change, or if the methodology and accuracy of his survey is comparable to the visitation data contained in the Public Spaces, Public Life report that Mr Smith refers to in his question.

Council's data shows that retail space vacancy rates in the Launceston CBD are at their lowest levels since 2014, which is a positive indicator. As part of the City Heart projects, Council has, and will continue to make significant investments in the quality and amenity of the public realm in our CBD. The Council is committed to working collaboratively with the private sector to help combat the kinds of global trends affecting retail and city centres in Launceston, across Australia and the world; namely the boom in online shopping and changes in shopping trends and demographics.

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 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings

FILE NO: DA0708/2018

AUTHOR: Luke Rogers (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:	Adams Building Design
Property:	24-26 Queechy Road, Norwood
Zoning:	General Residential
Receipt Date:	10/12/2018
Validity Date:	6/02/2019
Further Information Request:	24/12/2018
Further Information Received:	25/01/2019
Deemed Approval:	21/03/2019
Representations:	Four

PREVIOUS COUNCIL CONSIDERATION:

A previous development application (DA0239/2018) was submitted for a similar two dwelling development on the site. The application was approved by decision of Council on 16 July 2018.

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 DA0708/2018 - Residential - construction of two dwellings at 24 - 26 Queechy Road, Norwood subject to the following conditions:

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

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. Site Plan, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 3/16, Revision No. 5, Dated 25/1/2019
 - b. Site Landscaping Plan, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 4/16, Revision No. 4, Dated 14/1/2019
 - c. Plant Schedule, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 5/16, Revision No. 4, Dated 14/1/2019
 - d. Overall Site Drainage Plan, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 6/16, Revision No. 4, Dated 14/1/2019
 - e. Lower Floor Plan (Townhouse #1), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 7/16, Revision No. 4, Dated 14/1/2019
 - f. Upper Floor Plan (Townhouse #1), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 8/16, Revision No. 4, Dated 14/1/2019
 - g. Lower Floor Plan (Townhouse #2), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 9/16, Revision No. 4, Dated 14/1/2019
 - h. Upper Floor Plan (Townhouse #2), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 10/16, Revision No. 4, Dated 14/1/2019
 - i. Elevations (Sheet 1), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 11/16, Revision No. 4, Dated 14/1/2019
 - j. Elevations (Sheet 2), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 12/16, Revision No. 4, Dated 14/1/2019
 - k. Elevations (Sheet 3), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 13/16, Revision No. 4, Dated 14/1/2019
 - l. Elevations (Sheet 4), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 14/16, Revision No. 4, Dated 14/1/2019
 - m. Planning Compliance Report, Prepared by Adams Building Design, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Revision B, Dated 14/1/2019
 - n. Geotechnical Review, Prepared by Geoton Geotechnical Consultants, Reference No GL17367Cd, Dated 25 January 2019
-

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

- o. Landslide Risk Assessment and Management Report, Prepared by Geoton Geotechnical Consultants, Reference No GL17367Ab, Dated 4 December 2017, Amended Plan Required

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:

7.00am to 6.00pm - Monday to Friday

8.00am to 5.00pm - Saturday

No works on Sunday or Public Holidays.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice TWDA 2018/02074-LCC, dated 04/01/019 and attached to the permit.

5. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing; and
- c. maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. NO FURTHER VEGETATION REMOVAL

Tree and vegetation removal must be limited to those specifically notated on the approved plans in red as trees to be removed.

No other tree or vegetation is to be felled, lopped, topped, ring-barked, uprooted, or otherwise wilfully destroyed or removed, without the further written consent of the Council.

7. FENCING

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

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

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

8. DRIVEWAY AND PARKING AREA 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. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, amended plans must be submitted to show:

- a. works required to construct a new driveway crossover to align with the proposed driveway.
- b. works to remove and reinstate the redundant kerb crossover.

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

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.
-

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

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. SINGLE STORMWATER CONNECTIONS

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

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

14. VEHICULAR CROSSINGS

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

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

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

All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra 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.

15. SOIL AND WATER MANAGEMENT PLAN

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

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

16. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 0.5m, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

17. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

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

Townhouse No	Strata Lot No.	Street Address
1	1	1/26-28 Queechy Road, Norwood
2	2	2/26-28 Queechy Road, Norwood

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

18. AMENITY

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

19. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, is to be undertaken on-site. Any such waste materials are to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0708/2018. 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.

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

This permit takes effect after:

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

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

B. Restrictive Covenants

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

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

C. Appeal Provisions

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

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

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.

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

E. 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.

F. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

G. Occupancy Permit Required

Occupancy permit required for new or altered habitable buildings:- Pursuant to section 216 of the Building Act 2016, it is recommended that a licensed building surveyor be consulted to determine if an occupancy permit is required for the building before the building or a part of the building can be, or can continue to be, occupied.

REPORT:**1. THE PROPOSAL**

The proposal is for the construction of two dwellings and associated landscaping, retaining walls and driveway at a currently vacant site. The two townhouses proposed are to have the same number and size of rooms, however, the floor plans are to be mirror images of each other. The dwellings are to consist of the following:

Upper Storey - 143.2m²

- Combined living room consisting of a lounge, dining and kitchen area;
- Three bedrooms, one with walk in robe and ensuite, two with built in robes;
- Bathroom; laundry; and hallway.

Lower Storey - 89.16m²

- One bedroom with kitchenette, ensuite and walk in robe;
 - Entrance foyer; stairway hall; and
 - Double Garage.
-

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

In addition, there are decks along two sides of the upper storey, which each have an area of 34.97m². The earthworks and retaining walls proposed include works to the rear of each of the dwellings, between the dwellings and in association with the driveway and parking areas. The proposal also includes the removal of existing vegetation and the planting of new trees and shrubs on the site. The location for a new crossover to Queechy Road is proposed, however, the details for the crossover were not included in the application.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the south eastern and higher side of the Queechy Road between Melford Place and Penquite Road. The neighbouring properties are primarily residential single dwellings of two storeys built along the slope of the land. In addition to residential dwellings, Queechy High School adjoins the site to the south east. There is also an area of public open space to the north west of the site within Queechy Lake Reserve. The site is an irregular shape with an area of approximately 2,050m².

Access to the site is over an existing concrete crossover directly from Queechy Road. The site has a significant slope which averages approximately 30% across the site rising to the east. The site is identified as being within a class 4 landslip area. There is currently a significant amount of vegetation on the site, mostly consisting of pine trees. The site is undeveloped other than a previous benching of the site and removal of some vegetation, but is fully connected to all relevant residential infrastructure services.

3. PLANNING SCHEME REQUIREMENTS**3.1 Zone Purpose****10.0 General Residential Zone****10.1.1 Zone Purpose Statements**

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

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

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

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

10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

Consistent

As the proposal is for multiple dwellings, a permitted use in the zone, it is considered to meet the purpose of the zone.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective:

To provide for suburban densities for multiple dwellings that:

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

Consistent

The proposed development makes efficient use of the land for housing and furthers the use of infrastructure and community services in the area.

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

- (a) 325m², or
- (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.

Complies

The proposed development is for two dwellings on a site with an area of 2,050m². This represents a site area per dwelling of 1,025m² per dwelling.

10.4.2 Setbacks and building envelope for all dwellings

Objective:

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Consistent

The proposed development provides consistency of dwelling separation and of apparent scale, bulk, massing and proportion of dwellings. The setbacks provided allow for the attenuation of traffic impacts and for sunlight to enter habitable rooms and private open space.

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

- (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

<p>frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>
<p>Relies on Performance Criteria</p> <p>The setback from the frontage for the proposed Townhouse 1 is approximately 7m at the closest point. The deck of Townhouse 2, however, is located 3.5m from the frontage. As such, the proposal relies on performance criteria.</p>
<p>P1 A dwelling must:</p> <p>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</p> <p>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</p>
<p>Complies</p> <p>The location of the proposed dwellings provides a setback that is compatible with the street. The property has a significant slope but has an existing benched area that has been identified as a potential building location through geotechnical investigation. The location of this bench is closer to the frontage at the north eastern side of the site, which resulted in the reduced frontage setback proposed for Townhouse 2. This is not inconsistent with other dwellings along Queechy Road, which demonstrate a wide variety of frontage setbacks. Within this wider variety are frontage setbacks below the 4.5m of the acceptable solution, including 29, 35 and 37 Queechy Road and is, therefore, considered to be compatible with the existing dwellings in the street. Queechy Road is not identified in Table 10.4.2 as requiring additional traffic attenuating design elements.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the facade of the dwelling; or</p> <p>(b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>
<p>Complies</p> <p>The garages for each of the proposed townhouses are set back from the frontage to Queechy Road by more than 5.5m.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p>

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

<ul style="list-style-type: none"> (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).
<p>Relies on Performance Criteria As mentioned under A1 of the Clause, the proposed Townhouse 2 has a deck that extends beyond the building envelope. While the side and rear setbacks of each of the dwellings are consistent with the requirements of the acceptable solution, the frontage setback variation requires the development to rely on performance criteria.</p>
<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
<p>Complies The siting and scale of the two dwellings proposed will not cause an unreasonable loss of amenity for any adjoining properties. There will be limited impact to the solar access of adjoining dwellings, primarily due to the orientation of the site, placement of the dwellings and the earthworks proposed.</p> <p>Townhouse 2 is set back approximately 3.3m from the adjoining north eastern boundary and approximately 6.5m from the dwelling on the adjoining site. This dwelling, however, is to the north of Townhouse 2 and will not be subject to overshadowing of either habitable rooms or private open space. While Townhouse 1 is to the north east of the dwelling at 22 Queechy Road, it is set back by over 25m from this dwelling, limiting the potential for overshadowing of habitable room windows or private open space.</p>

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

The visual impact of the proposed dwellings when viewed from adjoining lots will be similarly reasonable. Earthworks proposed will reduce the bulk, scale and proportion of the dwellings, particularly when viewed from the adjoining lots at 22 and 28 Queechy Road. This reduced visual impact will be aided by the proposed landscaping. The proposal includes the planting of various vegetation that will break up the visual bulk and impact of the proposed dwellings.

The setbacks proposed will also lessen visual impacts for neighbours and are compatible with the area. There is a significant range of side setbacks, including reduced setbacks such as at 22 and 28 Queechy Road, and significantly larger setbacks such as at 25-27 Queechy Road.

10.4.3 Site coverage and private open space for all dwellings

<p>Objective: To provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight.
<p>Consistent</p> <p>The proposal provides significant areas of private open space for the outdoor recreation and operational needs of residents that are integrated to living areas and have access to sunlight. There is also ample space provided for landscaping and the planting of gardens.</p>
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.
<p>Complies</p> <p>The proposed development will cover approximately 30% of the site with impervious surfaces, including the roofed buildings. Each of the dwellings has access to private open space that is well in excess of 60m².</p>
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

<p>more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>
<p>Relies on Performance Criteria</p> <p>The proposed townhouses provide private open space in two spaces for each of the dwellings. These include decks with areas of over 24m² that are connected to living areas and are level; however, these decks do not have minimum dimensions of 4m. The dwellings also have larger areas of private open space, however these are not connected to internal living areas and are steeper than is allowed by the acceptable solution. As neither dwelling has a single area that meets the requirements of the acceptable solution, the proposal relies on performance criteria.</p>
<p>P2 A dwelling must have private open space that:</p> <p>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:</p> <p>(i) conveniently located in relation to a living area of the dwelling; and</p> <p>(ii) orientated to take advantage of sunlight.</p>
<p>Complies</p> <p>The proposed upper storey decks provide an area of private open space that is capable of serving as an extension of the dwelling for outdoor use. The decks of each dwelling are large and accessible directly from the living rooms of the dwellings, which will allow for relaxation, dining, entertaining and children's play to occur. These decks each have one side that faces generally to the north to allow for solar access. In addition to the deck space there is ample other areas of private open space for each dwelling that can be used for relaxation, entertaining or children's play which will have varied solar access across the day.</p>

10.4.4 Sunlight and overshadowing for all dwellings

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

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

<p>Consistent The proposal is sited and oriented to allow sunlight to enter habitable rooms and open space of the townhouses and provides sufficient separation between the two dwellings to not cause sunlight to be blocked.</p>
<p>A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>
<p>Complies Each of the proposed dwellings has at least one habitable room window that faces within 30 degrees of north. Townhouse 1 has a kitchen window that faces 28 degrees east of north and Townhouse 2 has lounge room windows that face 15 degrees west of north.</p>
<p>A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): <ul style="list-style-type: none"> (i) at a distance of 3m from the window; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.
<p>Complies The proposed Townhouse 2 is to the north of the habitable rooms of Townhouse 1, however, these two dwellings are separated by a distance of 7.39m. This is sufficient to meet the requirements of the acceptable solution.</p>
<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than three hours of sunlight between 9.00am and 3.00pm on 21 June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

Complies

The proposed Townhouse 2 is to the north of the deck of Townhouse 1, which operates as private open space. However, these two dwellings are separated by a distance of 7.39m which is sufficient to meet the requirements of the acceptable solution.

