

# **COUNCIL AGENDA**

### COUNCIL MEETING THURSDAY 6 APRIL 2023 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: 6 April 2023

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 Chief Executive Officer

#### AUDIO of COUNCIL MEETINGS

An audio recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Council Meetings - Audio Recording Policy - 14-Plx-008.

This Council Meeting will be streamed live to and can be accessed at: <u>www.launceston.tas.gov.au/Council/Meetings/Listen</u>.

#### PUBLIC ATTENDANCE AT THE COUNCIL MEETING

At the Council Meeting, please take care to follow signage and the directions of Council Officers to ensure that physical distancing and other COVID-19 safe behaviour is observed.

#### PUBLIC QUESTION TIME - AGENDA ITEM 8

A limit of three questions received in writing by Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at <u>contactus@launceston.tas.gov.au</u>, PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting, or Taken on Notice and answered at a later Council Meeting.

#### PUBLIC COMMENT ON AGENDA ITEMS

When attending the Council Meeting, you will be asked if you wish to comment on an item in the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chair may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated.

#### LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the positions of General Manager Community and Place, General Manager Organisational Services, General Manager Infrastructure and Assets and General Manager Creative Arts and Cultural Services do not assume the functions and powers of the term *general manager* in a legislative sense: any legislative functions and powers to be delegated to these roles will be made by Council or the Chief Executive Officer. At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas). For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993* (Tas) and all other legislation administered by or concerning Council.

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#### 1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

#### 2. MAYORAL ACKNOWLEDGEMENTS

#### 3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

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