10.4.5 Width of openings for garages and carports for all dwellings

Objective:

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

Consistent

The garages proposed will not dominate the frontage.

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

Complies

The garages that are proposed do not face the frontage and have openings of less than 6m.

10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

Consistent

The proposed dwellings are appropriately sited to ensure that all existing and proposed dwellings have a reasonable opportunity for privacy.

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

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

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

<p>Complies</p> <p>The proposed decks for each of the dwellings have a floor level that is more than 1m above natural ground level. These decks are sufficiently setback from boundaries and the other dwellings to meet the acceptable solution. The closest side boundary is the north eastern boundary, which is approximately 15m from the deck of Townhouse 2. The decks of each dwelling are set back from the rear boundary by approximately 7.5m. The decks are also set back by approximately 7.4m from each other and are further from any habitable room window.</p>
<p>A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3m from a side boundary; and (ii) is to have a setback of at least 4m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.
<p>Complies</p> <p>The proposed dwellings each have windows to habitable rooms which have a floor level that is more than 1m above natural ground level. These windows are set back by more than 3m from any side boundary, do not face the rear boundary and are set back by in excess of 6m from each other. As such, the proposal meets the acceptable solution.</p>
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

Complies

The plans submitted with the proposal indicate that the area of driveway adjacent to the garage for each dwelling is for the exclusive use of that dwelling. In addition, the habitable room windows that face these driveway areas are on the upper storey, and therefore have sill heights more than 1.7m above the surface of the driveways.

10.4.8 Waste storage for multiple dwellings

Objective:

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

Consistent

The proposal provides for the storage of waste and recycling bins.

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m² per dwelling and is within one of the following locations:

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

Relies on Performance Criteria

The proposal provides for each dwelling to have an area for the storage of bins, however, these areas are located in front of the dwellings. As such, the proposal relies on performance criteria.

P1 A multiple dwelling development must provide storage, for waste and recycling bins, that is:

- (a) capable of storing the number of bins required for the site; and
- (b) screened from the frontage and dwellings; and
- (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

Complies

The proposal includes two areas for the storage of waste and recycling bins, one for each of the dwellings. These areas provide sufficient space to store the bins required for the site. As included in the plans supplied, these storage areas have been provided with a screen to reduce visual impact when viewed from the street. The proposal is considered to be consistent with the requirements of the performance criteria.

10.4.9 Site facilities for multiple dwellings

Objective:

To provide adequate site and storage facilities for multiple dwellings.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

<p>Consistent The proposal includes an appropriate amount of site and storage facilities for the dwellings.</p>
<p>A1 Each multiple dwelling must have access to 6m³ of secure storage space not located between the primary frontage and the facade of a dwelling.</p>
<p>Complies The proposal includes the provision of a garden shed for each dwelling within the rear setback with an area of 6m³ or more.</p>
<p>A2 Mailboxes must be provided at the frontage.</p>
<p>Complies The proposal includes the provision of mailboxes at the frontage.</p>

10.4.10 Common property for multiple dwellings

<p>Objective: To ensure that common areas are easily identified.</p>
<p>Consistent The proposal identifiably separates the site into common and private areas.</p>
<p>A1 Site drawings must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.</p>
<p>Complies The proposal shows the delineation between common areas and private spaces. The only area of shared space is the driveway and associated parking areas, beyond that the site has been separated by the driveway and a fence into private areas for each of the dwellings.</p>

10.4.12 Earthworks and retaining walls

<p>Objective: To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.</p>
<p>Consistent The earthworks and retaining walls proposed are appropriate and necessary for the site and have been designed to minimise the impact on the amenity of adjoining lots.</p>
<p>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</p>

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

(e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Relies on Performance Criteria

Each of the proposed dwellings requires cuts of over 1m in depth in order to accommodate the lower floor garage level and to reduce the slope for the rear private open space. Due to the extent of these cuts and the height of associated retaining walls the proposal relies on performance criteria.

P1 Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

Complies

The proposed earthworks will not have an unreasonable impact on the amenity of adjoining lots. The site has a gradient of approximately 1 in 3; as such, the earthworks are required in order to create a level area to allow for parking areas and accesses to the dwellings. The requirements of the relevant Australian standards relating to parking areas and accesses dictate that significant cuts must be made in order to lessen the gradient of these areas. In addition, there are cuts and retaining walls in the rear setback to lessen the gradient of these areas and to increase usability of private open space.

The cut required for the lower level garages is approximately 2.6m in height; however, this will decrease the visual impact of the dwellings by cutting the dwellings into the hill face. The works will not cause any overlooking or overshadowing issues.

In order to provide more level areas of private open space cuts and retaining walls to the rear of the dwellings. These will have a maximum height of 2.1m. There are also cuts and retaining walls required for the visitor car parking space and the driveway. None of these will cause and overshadowing or overlooking impacts on adjoining lots.

Some of the retaining walls, in association with the driveway and access areas, will be visible from the street, however, these are set back from the frontage and appropriate for the area, which requires earthworks and retaining walls on the vast majority of sites. The construction of the works and the impact on adjoining structures, water and erosion are subject to a geotechnical report, engineering and conditions to ensure that impact is minimal and appropriate.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

10.4.13 Location of car parking

<p>Objective: To:</p> <ul style="list-style-type: none"> (a) provide convenient car parking for residents and visitors; (b) protect residents from vehicular noise within sites; and (c) minimise visual impact on the streetscape.
<p>Consistent The car parking provided in the proposal is designed to be convenient for residents and visitors while minimising the impact of vehicular noise within the site and visual impact to the streetscape.</p>
<p>A1 Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.</p>
<p>Complies The shared driveways are set back from habitable room windows by significantly more than 1.5m, as the majority are second storey windows. The exception is bedroom 4 for Townhouse 1, which has windows on the ground floor facing the shared driveway. This window is set back from the driveway by approximately 4.7m.</p>
<p>A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage. A2.2 Turning areas for vehicles must not be located within the primary front setback.</p>
<p>Relies on Performance Criteria The proposed parking layout includes parking and turning in the primary front setback for the visitor car parking space. As such, the proposal relies on performance criteria.</p>
<p>P2 The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:</p> <ul style="list-style-type: none"> (a) the visual impact of the car parking location viewed from the road; (b) access for users of the site; (c) pedestrian and vehicular traffic safety; (d) the nature and characteristics of the street; (e) the need for the location; (f) any landscaping of the car parking or turning area location; and (g) construction methods and pavement types.
<p>Complies The car parking and turning areas proposed, including those for visitors to the site, are safe, convenient and will not have an unreasonable visual impact on the streetscape. The car parking space provided in the frontage setback is a single space, which is cut into the site and set back from the frontage boundary by approximately 6m. This will be visible from the road but will not have an imposing visual impact due to its small size and setback. Similarly, the turning area is within the driveway and will not have a significant visual impact.</p>

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

The proposed location of the visitor car parking space provides appropriate access to the site for visitors at approximately 20-25m from the entrance of each of the dwellings. The location allows for safe parking for visitors that will not impede the parking and turning areas that are required for the dedicated dwelling car parks. The proposal will provide five car parking spaces for the site, which will not generate a large amount of traffic and will therefore pose minimal risk to either vehicles or pedestrians accessing the site.

The nature and character of the street and the surrounding area is shaped largely by the steep topography that covers much of the area. There are many examples of car parking and/or turning areas that are located in the front setback and visible from the road including 22, 28, 29, 31 and 35 Queechy Road. This is primarily due to the steep slopes in the area, which reduce the ability to gain access to the rear of a dwelling without significant earthworks.

The proposal includes some landscaping in the areas surrounding the parking and turning areas, including shrubs 1.5m -5m in height. These provide some softening of the visual impact of the car parking while not creating screening that would reduce visibility when entering and exiting Queechy Road. The construction methods and pavement types are generally concrete and will be aligned with Australian standards and the Geotechnical Report included in the application.

E3.0 Landslide Code

E3.1 The purpose of this provision is to:

- (a) ensure that use and development subject to risk from landslide is appropriately located and managed; and
- (b) ensure that use and development does not cause, or have potential to cause an increased risk of landslide.

Consistent

The site of the proposed development has been identified as being at risk from landslide, however, the proposal will be appropriately located and managed in order to ensure that the development will not cause an increased risk of landslide. The site has been investigated in a landslide risk assessment by GeoTon Geotechnical Consultants (Reference: GL17367Ab), and then updated with an addendum letter for the current proposal by the authors of the original report (Reference: GL17367Cd).

E3.6 Development Standards

E3.6.1 Development on Land Subject to Risk of Landslip

Objective:

To ensure that development is located and constructed to manage landslide risk through suitable measures to avoid the risk of injury to, or loss of human life, or damage to land, property and public infrastructure.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

<p>Consistent The proposed development is located, designed and will be required to be constructed to manage the risk of landslip and to subsequently avoid the risk of injury or damage to people, land, property and infrastructure.</p>
<p>A1 No acceptable solution.</p>
<p>Relies on Performance Criteria The lack of an acceptable solution requires reliance on performance criteria.</p>
<p>P1 Human life, land, property and public infrastructure is protected from landslide risk, having regard to:</p> <ul style="list-style-type: none"> (a) the level of risk identified in a landslide risk management assessment; (b) any declaration of a landslip area under Part 9A of the <i>Mineral Resources Development Act 1995</i>; (c) measures proposed to mitigate the risk; (d) the nature, degree, practicality and obligation for any management activities to mitigate the risk; (e) the need for and permanency of any on-site or off-site maintenance arrangements; (f) the responsibility for and the permanency of any on-site or off-site maintenance arrangements; (g) impacts on public infrastructure; and (h) the impact of any mitigation works on the character of the area.
<p>Complies The proposal is subject to a landslide risk assessment and management report, which identified potential risks of development on the site. The site is located within a medium risk hazard band on the Landslide Planning Map and a Class 4 Hazard Area. In order to manage the risk to life, land, property and public recommendations have been provided within the Geotechnical Report to mitigate these potential risks. These measures include building within specific areas of the site, construction methods utilising good hillside practices and review of designs by properly qualified and experienced geotechnical practitioners. The location of the proposed development is within one of the areas identified as a potential building location.</p> <p>The proposed development is in keeping with the recommendations that were included in the Geotechnical Report, as was confirmed by Tony Barriera of Geoton Pty Ltd in the supplementary letter provided with this application. The measures proposed to mitigate the risk include lightweight and flexible construction, appropriate bored piers or screw piles and correctly designed retaining walls. As such, the proposed development is considered to provide protection from the risk of landslide. In addition, soil and water management plans are also required by conditions to manage the process of development and ensure mitigation of risk, particularly to public infrastructure, during this phase.</p>

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to:

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

Consistent

The proposed development will not negatively affect the safety and efficiency of the road and rail network, nor produce conflicts between the use and these networks.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

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

Consistent

The increased use of existing access resulting from the proposal is not at a scale that is considered to reduce the safety or efficiency of the road.

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

Complies

The proposed development will increase the daily traffic movements across access to and from Queechy Road. A dwelling with two car parking spaces is considered to generate an average of nine vehicle movements per day. The visitor car parking space is considered to generate an average of two vehicle movements per day. As such the proposal will increase the average number of vehicle movements over the existing access by an average of 20 per day.

E4.6 Development Standards

E4.6.2 Road accesses and junctions

Objective:

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

Consistent

The safety and efficiency of Queechy Road and the surrounding network will not be reduced by the creation of a new access.

A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.

Complies

The proposal includes the addition of one access that provides both entry and exit to the site. The details of this crossover have not been provided and as such have been required by condition prior to the construction of this access.

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

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

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

Consistent
The proposed access location will provide sufficient sight distances between vehicles to enable the safe movement of traffic on Queechy Road and entering and exiting the site.

A1 Sight distances at:
(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and
(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.

Complies
The location of the proposed crossover provides 80m of sight distance in each direction along Queechy Road, which has a speed limit of 50km/h. This is in compliance with the Safe Intersection Sight Distance shown in Table E4.6.4.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:
(a) ensure that an appropriate level of parking facilities are provided to service use and development;
(b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
(c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
(d) ensure that parking does not adversely impact on the amenity of a locality;
(e) ensure that parking spaces and accesses meet appropriate standards; and
(f) provide for the implementation of parking precinct plans.

Consistent
The provision of car parking and associated areas in the proposal is appropriate to service the use and development. The parking and access areas are to be safe, to appropriate standards and will not adversely impact the amenity of the locality.

E6.5 Use Standards

E6.5.1 Car parking numbers

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

Consistent
The proposal includes an appropriate level of car parking 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

8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings ... (Cont'd)

<p>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.</p>
<p>Complies The proposal provides two car parking spaces per dwelling and one visitor parking space, for a total of five spaces on site. This is 100% of the requirements of Table E6.1.</p>

E6.6 Development Standards

E6.6.1 Construction of parking areas

<p>Objective: To ensure that parking areas are constructed to an appropriate standard.</p>
<p>Consistent The parking areas that are proposed are designed to an appropriate standard and within the limitations of the site.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must: (a) have a gradient of 10% or less; (b) be formed and paved; (c) be drained to the public stormwater system, or contain stormwater on the site; (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p>Relies on Performance Criteria All of the parking areas proposed are formed, paved, drained, marked and have a gradient of less than 10%. All associated car access and manoeuvring spaces are also formed, paved and drained, however, some sections of the driveway have a gradient of approximately 25%, as such the proposal relies on performance criteria.</p>
<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing and line marking.</p>

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

Complies
Any parking, access, manoeuvring and circulation spaces provided in the proposal are identifiable and able to be used in all weather conditions. The topography of the site is such that having a low gradient at all areas of the driveway is not possible without significantly increased earthworks within a landslip hazard area. However, the design has given ample width and visibility on the driveways which, with appropriate sealing and materials, will allow for safe access in all weather conditions. The driveways and associated areas are in keeping with relevant Australian standards. All of the parking and associated spaces are appropriately drained and will not transport an unreasonable amount of sediment or dust from the site to the road or surrounding area.

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent The parking areas proposed are designed and laid out to provide safe, convenient and efficient parking.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. <p>A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.</p> <p>A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.</p> <p>A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies The proposed car parking spaces and associated access ways, manoeuvring and circulation spaces allow for vehicles to enter and exit the site in a forward direction and have appropriate dimensions in accordance with Table E6.2 and E6.3. The clearance height of the garages is over 2.1m.</p>

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Services	Conditional consent provided.
Environmental Health	Conditional consent provided.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA TWDA 2018/002074-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 9 February to 25 February 2019. Four representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

Issue	Planning Comments
Landslip risk and associated issues of moving and cracking of nearby land and structures.	The risk of landslip was discussed under the Landslide Code (E3) of the Launceston Interim Planning Scheme 2015. A geotechnical assessment of the site has been provided with an updated report in order to ensure that the particulars of the proposed development mitigate any potential risk of landslip, landslide or unreasonable movement. The proposal is considered not to pose increased risks to adjoining land and structures.

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

Issue	Planning Comments
A dilapidation report, at the cost of \$770, was required for adjoining properties to be covered by the developers insurance.	The provision of insurance and the associated requirements for either developers or owners of adjoining properties are not considered under the Planning Scheme. Therefore, this does not form part of the assessment.
Removal of trees on the skyline.	The site is not located in a scenic management area, and as such the removal of trees is not dealt with under the Scheme. The landslip implication due to the removal of trees has been dealt with under the geotechnical assessment and associated conditions.
Drainage and stormwater runoff impacting adjoining properties.	A drainage plan has been provided that will capture the stormwater from the proposed development and transport it to the public stormwater system. Natural existing runoff and issues caused by other sites is not dealt with under the assessment of the proposed development.
Dumping of backfill by the Department of Education.	This cannot be addressed in the assessment of the proposed development.

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

**8.1 24-26 Queechy Road, Norwood - Residential - Construction of Two Dwellings
...(Cont'd)**

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015

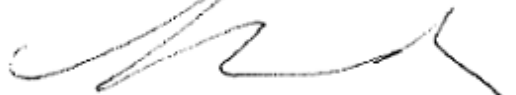
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

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

8.2 Bushfire Prone Areas Overlay**FILE NO:** SF6786**AUTHOR:** Iain More (Town Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To make a recommendation to the Tasmanian Planning Commission regarding a draft amendment to the Launceston Interim Planning Scheme 2015.

PLANNING APPLICATION INFORMATION:

Applicant: N/A
Properties: N/A
Received: N/A
Advertised: 5 January to 18 February 2019
Representations: One

PREVIOUS COUNCIL CONSIDERATION:

Council - 20 December 2018 - Initiate Amendment 45 to the Launceston Interim Planning Scheme 2015, to insert a Bushfire Prone Areas Overlay Map as referenced in Clause E1.3 of the Bushfire Prone Areas Code.

RECOMMENDATION:

That Council:

1. considers the representations received to Amendment 45 to the Launceston Interim Planning Scheme 2015, together with the responses provided; and
2. recommends to the Tasmanian Planning Commission that draft Amendment 45 be approved as certified and exhibited

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

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

REPORT:

1. Purpose of Report

At its Meeting on 20 December 2018, Council resolved to initiate and certify Amendment 45 to the Launceston Interim Planning Scheme 2015.

The draft amendment was placed on public exhibition and one representation was received. In accordance with sections 39(2) and 43F(6) of the former *Land Use Planning and Approvals Act 1993* (the Act), Council must, within 35 days after the exhibition period, forward to the Tasmanian Planning Commission a report comprising a copy of each representation and a statement of its opinion on the merit of each representation and any recommendations regarding the draft amendment it considers necessary.

2. Application

The application for the planning scheme amendment was lodged in accordance with section 34 of the Act.

Amendment 45 is a zoning amendment that would result in:

1. The insertion of a Bushfire Prone Areas Overlay Map into the Launceston Interim Planning Scheme 2015 as referenced in Clause E1.3 of the Bushfire Prone Areas Code.

3. Public Exhibition

The draft amendment was placed on public exhibition between 5 January and 18 February 2019. One representation was received.

4. Representations

The issues raised in the representation are summarised below. Whilst every effort has been made to accurately summarise the issues, the summaries should be read in conjunction with the full representation (Attachment 1). A statement of opinion on the merit of the issues is provided, including consideration of their impact on the draft amendment and any need for modification. Furthermore, a response from the Tasmanian Fire Service has helped form some of the opinions in the below response and has been stated in italics if a direct quote. This response can be read as Attachment 1 to this report.

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

4.1 Robert Holmes - Representation No. 1

Issue #1

For most of those properties on the fringe of the Bushfire Prone Areas Overlay (BPAO) would it be a better solution to exclude those areas of the fringe that are serviced by TasWater with a reticulated water supply that is capable of reaching all parts of the building within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600L per minute and minimum pressure of 200kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 - Fire hydrant installations? (This is assuming that all of Council's urban area meets the minimum flow and pressure requirements).

Officer Response:

Whilst some properties on the fringe may be able to be serviced by TasWater and fire hydrants, they are still located within a bushfire prone area and would trigger assessment against the code at building stage. As stated by the Tasmanian Fire Service (TFS):

There is no property "suddenly classified as bushfire-prone" as a result of the making of the overlay. All properties that are within the draft overlay are already considered 'bushfire-prone' under existing planning and building legislation in place since 2012. The ease of access and the certainty associated with the overlay is likely to raise the awareness of bushfire risk among the community. In the absence of the overlay, some landowners may not have been aware of their potential bushfire risk. Raising awareness of bushfire risk is one of the ancillary benefits of the bushfire overlay.

Fire Service contributions reflect the nature of the available brigade response. The rating districts are for permanent brigades, volunteer brigades or composite brigades (places outside of rating districts are called general land). The term "Urban" has not been used since 1995 when it referred to Urban Fire Brigades, not urban land.

The fire levy is an important contribution towards the costs of delivering operational firefighting services to the community. It cannot be assumed that firefighter intervention will be available in every situation and will be able to guarantee all properties can be saved in a bushfire/grassfire situation. In reality, community fire safety is achieved through a broad range of measures operating in combination and is a shared responsibility. Planning and building standards are one of many important strategies available to reduce the vulnerability of people and the built environment to fire.

The availability of water supplies and/or firefighter intervention does not remove the need for properties to be designed, built and maintained with an appropriate level of bushfire resistance and to have appropriate property access. The representation does not say why the proposed alternative would be better and indeed how it could be implemented.

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

<p>Issue #2 Is Council intending to contact property owners to advise them of the BPAO overlay and also to remind them of their obligation to discuss with their insurer the consequences of the BPAO overlay?</p>
<p><i>Officer Response:</i> Council has no obligation to contact property owners regarding the inclusion or exclusion from the bushier mapping, or to discuss their obligations with insurance companies. It is important to understand that all properties that are mapped within a bushfire prone area are currently located within this area now. It is up to each individual property to understand bushfire requirements. Furthermore, public notification of the mapping has occurred in accordance with the relevant standards under the Land Use Planning and Approvals Act 1993, with only one representation received.</p>
<p>Issue #3 Is Council intending to contact insurance companies to facilitate adoption of the BPAO mapping?</p>
<p><i>Officer Response:</i> Council has no obligation to contact insurance companies and has advertised the mapping in accordance with the relevant standards under state legislation.</p>
<p>Issue #4 Has Council had discussion with representatives of the Insurance industry to ascertain if there is a likely increase in insurance premiums for properties within the BPOA?</p>
<p><i>Officer Response:</i> No discussions have been held with the insurance companies, and no representation from any insurance company has been received.</p> <p>The TFS have also responded with the following: Insurance providers have for a long time factored in fire risk on their own risk algorithms when calculating insurance premiums. If insurance providers decided to base their premiums on whether or not land is classed as 'bushfire-prone' within the planning scheme, this still would be of no real significance given the overlay will not result in any additional properties being classed as 'bushfire-prone' that are not already. To the contrary, the overlay will actually reduce the number of properties that are classified as 'bushfire-prone' as is discussed in TFS's supporting planning report.</p>
<p>Issue #5 Has there been any discussion with representatives of the Real Estate and Valuation industries to ascertain if the likely outcome of the BPAO is going to have negative impact on the values of a BPAO affected property?</p>
<p><i>Officer Response:</i> No discussions have been held with the real estate and valuation industries, and no representation from such industries has been received.</p>
<p>Issue #6: Has there been any discussion with representatives of the rural/farming sector to identify if BPAO is going to negatively impact on business development costs and property values?</p>

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

Officer Response:

No discussions have been held with the rural or farming sector, and no representation from the rural or farming sector has been received.

Issue #7

Has there been any discussion with representatives of the construction and housing industry? It is understood that representatives of Housing Industry Australia have estimated that regulations relating to construction in bushfire prone areas result in additional \$60,000 construction expenses compared to non-bushfire category construction.

Officer Response:

No discussions have been held with the construction or housing industry and no representation from the industries have been received. The bushfire code is applicable to all development that is within a bushfire prone area. As discussed, no new properties are being added to the bushfire prone area, and in fact the mapping will reduce the amount of properties. Furthermore, the TFS responded to this query with the following:

Stakeholders including the Housing Industry Association and the Master Builders Association actively participated in the development of the current regulatory system and have strongly urged government to have suitable mapping of bushfire-prone areas provided as soon as possible.

As discussed previously in this submission, the introduction of the proposed overlay will not introduce any new planning or building requirements. It will clarify the application of existing requirements. Furthermore, by introducing the overlay approximately 5,000 privately owned properties within the Launceston Local Government Area will no longer be subject to bushfire requirements, hence, the Draft Amendment will in fact reduce compliance costs to the community as a whole.

Issue #8

Is there an ability for the BPAO to be updated quickly to allow for changed circumstance such as where there is rapid subdivision construction or where neighbouring development occurs which reduces the risk?

Officer Response:

The mapping can and will be periodically updated to reflect new development.

Issue #9

Has there been any discussion with representatives of the natural resource management sector to identify if there are any un-intended consequences of the proposed mapping?

Officer Response:

No discussions have been held with the natural resource and management sector, and no representation from such sector has been received. Furthermore, the TFS provided the following response: As the overlay will not introduce any new development requirements, there is considered to be no additional or unforeseen impact on natural values. As such, there has been no practical need to undertake targeted consultation with the natural resource sector in preparing the draft overlay. Council and the community are already well aware of the potential conflicts in values which can occur when any development is proposed.

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

<p>Issue #10 Given the decision to include properties on the urban fringe as well as vulnerable use properties is the label Bushfire Prone Area Overlay best fit the task? Is there some less onerous label eg. Development Related Fire Risk Overlay.</p>
<p><i>Officer Response:</i> The Bushfire Prone Area Overlay is a state-wide code located within all Tasmanian Planning Schemes. Council is not in a position to rename an overlay as it is specifically mentioned within the code.</p>
<p>Issue #11 Does the BPAO as presented stand the "pub test"; most likely no? Is it not reasonable for house owners/occupiers in a brick house in Launceston suburban street with a treated town water supply, fireplugs and an active 24 hour per day local fire brigade, to live there with the expectation that their house and family are reasonably safe from bushfires given Launceston's long-standing record of being reasonably free from major bushfire threat?</p>
<p><i>Officer Response:</i> If a property is within a bushfire prone area now, the overlay will either remove them from that area or reaffirm their position. No new properties that are not already within a bushfire prone area will be added. The mapping will remove doubt. The TFS provided the following response to the query:</p> <p><i>After any natural hazard event it is common to hear that people never expected to be in a fire/flood/landslide. Living in a suburban street is not a guarantee that nearby bushfire fuels are being adequately managed and that the suburban home is appropriately prepared for a bushfire event.</i></p> <p><i>Clearly risk profiles will vary across the landscape depending on a range of factors, as does risk perception within affected communities. In some areas and to some people being within a bushfire-prone area may not be consistent with their own perceptions, in other areas it will confirm existing perceptions. It is worth noting that the overlay does not delineate between 'high' and 'low' risk - it simply identifies land that is considered to have enough exposure to warrant a built response to reduce risk to life and property. What that response involves will be informed by a site specific assessment at the time a development proposal is prepared.</i></p> <p><i>The Draft Amendment has been advertised in accordance with the Land Use Planning and Approvals Act 1993 and any interested person has had the opportunity to make representation or enquire further at Council. It is noted that Council received just one representation during the four weeks of public exhibition.</i></p> <p><i>Furthermore, and perhaps more importantly, the existing planning and building requirements that apply to use and development in bushfire-prone areas has also previously been subject to public consultation processes as required under Tasmanian legislation.</i></p>

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

It is important to note that implementation of the bushfire mapping overlay is a consistent approach being adopted by all municipalities within Tasmania. A lot of the issues raised in the submission have to do with the development and implementation of the bushfire code and should be taken up with the Tasmanian Fire Service.

CONCLUSION:

The representation has been considered and it has been determined that there are no reasons for Council not to proceed with the draft Amendment 45. The report has provided an assessment of the representations and it is recommended that it be forwarded to the Tasmanian Planning Commission with a recommendation that it be approved without change.

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Launceston Interim Planning Scheme 2015
Northern Regional Land Use Strategy (NRLUS) 2016
Greater Launceston Plan (GLP) 2014
Launceston Residential Strategy (LRS) 2009-2029

The State Coastal Policy 1996
The State Policy on the Protection of Agricultural Land 2009
National Environmental Protection Measures (NEPMS)
Gas Pipelines Act 2000

8.2 Bushfire Prone Areas Overlay ...(Cont'd)

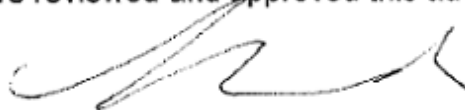
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Amendment 45 - Representation (distributed electronically)
 2. Amendment 45 - Tasmanian Fire Service Response to Representation (distributed electronically)
 3. Amendment 45 - Certified Instrument (distributed electronically)
-

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

Thursday 7 March 2019

- Attended the 10th Anniversary Celebration at The Shed, Nunamina Avenue

Friday 8 March 2019

- Attended the Epilepsy Smart Schools Tasmania program launch
- Officiated at the UTAS Welcome to Launceston for students

Saturday 9 March 2019

- Attended the Launceston Life Saving Club Stephensdale Flood Water Rescue base official opening
- Attended the Hawthorn versus Richmond game at UTAS Stadium

Tuesday 12 March 2019

- Officiated at the launch of the 2019 BOFA programme

Wednesday 13 March 2019

- Attended the Ravenswood over 50's Club 40th Anniversary
- Attended the *Nowhere* Stompin' presentation

Friday 15 March 2019

- Attended the Tasmanian Honour Roll of Women induction luncheon
- Attended the opening night, Strictly Ballroom
- Officiated at the Strictly Ballroom post-show celebrations

Saturday 16 March 2019

- Attended the Ten Days on the Island - Super Night Shot

Sunday 17 March 2019

- Attended the St Patrick's Day Craic, Nunamara
 - Officiated at the 2019 Australian Taxi Golf Championships
-

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

Saturday 16 March 2019

- Attended the Ten Days on the Island - Super Night Shot

Wednesday 20 March 2019

- Attended the Tasmanian Recognition Awards, Catholic Education Commission
-

10 COUNCILLOR'S REPORTS

(This item provides an opportunity for Councillors 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 COUNCILLORS**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 Councillor'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 Heritage Advisory Committee Meeting - 28 February 2019****FILE NO:** SF2965**AUTHOR:** Fiona Ranson (Heritage Planner)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 28 February 2019.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 28 February 2019.

REPORT:

The Heritage Advisory Committee, at its Meeting on 28 February 2018:

- Elected Councillor Hugh McKenzie as Chair and welcomed Councillor Tim Walker as a committee member.
- Elected Councillor Tim Walker as Deputy Chair.
- Welcomed current and new organisation representatives including community representatives, Lez Penzes, Margot Smart and Dr Anne Neale.

The Committee discussed the following items:

- Terms of Reference - the Committee agreed no changes were required. Point 2 in the Role of the Heritage Advisory Committee "*Provide advice on and participate in the overview of heritage studies undertaken by Council*" the Committee would like Council to note its willingness to participate and requested that consideration be given to a representative, or representatives, being invited to participate as part of steering committees or review panels for future studies, rather than just reviewing work in its later stages.
 - Launceston Heritage Awards 2019 - Update on planning for this year's awards including Heritage Snap! and confirmed the date for the Awards 24 May 2019.
 - Heritage Planning Review - Draft Local Heritage list for new Planning Scheme will be considered at the Council Workshop 28 March 2019.
 - A suggestion that a Committee representative provide a presentation to new Councillors at a future Council Workshop.
-

12.1 Heritage Advisory Committee Meeting - 28 February 2019 ...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community and stakeholders
Key Direction -
1. To develop and consistently use community engagement processes.

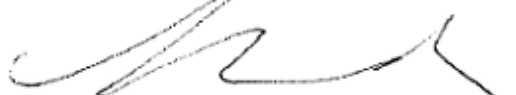
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

13 COUNCIL WORKSHOPS**13.1 Council Workshop Report****FILE NO:** SF4401**AUTHOR:** Anthea Rooney (Committee Clerk)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RECOMMENDATION:

That, pursuant to Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015*, Council notes the Council Workshops conducted since the last Council Meeting, for the purposes described:

Workshops conducted 14 and 21 March 2019:

Councillor Strategic Planning Session

Discussion with Councillors occurred regarding the organisational mission, vision and strategic plan for the City of Launceston.

Community Engagement Update

Councillor opinion was sought on the project update, including branding, themes and timing and the level of City of Launceston Councillor involvement.

Housing Tasmania Development Proposals

A discussion with Councillors was conducted on the Housing Land Supply Act 2018 and proposed projects.

REPORT:

Regulation 2(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshop held since the last Meeting.

ECONOMIC IMPACT:

Not considered relevant to this report.

13.1 Council Workshop Report ...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals -To ensure decisions are made in a transparent and accountable way
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

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

14 NOTICES OF MOTION

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

14.1 Notice of Motion - Councillor A E Dawkins - Investigation of Single Use Plastics

FILE NO: SF5547/SF1048

AUTHOR: Anthea Rooney (Committee Clerk)

GENERAL MANAGER: Michael Stretton (General Manager)

DECISION STATEMENT:

To consider a Notice of Motion regarding the investigation of single use plastics.

RECOMMENDATION:

That the Council agrees to investigate and implement a policy framework to phase out single use plastics at events, markets and other activities on Council owned/managed land and Council sponsored events, by 2022.

REPORT:

Plastic pollution is a well-understood environmental problem. Ecosystems all over the planet have been affected and plastic particles can be found throughout the food chain.

Council and community well understand the negative impacts that single use plastics and excessive packaging have on the environment and on the earth's natural resources and food systems. From landfill to road side waste, it is clear that those fortunate enough to live in mature economies will not be able to recycle their way out of the waste crisis and decisive action must be taken to reduce waste.

The City of Launceston has led on many elements of waste recovery and reduction. The success of FOGO, the separation and reuse of polystyrene, soft plastics, E-waste and other recoverables, is the sign of a community and Council working together to reduce landfill and move toward zero landfill. A successful move to a Circular Economy requires that we continue to move toward that position.

14.1 Notice of Motion - Councillor A E Dawkins - Investigation of Single Use Plastics ...(Cont'd)

Event management on Council land and Council sponsored events is a logical next step on the waste reduction continuum. The City of Launceston already has a zero-landfill/signature event in A Festival called Panama. Harvest Community Farmers' Market has built into its charter a model which requires ready to eat stall operators use post-consumer products, instead of single use petroleum-based plastic. Party in the Paddock has eliminated single use plastics and Festivale has made a clear commitment to running a sustainable event. Existing models can provide a template for an adoption and rolled out. Last year the Council provided more than \$530,000 in events sponsorship to assist in maintaining the City's vibrant events scene and this funding source can be used to influence the manner in which events are conducted in the future.

Post-consumer/bioplastics products are made from cellulose derived from sugar cane or corn and can be accredited to ensure that they do not produce toxic residue. They are readily available in Launceston and are competitively priced.

Giving a reasonable time frame to phase out single use plastics ensures that that all stakeholders have an opportunity to adjust their events accordingly. There is already a suggestion that events with a move toward zero waste will be viewed more favourably for funding, making this motion a natural extension of existing policy.

OFFICER COMMENT

(Leanne Hurst - Director Development Services)

Council has the infrastructure in the form of an Organics Processing Facility to support the collection and processing of FOGO/compostable products.

Based on anticipated investigations and outcomes the 2022 timeframe is achievable.

Council's Events Sponsorship application process requires that event organisers confirm they have reviewed the Environmental Protection Authority's *Sustainable Events Guidelines* as a compulsory pre-requisite for consideration. A condition in the funding agreements stipulates that the event must be conducted in a manner that will reasonably protect the environment. There is currently no mandated requirement that funding acquittals indicate what measures have been implemented to meet this condition.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

14.1 Notice of Motion - Councillor A E Dawkins - Investigation of Single Use Plastics ...(Cont'd)

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 5 - A city that values its environment
Ten-year goal - To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards
Key Direction -
5. To reduce our and the community's impact on the natural environment

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Michael Stretton: General Manager

ATTACHMENTS:

1. Notice of Motion - Councillor A E Dawkins
-

Attachment 1 - Notice of Motion - Councillor A E Dawkins

CITY OF LAUNCESTON

MEMORANDUM

FILE NO: SF5547 SF1048
MS:eg
DATE: 7 March 2019

TO: Michael Stretton General Manager
c.c. Committee Clerks

FROM: Andrea Dawkins Councillor

SUBJECT: **Notice of Motion** - Policy to phase out single use plastics at events, markets and other activities on council owned/managed land and council sponsored events, by 2022.

In accordance with Clause 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 21 March 2019.

Motion

That the Council agrees to investigate and implement a policy framework to phase out single use plastics at events, markets and other activities on council owned/managed land and council sponsored events, by 2022.

Background

Plastic pollution is a well-understood environmental problem. Ecosystems all over the planet have been affected and plastic particles can be found throughout the food chain.

Council and community well understand the negative impacts that single use plastics and excessive packaging have on the environment and on the earth's natural resources and food systems. From landfill to road side waste, it's clear that those fortunate enough to live in mature economies will not be able to recycle their way out of the waste crisis and decisive action must be taken to reduce waste.

City of Launceston has led on many elements of waste recovery and reduction. The success of FOGO, the separation and reuse of polystyrene, soft plastics, E-waste and other recoverables, is the sign of a community and council working together to reduce landfill and move toward zero landfill. A successful move to a Circular Economy requires that we continue to move toward that position.

Event management on council land and council sponsored events is a logical next step on the waste reduction continuum. City of Launceston already has a zero-landfill/signature event in A Festival called Panama. Harvest Community Farmers' Market has built into its charter a model which requires ready to eat stall operators use post-consumer products, instead of single use petroleum-based plastic. Party in the Paddock has eliminated single use plastics and Festivale has made a clear commitment to running a sustainable event. Existing models can provide a template for an adoption and rolled out.

CITY OF LAUNCESTON

MEMORANDUM

Last year the Council provided more than \$530,000 in events sponsorship to assist in maintaining the city's vibrant events scene and this funding source can be used to influence the manner in which events are conducted in the future..

Post-consumer/bioplastics products are made from cellulose derived from sugar cane or corn and can be accredited to ensure that they do not produce toxic residue.

They are readily available in Launceston and are competitively priced.

Giving a reasonable time frame to phase out single use plastics ensures that that all stakeholders have an opportunity to adjust their events accordingly. There is already a suggestion that events with a move toward zero waste will be viewed more favourably for funding, making this motion a natural extension of existing policy.

Attachments

N/A

Councillor Andrea Dawkins



15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 CREATIVE ARTS AND CULTURAL SERVICES DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS

18.1 Northern Tasmanian Waste Management Group Landfill Levy Amendment

FILE NO: SF6223

AUTHOR: Michael Attard (Waste and Environment Officer)

DIRECTOR: Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider a landfill levy amendment to drive more sustainable waste management and resource recovery for the City of Launceston and the northern Tasmanian community.

PREVIOUS COUNCIL CONSIDERATION:

pre-Council Workshop - 14 February 2019 - Proposed Levy Amendment for Northern Tasmanian Waste Management Group

RECOMMENDATION:

That Council endorses a landfill levy amendment from current \$5/tonne to \$7.50/tonne from 1 July 2019 to be included in the 2019/2020 City of Launceston fees and charges to be set under section 205 of the *Local Government Act 1993*.

REPORT:

The Northern Tasmanian Waste Management Group (NTWMG) was established in 2007 when a need was identified to have a coordinated and strategic approach to waste and resource recovery in the region.

Members include seven Councils from northern Tasmania: Launceston, Break O'Day, Dorset, George Town, Meander Valley, Northern Midlands and West Tamar.

The role of the NTWMG is to provide advice, funding and education on better managing waste and resource recovery within northern Tasmanian communities, businesses and local governments.

The NTWMG operates under a voluntary regional partnership and is able to provide these services through the current \$5/tonne levy on waste disposed to landfill from northern Tasmania.

**18.1 Northern Tasmanian Waste Management Group Landfill Levy Amendment
...(Cont'd)**

In 2007, when the group started operating, there was a \$2/tonne levy which was increased to \$5/tonne in 2012. There has not been a change for seven years and no CPI adjustment has been added over that period.

The proposed landfill levy amendment from \$5 per tonne to \$7.50 per tonne would boost the NTWGM yearly income from \$480,000 to \$720,000 and allow the group's strategy projects to be implemented on a sustainable basis into the future.

The proposed \$7.50/tonne levy cost implications to Launceston residents using the waste centre are minimal. In the 2017/2018 financial year, the great majority of landfill entries fall on or close to the minimum fee which is \$10 for a car entry.

Around 83% of entries for 2018 were between the \$10 - \$20 range. Under the existing landfill levy rate of \$5/tonne, the minimum \$10 fee has a 64 cent levy proportion. Under the proposed levy amendment, the minimum \$10 fee would attract a 96 cent levy proportion, an increase of 32 cents. Please refer to Table 1 for the breakdown of costs.

It is important to consider that the minimum \$10 fee will not change at the gate for the user but rather the weight category will be amended to reflect the 32 cent increase. The minimum charge of \$10 currently represents 128kg which will reduce to 124kg should the fee be adopted.

Table 1. Domestic Waste charge cost comparisons

Domestic waste charge	\$5/tonne Cents	\$7.50/tonne Cents	Extra cost Cents
>\$10	0.64	0.96	0.32
\$10.01 - \$11	0.70	1.056	0.35
\$11.01 - \$15	0.96	1.44	0.48
\$15.01 - \$20	1.28	1.92	0.64
\$20.01 - \$30	1.92	2.88	0.96
\$30.01 - \$40	2.56	3.84	1.28
\$40.01 - \$60	3.84	5.76	1.92
\$60.01 - \$80	5.12	7.68	2.56
\$80.01 - \$100	6.40	9.6	3.20
\$100.01 - \$200	12.8	19.2	6.40
\$200.01 - \$300	19.2	28.8	9.60

Currently there are NTWGM strategy projects that have not commenced due to there not being enough funds to implement them. The main direct benefit to the Council would be funding towards the development of a construction and demolition (C&D) facility to enable the diversion of this waste stream away from landfill.

18.1 Northern Tasmanian Waste Management Group Landfill Levy Amendment ...(Cont'd)

Tasmania lags behind other states in this recovery and the C&D waste stream represents the next best waste management opportunity for Launceston. Commercial users pay a commercial gate rate but then a high proportion of that material is recovered, reused or recycled. This extends landfill life and offsets operational costs.

Other direct benefits are detailed audits of waste streams to assist the Council in prioritising investment and continued support of the Council's organics initiative (Table 2).

There are also many non-direct benefits to the Council through bolstering education and communication tools, by the group being able to respond to arising issues and having funding to maintain current projects and develop new ones that improve waste management outcomes for Launceston.

The NTWVG Strategy 2017-2022 is provided in Attachment 1. The NTWVG Annual Report 2017-2018 and Annual Plan 2018-2019 is provided in Attachment 2.

Table 2. City of Launceston direct benefit from \$7.50 landfill levy

Construction and Demolition development	\$180,000
Kerbside composition audit	\$84,000
Landfill and transfer station audit	\$84,000
Organics support	\$65,000
Total	\$413,000

ECONOMIC IMPACT:

Landfill diversion encourages resource recovery, which equates to income and economic stimulation within the region. This also promotes circular economy practices to keep the resources in production rather than landfilling on a linear economic model. By decreasing the volumes that go to landfill, the life of landfills is extended representing savings in operation and landfill development costs.

The following is taken from the NTWVG 2017-2022 NTWVG Strategy.

Given that Tasmania contributes 2% to Australia's gross domestic product, the NTWVG estimates that waste services and waste products contribute \$190 million and \$90 million respectively to Tasmania's economy (ABS 2013, Department of Treasury and Finance 2015).

**18.1 Northern Tasmanian Waste Management Group Landfill Levy Amendment
...(Cont'd)**

ENVIRONMENTAL IMPACT:

The major goal of the NTWMG is diversion of waste away from landfills by supporting behaviour change and recycling and recovery services. By encouraging the community to reduce their waste, the group is limiting the impact of waste burial on the environment.

The major environmental impacts minimised are preventing harmful carbon dioxide and methane gases entering the atmosphere, reducing contamination of surface, groundwater and leachate systems. The group supports active recovery of valuable resources such as precious metals from being lost forever to landfill.

SOCIAL IMPACT:

From a social-economic perspective, recycling creates jobs. For every 10,000 tonnes of materials processed, 9.2 full time equivalent jobs are created. This compares to only 2.8 jobs for sending that waste to landfill (Access Economics 2009). Approximately 140,000 tonnes of waste from northern Tasmania is disposed to landfill each year at the opportunity cost of considerable job creation.

At the Launceston Waste Centre the recycling and resale services are managed by Launceston City Mission who generate income via being paid to carry out the services, though a financial incentive per tonne of materials recycled and also through the resale of items through the Uptippity resale shop. This income supports Launceston City Mission to carry out community work in the Launceston area.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 5 - A city that values its environment
Ten-year goal - To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards
Key Direction -
5. To reduce our and the community's impact on the natural environment

Northern Tasmanian Waste Management Group (NTWMG). Five- year strategy: 2017-2022
Northern Tasmanian Waste Management Group Annual report and plan 2017-2018

**18.1 Northern Tasmanian Waste Management Group Landfill Levy Amendment
...(Cont'd)**

BUDGET & FINANCIAL ASPECTS:

For the 2017/2018 financial year the Council landfilled 31,000 tonnes of material contributing \$155,000 to the regional landfill levy. Under the proposed amendment of \$7.50, the cost implications would be \$232,500; an increase of \$77,000/year (Table 3). The direct benefits to the Council outlined in the report section is shown at \$413,000 which is \$137,666 benefit per year for the next three years (Table 2).

The levy increases have been incorporated into the 2019/2020 financial year budget estimates. The Council operations, pensioner concessions, charity concessions and the free entry voucher would be impacted by proposed levy amendment (Table 3) and budget allocation towards these projects would need to reflect this.

Table 3. Landfill levy \$5/tonne v \$7.50/tonne CoL cost implications

	t/yr	Levy \$5/t	Levy \$7.5t	\$ Difference
CoL kerbside landfill	15,000	75,000	112,500	37,500
CoL other domestic, ops, pens, voucher, charity	16,000	80,000	120,000	40,000
Total	31,000	155,000	232,500	77,500

If the additional kerbside costs were recovered through the waste charge it would be an additional 74 cents to \$2.10 per annum dependent on bin size.

Table 4. Increase per annum based on bin size


Bin Size	Increase per annum based on bin size
85L	\$ 0.74
140L	\$ 1.22
240L	\$ 2.10

**18.1 Northern Tasmanian Waste Management Group Landfill Levy Amendment
...(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. Northern Tasmanian Waste Management Group (NTWMG) Strategy 2017-2022 (distributed electronically)
 2. Northern Tasmanian Waste Management - Annual Report 2017/2018 and Annual Plan 2018/2019 (distributed electronically)
-

19 CORPORATE SERVICES DIRECTORATE ITEMS**19.1 Council Fees - 2019/2020 Financial Year****FILE NO:** SF6641**AUTHOR:** Paul Gimpl (Chief Financial Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To determine various Council fees for the 2019/2020 financial year in accordance with the requirements of the *Local Government Act 1993*.

This decision requires an absolute majority of Council.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 28 February 2019

RECOMMENDATION:

That Council, by absolute majority, pursuant to section 205 of the *Local Government Act 1993*, set the fees as detailed in ECM Doc 4624981 for the financial year ending 30 June 2020.

REPORT:

Fees revenue for 2018/2019 amounted to \$24.7m or 23.1% of operating revenues (excluding capital grant revenue). Not all 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 proposed fees for 2019/2020 is provided as an attachment to this report. The schedule shows the percentage changes to the fees from the current year. Please note that in some instances where the fee amounts are small a change may appear as a large percentage.

Principles

The review of fees for 2019/2020 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.
-

19.1 Council Fees - 2019/2020 Financial Year ...(Cont'd)

- In the context of this budget a general baseline of 2.8% increase has been applied.
- The majority of 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 2.8% is slightly lower than the current All Groups Hobart consumer price index of 3% (Dec 2017 vs. Dec 2018), 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.

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 schedule shows the amount and the percentage change. Fees have been rounded, where appropriate, to the dollar or ten cents.

19.1 Council Fees - 2019/2020 Financial Year ...(Cont'd)

Dog Fees

A review of dog registration fees across the state has identified that the City of Launceston fees are significantly lower on average than other Tasmanian Council areas. A strategy is being developed to progressively bring Launceston's fees into parity with other Councils, commencing with a recommended 12% increase in total dog registration fees for the 2019/2020 financial year. Further work will need to be undertaken to understand the true cost of delivering dog management services, levels of service and models of cost recovery so that a considered decision can be made about future fees recommendations.

Waste Charges

The Launceston Waste Centre (LWC) serves as a regional facility accepting waste from other Councils, and commercial and industrial waste from within and outside the City of Launceston municipal area. In 2012 Council adopted the *Launceston resource recovery and waste management: interim strategy & action plan and Waste Services Costing Principles Policy (33-PI-004)*. The *Strategy* identified a number of issues with the pricing structure at the time as identified below:

- CoL ratepayers are subsidising regional waste disposal costs.
- There were intergenerational inequities, ie. future generations paying for today's disposal costs.
- There was limited pricing differentiation to encourage recycling and diversion.

Following extensive financial modelling Council adopted an eight year strategy to introduce the new fees which represent full lifecycle costs based on ecological sustainable development principles. The fee increases are currently six years into an eight year strategy.

Parks and recreation turf, marquee and tent fees

A review of the parks and recreation turf, marquee and tent fees was undertaken with a view to delivering a simplistic cost fee structure towards malls, parks and reserves place activation.

The marquee and tent fee as well as a turf fee hire was proving a barrier to hirers as it stretched budgets and resulted in reduced interest from stallholders. The review identified the need to deliver a one fee cost structure for the turf space hire, this fee was determined by bench marking other councils within Tasmania and also applying a commercial and non-commercial user rate depending on the area requested for hire.

The fees are more in line with what a hirer would expect to pay and is aimed at creating more interest in place activation across council malls, parks and reserves. The revenue generated from the hire of these spaces is around \$10K per annum. There is not expected to be a loss in revenue from any reduction in fees as this will be offset by the expected increased interest from community hiring.

19.1 Council Fees - 2019/2020 Financial Year ...(Cont'd)

Parking Fees

Council prioritises on-street parking for retail customers in the City centre. To provide options for commuters, Council operates a number of off-street car parks around the City centre so commuters can park and walk to work.

To ensure simplified pricing for our customers the prices for all day parking is generally rounded to whole or half dollar amounts. On this basis, prices are not adjusted each year in line with inflation but in arrears once they can be rounded to whole dollar amounts. Due to inflation since 2011, the prices for long-term parking have been adjusted by a whole dollar.

Carr Villa

A new pricing structure has been developed which aligns the proposed pricing structure at Carr Villa with the wider industry.

The key elements of the proposed pricing structure are:

- to continue to increase burial pricing by 15% annually, in line with other comparative cemeteries.
- to reduce cremation pricing to meet the market.
- to increase ash placement pricing to match the cost of providing the service.

ECONOMIC IMPACT:

The net economic impact to 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:

To 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 effect 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 increased fees across the broader community.

19.1 Council Fees - 2019/2020 Financial Year ...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Key Direction -
6. To maintain a financially sustainable organisation

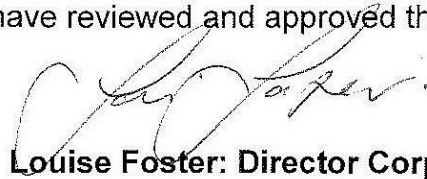
BUDGET & FINANCIAL ASPECTS:

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 2019/2020 Fees and Charges (distributed electronically)
-

19.2 Proposed 2019/2020 Annual Plan and Statutory Estimates (Budget)**FILE NO:** SF6641**AUTHOR:** Paul Gimpl (Chief Financial Officer)**DIRECTOR:** Louise Foster (Director Corporate Services)

DECISION STATEMENT:

To consider the release of the proposed 2019/2020 Annual Plan and Budget for public comment.

PREVIOUS COUNCIL CONSIDERATION:

Considered annually.

RECOMMENDATION:

That Council:

1. approves the release of the attached proposed 2019/2020 Annual Plan, proposed Statutory Estimates including the capital program and Major Operational Projects.
 2. invites submissions from the community on the 2019/2020 proposed Annual Plan and Budget.
 3. determines to close the submissions period at 5.00pm on Thursday, 18 April 2019.
 4. determines to consider submissions at its Workshop Meeting on Thursday, 23 May 2019.
 5. notes that the Council Meeting of Thursday, 13 June 2019 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 for the 2019/2020 financial year.

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

19.2 Proposed 2019/2020 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 2019/2020 are key actions Council proposes to undertake in 2019/2020 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 2019/2020 annual plan includes 35 actions that cover all eight priority areas from the Strategic Plan 2014-2024.

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:

- | | |
|---------------|---|
| 21 March 2019 | Council resolves to approve the release of the proposed annual plan and statutory estimates for comment.
Four week period for comment. |
| 18 April 2019 | Submissions close at 5.00pm. |
| 23 May 2019 | Submissions will be presented to Councillors for consideration. |
| 13 June 2019 | Council adopts the annual plan, determines the rating resolution and adopts the budget. |

ECONOMIC IMPACT:

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

19.2 Proposed 2019/2020 Annual Plan and Statutory Estimates (Budget) ...(Cont'd)

ENVIRONMENTAL IMPACT:

The budget and annual plan contain specific projects and ongoing programs to improve environmental outcomes.

SOCIAL IMPACT:

The budget and annual plan contain specific projects and ongoing programs to improve social outcomes.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area - 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

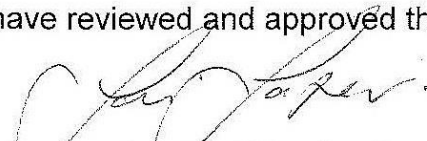
BUDGET & FINANCIAL ASPECTS:

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 2019/2020 Overview and Statutory Estimates (distributed electronically)
 2. Proposed 2019/2020 Capital Projects
 3. Proposed 2019/2020 Major Operational Projects
 4. Proposed 2019/2020 Annual Plan
-

Attachment 2 - Proposed 2019/2020 Capital Projects

Capital Projects 2019/20				
Row Labels	Sum of Council Amount	Sum of Grant Amount	Sum of Total Amount	
1 ADDITION	1,029,400	-	1,029,400	
2 CORPORATE SERVICES	60,000	-	60,000	
3 Information Technology	60,000	-	60,000	
4 IT Infrastructure Additions Program 2019/2020	35,000	-	35,000	
5 IT Smart City / Internet of Things Initiatives 2019/2020	25,000	-	25,000	
6 CREATIVE ARTS & CULTURAL SERVICES	354,400	-	354,400	
7 Theatres	27,500	-	27,500	
8 Princess Theatre Orchestra Pit Net Project	27,500	-	27,500	
9 Museum	326,900	-	326,900	
10 Install Fume Cupboard in Natural Sciences Lab	30,000	-	30,000	
11 Purchase 2x Commercial Grade Dehumidifiers	8,700	-	8,700	
12 Purchase New Vats for Natural Sciences Collections	10,200	-	10,200	
13 Purchase of 4 x Entomology Cabinets	13,000	-	13,000	
14 QVMAG Collection Audit	250,000	-	250,000	
15 RFID Tagging of QVMAG Collection Objects	15,000	-	15,000	
16 DEVELOPMENT SERVICES	100,000	-	100,000	
17 Tourism	100,000	-	100,000	
18 Cataract Gorge Projected Storytelling	100,000	-	100,000	
19 FACILITIES MANAGEMENT	200,000	-	200,000	
20 Cemetery	35,000	-	35,000	
21 Carr Villa Drainage Works	15,000	-	15,000	
22 Carr Villa Road Works	20,000	-	20,000	
23 Swimming Centre	165,000	-	165,000	
24 LA External Sign	25,000	-	25,000	
25 LAC Learn to Swim Office Relocation	80,000	-	80,000	
26 LAC Relocation & Upgrade of Barbeque and Shade area	60,000	-	60,000	
27 INFRASTRUCTURE SERVICES	315,000	-	315,000	
28 Parks Improvement	15,000	-	15,000	
29 St Leonards Dog Park Lights	15,000	-	15,000	
30 Roads Urban Upgrade	100,000	-	100,000	
31 Development Infrastructure Contribution fund 19/20	100,000	-	100,000	
32 Waste	200,000	-	200,000	
33 CBD Mobile Bin Rollout	200,000	-	200,000	
34 DISPOSAL	(112,000)	-	(112,000)	
35 INFRASTRUCTURE SERVICES	(112,000)	-	(112,000)	
36 Fleet Replacement	(2,000)	-	(2,000)	
37 Minor Plant Replacement 19/20 SALE	(2,000)	-	(2,000)	
38 Light Vehicle Fleet Replacement	(110,000)	-	(110,000)	
39 Light Vehicle Sales 19/20	(110,000)	-	(110,000)	
40 RENEWAL	16,528,900	1,010,000	17,538,900	
41 CORPORATE SERVICES	550,000	-	550,000	
42 Information Technology	550,000	-	550,000	
43 IT Corporate Software Applications Renewal Program 2019/2020 - 2022/2023	250,000	-	250,000	
44 IT Infrastructure Renewal Program 2019/2020	300,000	-	300,000	
45 CREATIVE ARTS & CULTURAL SERVICES	360,400	-	360,400	
46 Theatres	288,400	-	288,400	
47 Princess Theatre & Earl Arts Safety Compliance Project	179,400	-	179,400	
48 Princess Theatre Fly Tower Roof Replacement	44,000	-	44,000	
49 Princess Theatre Wireless Comms Project	65,000	-	65,000	
50 Museum	72,000	-	72,000	
51 Planetarium Show Renewal	8,000	-	8,000	
52 Removal & Replacement of Art Gallery Loading Dock Roller Shutter	15,500	-	15,500	
53 Replace Community History Chairs	3,500	-	3,500	
54 Replacement of Planetarium Seating	45,000	-	45,000	
55 DEVELOPMENT SERVICES	30,000	-	30,000	
56 Animal Control	30,000	-	30,000	
57 Pound and Shelter Rebuild Design	30,000	-	30,000	
58 FACILITIES MANAGEMENT	6,010,000	500,000	6,510,000	
59 Community Facilities Upgrade	485,000	-	485,000	
60 56 Frederick Street Building Remediation Works	260,000	-	260,000	
61 Albert Hall External Fabric Renewal Program	120,000	-	120,000	
62 Albert Hall Internal Fabric Renewal	40,000	-	40,000	
63 DMP Childcare Centre Air Con Replacement	65,000	-	65,000	
64 Public Conveniences Upgrade	240,000	-	240,000	
65 Ravenswood Exeloo Replacement	240,000	-	240,000	
66 Town Hall/Annexe Buildings	1,090,000	-	1,090,000	
67 Town Hall and Annexe Refurbishment	1,000,000	-	1,000,000	
68 Town Hall Council Chambers Air Con Unit	40,000	-	40,000	
69 Town Hall Internal Fabric Renewal	50,000	-	50,000	
70 YPIPA York Park and Invermay Park	2,800,000	-	2,800,000	
71 UTAS Stadium Resurfacing Turf Farm	2,800,000	-	2,800,000	
72 Other Technical	80,000	-	80,000	
73 CCTV Upgrade for Mowbray	80,000	-	80,000	
74 Cemetery	195,000	-	195,000	
75 Carr Villa Drainage Works	25,000	-	25,000	
76 Carr Villa Road Surface Renewal	30,000	-	30,000	
77 Refurbish Cremator at Carr Villa Memorial Park	140,000	-	140,000	
78 YPIPA Inveresk	0	500,000	500,000	
79 UTAS Stadium/Inveresk - Car Park Works	0	500,000	500,000	
80 Parking Sundry	500,000	-	500,000	
81 On Street Parking Machines Upgrade	500,000	-	500,000	
82 Parking Off St	415,000	-	415,000	
83 Bathurst Street Car Park Resurface	165,000	-	165,000	
84 Pat West Car Park Lift Upgrade	140,000	-	140,000	
85 CCTV Renewal Pat West Car Park	110,000	-	110,000	
86 Swimming Centre	205,000	-	205,000	
87 LAC Internal Finishes & Fittings Renewal Program	60,000	-	60,000	
88 LAC Plant & Equipment renewal	60,000	-	60,000	
89 LAC Public Address (PA) System Renewal	85,000	-	85,000	
90 INFRASTRUCTURE SERVICES	9,578,500	510,000	10,088,500	
91 Community Halls	20,000	-	20,000	
92 St Catherine's Hall Roof Replacement	20,000	-	20,000	
93 Fleet Replacement	1,620,000	-	1,620,000	
94 Major Plant Replacement 19/20 PURCHASE	1,500,000	-	1,500,000	
95 Minor Plant Replacement 19/20 PURCHASE	120,000	-	120,000	

Row Labels	Sum of Council Amount	Sum of Grant Amount	Sum of Total Amount
96 Flood Levee Improvement	40,000	-	40,000
97 Flood Defence Infrastructure Works	40,000	-	40,000
98 Light Vehicle Fleet Replacement	310,000	-	310,000
99 Light Vehicle Purchases 19/20	310,000	-	310,000
100 Parks Bridge Replacement	141,500	10,000	151,500
101 Duck Reach Trail No 3 Bridge 1803	37,500	-	37,500
102 Duck Reach Trail No1 Bridge 1801	52,000	-	52,000
103 Queechy Lake Bird Hide	40,000	10,000	50,000
104 Waverley Lake Bridge 1303	12,000	-	12,000
105 Parks Improvement	372,000	-	372,000
106 Churchill Park SPS Electrical Cabinet	12,000	-	12,000
107 Gorge Cliffgrounds SPS Renewal	150,000	-	150,000
108 Newnham Reserve Riparian Restoration	50,000	-	50,000
109 Parks Furniture Replacement Program	30,000	-	30,000
110 Princes Square Path Reseal	130,000	-	130,000
111 Parks Playground	115,000	-	115,000
112 City Wide Play Space Equipment Renewal	45,000	-	45,000
113 Play Space Strategy Implementation 19-21	70,000	-	70,000
114 Parks Sporting Facility	1,000,000	500,000	1,500,000
115 Churchill Park Sports Centre Upgrade	1,000,000	500,000	1,500,000
116 Parks Trails	30,000	-	30,000
117 Parks Footpath Reseal Program	30,000	-	30,000
118 Roads Bridge Replacement	200,000	-	200,000
119 Lonestar Road Bridge Replacement (Br#642)	200,000	-	200,000
120 Roads Footpath	350,000	-	350,000
121 Footpath Reseal Program 19/20	350,000	-	350,000
122 Roads Resealing	1,880,000	-	1,880,000
123 Parks Road & Car Park Reseal Program	30,000	-	30,000
124 Rural Resheeting Program 19/20	500,000	-	500,000
125 Rural Road Reseal Program 19/20	350,000	-	350,000
126 Urban Road Reseal Program 19/20	1,000,000	-	1,000,000
127 Roads Urban Upgrade	1,940,000	-	1,940,000
128 Cimitiere (Tamar-George) Road Recon	850,000	-	850,000
129 Crawford Street Pavment improvement new K&C	90,000	-	90,000
130 Design Program - Road and Transport Projects 19/20	100,000	-	100,000
131 Granville Street Retaining Wall & Kerb	350,000	-	350,000
132 Kerb and channel program	100,000	-	100,000
133 Retaining wall renewal program	150,000	-	150,000
134 Warring Street Rehabilitation	300,000	-	300,000
135 Stormwater Urban Upgrades	260,000	-	260,000
136 CoL Pump Station Renewal Program	40,000	-	40,000
137 Racecourse SWPS Renewal Phase 3	220,000	-	220,000
138 Waste	1,300,000	-	1,300,000
139 LWC Rising Main Upgrade	1,300,000	-	1,300,000
140 UPGRADE	3,001,000	957,000	3,958,000
141 CREATIVE ARTS & CULTURAL SERVICES	246,000	-	246,000
142 Theatres	115,500	-	115,500
143 Earl Arts Centre Air-Conditioning Switchboard	33,000	-	33,000
144 Princess Theatre Biobox Upgrade	38,500	-	38,500
145 Princess Theatre Foyer Access Lift Renewal	44,000	-	44,000
146 Museum	130,500	-	130,500
147 Natural Sciences Storage	20,000	-	20,000
148 QVMAG - Inveresk Workshop & Storage Area Upgrade	70,000	-	70,000
149 Upgrade Gallery Lighting to Energy Efficient LED	40,500	-	40,500
150 FACILITIES MANAGEMENT	685,500	29,500	715,000
151 Community Facilities Upgrade	55,000	-	55,000
152 56 Fredenick Street Stormwater Improvements	55,000	-	55,000
153 YPIPA York Park and Invermay Park	250,000	-	250,000
154 UTAS Stadium PA Speaker Upgrade	250,000	-	250,000
155 Cemetery	10,000	-	10,000
156 Carr Villa Burial Site Preparation	10,000	-	10,000
157 YPIPA Inveresk	20,500	29,500	50,000
158 Invermay Park Change Rooms - Levelling the Playing Field Grant	20,500	29,500	50,000
159 Parking Sundry	100,000	-	100,000
160 Parking Strategy Initiatives - Smart Signage	100,000	-	100,000
161 Parking Off St	250,000	-	250,000
162 Pat West Car Park Parenting Room Upgrades	250,000	-	250,000
163 INFRASTRUCTURE SERVICES	2,069,500	927,500	2,997,000
164 Parks Improvement	310,000	-	310,000
165 Reimagining the Cataract Gorge 19/20	250,000	-	250,000
166 Street Tree Strategy & Urban Implementation 19/20	60,000	-	60,000
167 Parks Sporting Facility	109,500	427,500	537,000
168 Female-friendly Facilities at Rocherlea Rec Ground	39,500	67,500	107,000
169 Female-friendly Facilities at Youngtown Oval	60,000	360,000	420,000
170 Royal Park Sportsfield Change Rooms	10,000	-	10,000
171 Roads Urban Upgrade	1,250,000	500,000	1,750,000
172 Invermay / Lindsay St - Traffic Signals	1,000,000	500,000	1,500,000
173 North Bank and Lindsay St Project	250,000	-	250,000
174 Stormwater Urban Upgrades	400,000	-	400,000
175 Newnham Creek/Hortus PI Bank Remediation	250,000	-	250,000
176 Prospect Flood Alleviation	150,000	-	150,000
177 Grand Total	20,447,300	1,967,000	22,414,300

Attachment 3 - Proposed 2019/2020 Major Operational Projects

Major Operational Projects 2019/20 (included in operational budget)

Row Labels	Sum of Council Funds	Sum of Grants	Sum of Total Funds
1 Priority 1	1,247,000	500,000	1,747,000
2 Corporate Services	165,000	-	165,000
3 Other Corporate Programs	165,000	-	165,000
4 Organisational Cultural Improvement Program	75,000	-	75,000
5 Safety Improvement Plan	50,000	-	50,000
6 LEAN	40,000	-	40,000
7 Development Services	520,000	-	520,000
8 City Heart Project	30,000	-	30,000
9 LCH Events and Activation Program	30,000	-	30,000
10 Community Development	150,000	-	150,000
11 Second stage implementation of My Place My Future	150,000	-	150,000
12 Planning Scheme Programs	340,000	-	340,000
13 Conversion of the Planning Scheme	20,000	-	20,000
14 Launceston Heritage List Review & Precincts	60,000	-	60,000
15 Strathroy Residential Growth Strategy & Masterplan	130,000	-	130,000
16 St Leonards Residential Growth Strategy & Masterplan	130,000	-	130,000
17 Facilities Management	80,000	-	80,000
18 Community Facilities Upgrade Program	25,000	-	25,000
19 Post Office Clock Tower - Heritage Fabric Restoration Works	25,000	-	25,000
20 Cemetery Programs	40,000	-	40,000
21 Cemetery Master Plan	40,000	-	40,000
22 UTAS Stadium	15,000	-	15,000
23 Invermay Park Female Friendly Changerooms	15,000	-	15,000
24 Infrastructure Services	280,000	500,000	780,000
25 Parks Improvement Program	180,000	-	180,000
26 Fire Management Plan Implementation Bushland Reserves	180,000	-	180,000
27 Roads Urban Upgrade Program	-	500,000	500,000
28 Launceston Traffic Signal Upgrade	-	500,000	500,000
29 Other Technical Programs	100,000	-	100,000
30 Urban Growth - Infrastructure planning	100,000	-	100,000
31 Creative Arts & Cultural Services	48,000	-	48,000
32 Museum Programs	48,000	-	48,000
33 QVMAG - Museum (Inveresk)	48,000	-	48,000
34 General Manager	154,000	-	154,000
35 Other Corporate Programs	134,000	-	134,000
36 Cultural Leadership Development Program - Aldermen	30,000	-	30,000
37 Governor Farewell Function	4,000	-	4,000
38 Review of the Greater Launceston Plan	100,000	-	100,000
39 Economic Development Program	20,000	-	20,000
40 Smart Cities Strategy / Framework	20,000	-	20,000
41 Priority 2	267,500	-	267,500
42 Corporate Services	30,000	-	30,000
43 Other Corporate Programs	30,000	-	30,000
44 Back Scanning of information Management BA Plans and Documents	30,000	-	30,000
45 Development Services	150,000	-	150,000
46 Tourism & Events	50,000	-	50,000
47 Cool Season Strategy	50,000	-	50,000
48 Planning Scheme Programs	100,000	-	100,000
49 Levee Protected Areas Code	80,000	-	80,000
50 Relbia Area Review & Plan	20,000	-	20,000
51 Infrastructure Services	50,000	-	50,000
52 Parks Improvement Program	50,000	-	50,000
53 Regional Recreation Plan	50,000	-	50,000
54 Creative Arts & Cultural Services	7,500	-	7,500
55 Museum Programs	7,500	-	7,500
56 QVMAG - Art Gallery (Royal Park)	7,500	-	7,500
57 General Manager	30,000	-	30,000
58 Other Corporate Programs	10,000	-	10,000
59 Professional Multimedia content	10,000	-	10,000
60 Economic Development Program	20,000	-	20,000
60 Napa, California - Sister City - COL Delegation Visit	20,000	-	20,000
62 Grand Total	1,514,500	500,000	2,014,500

Attachment 4 - Proposed 2019/2020 Annual Plan

2019-2020 Draft Annual Plan

1. We connect with our Community and our Region through meaningful engagement, cooperation and representation.

Action	Directorate
Review the GLP to provide an agreed vision and evidence based plan to guide the sustainable development of the Greater Launceston Plan area over the medium and longer term horizons, which is supported by all member Councils.	General Manager
Develop a framework for delivery of a Regional Recreation Strategy (Regional Sports Plan) in conjunction with sporting clubs, State Government and neighbouring councils.	Infrastructure Services
Develop the CoL's capacity to deliver consistent, sustainable and more effective Community Engagement for our stakeholders.	General Manager
Develop a Community Engagement - Policy, Strategy, Framework, and Toolkit, as well as to provide training to our identified 'Champions' across the CoL.	General Manager

2. We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy

Action	Directorate
Determine the priorities and extent of the Council's ongoing International Engagement Program.	General Manager
Cultural Strategy <ul style="list-style-type: none"> Complete and commence implementation of a Cultural Strategy for the City of Launceston. 	Creative Arts & Cultural Services

3. We are a progressive leader that is accountable to our governance obligations and responsive to our community.

Action	Directorate
Level of Service Planning <ul style="list-style-type: none"> Document service levels, review appropriateness of services, and engage with the community around expectations. 	Corporate Services
Organisational Alignment Project <ul style="list-style-type: none"> Implement outcomes of the Organisational Alignment Project. 	General Manager

Action	Directorate
Organisational Cultural Development Roadmap <ul style="list-style-type: none"> Continue to implement an organisational development program, with a focus on organisational culture, Lean and leadership development. 	Corporate Services
Review organisational Information and Communications Technology (ICT) Strategy	Corporate Services
Workplace Health and Safety <ul style="list-style-type: none"> Implement a Safety Management System 	Corporate Services

4. We value our City's Unique Identity by celebrating our special heritage and culture, and building on our competitive advantages to be a place where people choose to live, work and visit.

Action	Directorate
Launceston City Heart - Wayfinding and Connectivity Implementation - City Deal Agreement <ul style="list-style-type: none"> Implementation of wayfinding treatments in the CBD (Launceston City Heart area). 	Infrastructure Services
St John Street Bus Stops Redevelopment - City Deal Agreement <ul style="list-style-type: none"> Commence the redevelopment of St John Street (Central North and Central South) including Bus Stops as part of Stage 1 of the Launceston City Heart Masterplan. 	Infrastructure Services
Launceston City Heart <ul style="list-style-type: none"> Implement Stage 2 Implementation Planning 	Infrastructure Services
Launceston Heritage List Review and Precincts <ul style="list-style-type: none"> A review of the City of Launceston's local heritage list 	Development Services
Collection Audit <ul style="list-style-type: none"> As part of the Digital Cultural Experience migrate QVMAG collection information onto new platform 	Creative Arts & Cultural Services

5. We Serve and Care for our Community by providing equitable and efficient services that reflects needs and expectations of our community.

Action	Directorate
Review and implement planning controls to align with 2018 River Flood Study.	Infrastructure Services
Stormwater Management Plans <ul style="list-style-type: none"> Analyse results of hydraulic modelling developed over the past 3 years to finalise stormwater management plans for key urban catchments. 	Infrastructure Services

Action	Directorate
My Place My Future (Northern Suburbs Revitalisation Strategy) <ul style="list-style-type: none"> • Stage Two Implementation 	Development Services
Continue to roll out the ABCDE Learning Sites approach to Mowbray	Development Services
Develop a Social Inclusion Framework	Development Services
Review Councils Access Action Plan	Development Services
Review Councils framework for leasing of Council assets	Corporate Services

6. We Protect our environment by caring for our unique natural assets and amenity, and sensitively managing future development opportunities.

Action	Directorate
River Health Action Plan - Implementation <ul style="list-style-type: none"> • The project will include the implementation of the River Health Action Plan (catchment management and combined system improvements, public education and policy development), management of the sediment raking program (data review, hydrological modelling, community). 	Infrastructure Services
Sustainability Strategy <ul style="list-style-type: none"> • Commence development of a sustainability strategy that will: • Identify actions and strategic projects to improve resource recovery and diversion away from landfill. • Outline an energy and greenhouse gas reduction action plan to enable City of Launceston to reduce its carbon footprint. • Identify actions to build community and infrastructure resilience in light of the potential impacts of future climate change. 	Infrastructure Services

7. We are a City Planning for our Future by ensuring our approach to strategic land-use, development and infrastructure investment is coordinated, progressive, and sustainable.

Action	Directorate
University of Tasmania (UTAS) Relocation - City Deal Agreement <ul style="list-style-type: none"> • Engage with the UTAS on the project to relocate to Inveresk to ensure it integrates with the precinct and City in a planned manner. 	General Manager

Action	Directorate
<p>City Deal Agreement</p> <ul style="list-style-type: none"> Continue to work with the Commonwealth and State Government to successfully implement all of the City of Launceston's commitments under the City Deal program to deliver a range of economic and social benefits to the City. 	<p>General Manager</p>
<p>Launceston Transport Strategy</p> <ul style="list-style-type: none"> Develop a Transport Strategy for the municipality that captures the challenges and opportunities that come with the growth and development across the City, the relocation of the University of Tasmania to Inveresk and the trends and technological advances in sustainable transport planning and operation. 	<p>Infrastructure Services</p>
<p>Traffic Signal Project</p> <ul style="list-style-type: none"> Upgrade of the City's aging traffic signal infrastructure (owned by State Growth), targeted improvement of intersections, implementation of data capture technology and data analytics, and provide a framework to encourage more sustainability transport options. 	<p>Infrastructure Services</p>
<p>Inveresk Masterplan</p> <ul style="list-style-type: none"> Engage with UTAS and precinct stakeholders to develop and commence implementation of the Inveresk Masterplan. 	<p>Facilities Management</p>
<p>St Leonards Residential Growth Strategy and Masterplan</p> <ul style="list-style-type: none"> Develop a residential growth strategy and masterplan for the St Leonards area 	<p>Development Services</p>
<p>Strathroy Residential Growth Strategy and Masterplan</p> <ul style="list-style-type: none"> Develop a residential growth strategy and masterplan for the Strathroy area. 	<p>Development Services</p>
<p>Central Area Precinct Plan</p> <ul style="list-style-type: none"> Develop a precinct plan for the Central Area 	<p>Development Services</p>
<p>Launceston Planning Scheme</p> <ul style="list-style-type: none"> Finalise the local provisions of the Launceston Planning Scheme for translation to the new state-wide planning scheme framework. 	<p>Development Services</p>
<p>Parking Strategy</p> <ul style="list-style-type: none"> Implement a holistic approach for the future direction and management of parking for the City of Launceston to accommodate the current and future needs. 	<p>Facilities Management</p>

20 GENERAL MANAGER'S DIRECTORATE ITEMS**20.1 Launceston Flood Authority - Rules Amendment****FILE NO:** SF4493**DIRECTOR:** Shane Eberhardt (Director Infrastructure Services)

DECISION STATEMENT:

To consider an amendment to the Launceston Flood Authority governance arrangements.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 14 February - Launceston Flood Authority

RECOMMENDATION:

That Council:

1. adopts the Launceston Flood Authority Rules 2019 (ECM Doc ID 4622876) which will support the change of the Purpose and Function to become focused on high level advice to Council and Council Officers.
 2. authorises the General Manager to undertake recruitment of at least one Director with high level infrastructure and flood mitigation skills and at least one Director with high level community risk skills. The appointment of Directors will require Council endorsement.
 3. authorises the General Manager to request the Minister to amend the maps contained in Schedules 1 and 2 of the *Launceston Flood Risk Management Act 2015* to reflect the amended extent of "Flood Prone Areas" and the adjustments to "Levee Related Land" principally to reflect construction of the Newstead Flood Levee as per the plans contained in Central Plan Register plan number CPR10796.
-

REPORT:

The Launceston Flood Authority (LFA) was established by the Council as a single authority under section 30 of the *Local Government Act 1993*. The governance arrangements for the LFA were created under the LFA Rules adopted by the Council in August 2008 and amended in April 2014.

20.1 Launceston Flood Authority - Rules Amendment ...(Cont'd)

The Launceston Flood Risk Management Deed (the Deed), dated 29 April 2008, required Council to establish the LFA, prepare necessary planning scheme amendments, develop a public education strategy in relation to flood hazards in the Invermay area, review and revise relevant emergency management agreements and prepare the services needed for construction and funding arrangements.

The Deed specifies that the Crown will provide operational funding for the LFA on an annual basis to the sum of \$150,000 (in June 2006 indexed by Hobart CPI), with the Council to provide further operational funding as required to fulfil the LFA's function.

The Deed also stipulates that the Crown will provide \$250,000 (in June 2006 indexed to Hobart CPI) annually for the cost of dredging in the upper reaches of the Tamar River, and at the discretion of the LFA, to reallocate this sum "for the maintenance of other flood mitigation measures" in any given year.

The functions of the LFA substantially reflect the obligations of the Council under the Deed in relation to the provision of management of flood management infrastructure:

The Launceston Flood Risk Management Act 2015

The purpose of this Act is to: "*make provision for and in relation to the management of the likelihood, severity and duration of, and emergencies consisting of, floods in Launceston ... and for related matters*".

Broadly, this Act provides powers, functions and rights of the LFA and the Council in mitigating both flood risk and flood duration. It also provides and confers requirements and powers in regards to emergency management, planning matters and enforcement, and immunities.

Operational type powers and functions under the *Launceston Flood Risk Management Act 2015* have been delegated by the LFA to the Council Officers.

In September 2018, Paul Arnold was commissioned by the General Manager to undertake a review of the future of the LFA given the fact that the LFA has successfully completed the construction of the Launceston levy infrastructure project, and therefore, will be moving to a focus on the upgrading, maintenance and management of the Launceston levies.

The Review made the following observations:

- The construction phase is completed.
 - Maintenance activities have been delegated to Council Officers.
 - There is no formal structure to maintain the integrity of the flood protection system.
-

20.1 Launceston Flood Authority - Rules Amendment ...(Cont'd)

In summary the Review concluded that:

- The LFA is currently operating like a Committee of Council.
- Many of the functions of the LFA are better placed with Council.
- The opportunities for the LFA are:
 - High level independent monitoring of the effectiveness of the system.
 - Advising Senior Council Officers.

On the basis of the observations and review of the relevant Acts, Deed and Rules, the Review proposed there was an opportunity to change the focus of the LFA to provide high level flood management advice.

The suggested Purpose and Function of the LFA is that:

*The **Purpose** of the LFA be reviewed to limit its role to perform an Independent High Level Monitoring of the strategies and assets deployed to minimize flood impact in the Flood Risk Area of Launceston, including the ongoing dredging (silt raking) of the upper reaches of the Tamar River.*

*The **Function** of the LFA be reviewed to limit its functions to:*

- *ensuring annual dredging works (silt raking) are completed satisfactorily;*
- *determining appropriate measures to assess the ongoing effectiveness of existing levees in Launceston, including the levee maintenance plans and the ongoing effectiveness of river dredging plans; and*
- *take appropriate action to procure independent advice having regard to the efficiency of existing levees and other circumstances to repair and maintain levees and levee banks.*

To support this change, the composition of the Board of Directors would need to be altered to best reflect the revised purpose and functions of the LFA. This proposal should, in no way, diminish the significant contribution which has been made by the current LFA Board comprising Mr Alan Birchmore and Mr Don Wing, together with the Mayor and General Manager. Under the Chairmanship of Mr Birchmore, the Board has successfully guided the LFA in the completion of the complex Launceston levy construction project and the establishment and maintenance of the silt raking program. The recommendation to alter the Board is merely a result of the changing role and function of the LFA post completion of the levy construction.

20.1 Launceston Flood Authority - Rules Amendment ...(Cont'd)

The current LFA Rules concerning appointment of Directors states:

Subject to Clause 12.7, the number of Directors shall be five.

Subject to the right of Council to appoint and remove Directors:

- *One Director shall be the Mayor of Council;*
- *One Director shall be a person independent of Government, an expert in the work of the Authority;*
- *One Director shall be the General Manager of Council, or representative of Council;*
- *Two Directors shall be residents of the locality but with knowledge and competence in the field of work undertaken by the Authority.*

The report provided by Paul Arnold suggests the governance structure of the LFA to include the following:

8.4.2 The number of Directors be a minimum of three, consisting of

- *General Manager of LCC, or delegate.*
- *Two external members, who have the skill sets to carry out the functions of the revised LFA, one of which is elected Chair:*
 - *One as a High Level Technical Infrastructure Asset Director, and*
 - *The other as High Level Risk Management/Community Director.*
- *Other Directors to be considered from time to time.*

8.4.3 That all work required to be undertaken for the Directors, to carry out their role, is undertaken by qualified officers, at arm's length to Council.

In addition to the Rule changes outlined above, a number of other amendments have been made to either provide greater clarity or remove duplication with relevant legislation.

In addition updated flood modelling has been undertaken to better understand the extent of the flood prone areas as shown in Attachment 4. Section 4 of the *Flood Risk Management Act 2015* provides that the map contained in Schedule 1 of the Flood Risk Management Act is to be the same as that specified in the LFA Rules. The maps contained in Schedule 2 have been updated to indicate the location of the Newstead Flood Levee.

It is recommended that the General Manager be authorised to ask the Minister to substitute the maps contained in Schedule 1 and Schedule 2 of the *Flood Risk Management Act 2015* as per the plans contained in the Central Plan Register plan number CPR10796.

A track changes version of the LFA Rules is provided as Attachment 3.

20.1 Launceston Flood Authority - Rules Amendment ...(Cont'd)

Attachment 2 is the full Review undertaken by Paul Arnold.

ECONOMIC IMPACT:

The provision and continued maintenance of the Launceston flood levees has significant benefit to the broader community. With the amendments to the LFA Rules, it is expected there will be efficiency gains with the Council Officers delivering the current LFA operational requirements.

ENVIRONMENTAL IMPACT:

The amendment to the LFA Rules does not affect the environment.

SOCIAL IMPACT:

The social benefits of protecting the broader community from major flood is significant.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To ensure decisions are made in a transparent and accountable way
Key Direction -
3. To ensure decisions are made on the basis of accurate and relevant information

BUDGET & FINANCIAL ASPECTS:

It is expected that there will be efficiency gains by the Council Officers delivering the current LFA operational requirements.

The Chairman of the LFA was previously remunerated \$14,000 a year. Under the proposed skills based structure the skills based Directors will need to be remunerated. Benchmarking will be undertaken as part of the recruitment process but it is expected to be in the order of \$8,000 to \$15,000.

Overall there is no increase in net expenditure due to the proposed changes to governance arrangements.

20.1 Launceston Flood Authority - Rules Amendment ...(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.

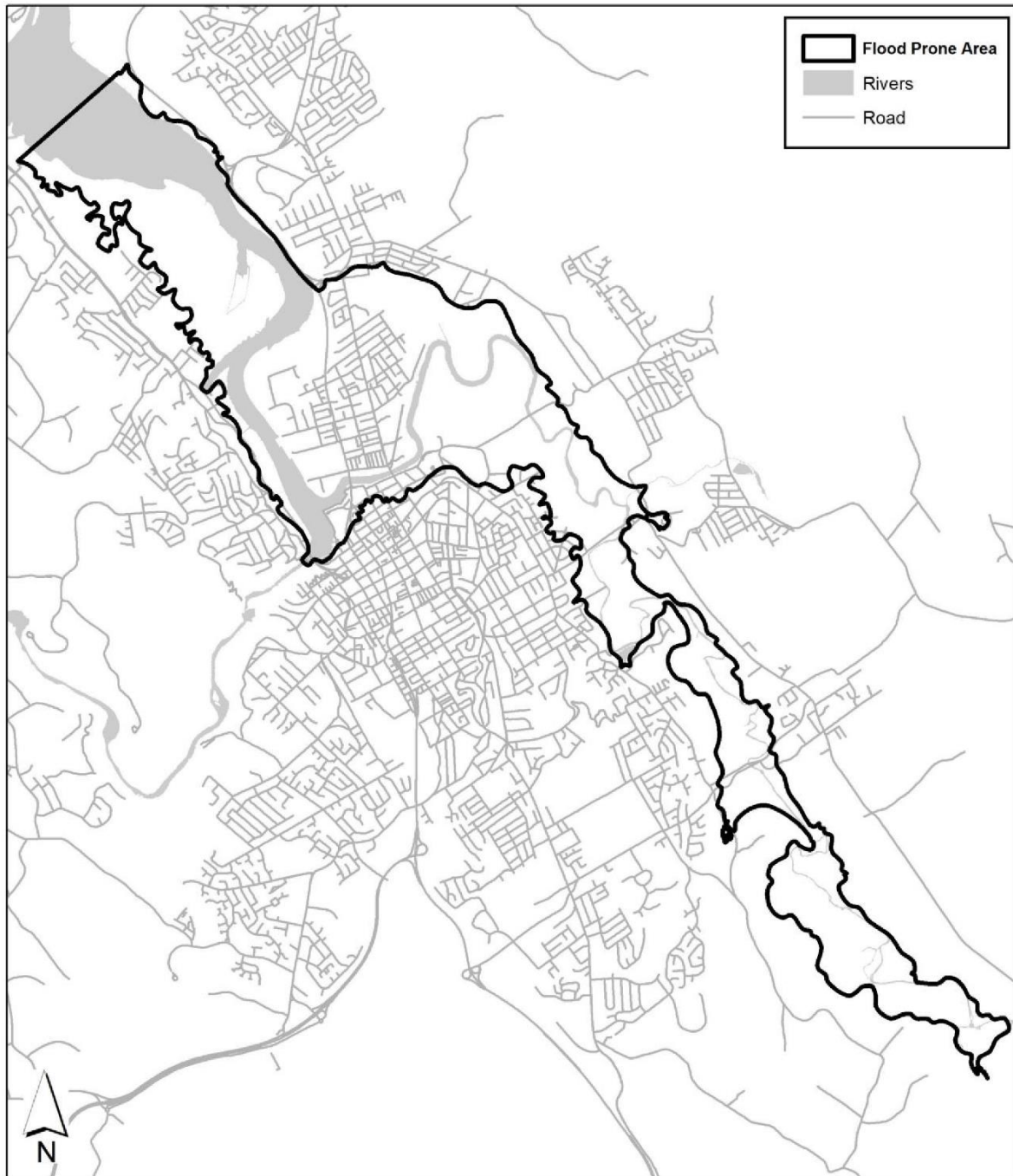


Shane Eberhardt: Director Infrastructure Services

ATTACHMENTS:

1. Launceston Flood Authority Rules 2019 (distributed electronically)
 2. Review of Launceston Flood Authority (distributed electronically)
 3. Launceston Flood Authority Rules 2019 - Tracked Changes (distributed electronically)
 4. Flood Prone Areas Map
-

Attachment 4 - Flood Prone Areas Map



21 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.

22 CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(1); Regulation 32(1)(c) and Regulation 34(1)(b)

No Closed Items have been identified as part of this Agenda

23 MEETING CLOSURE
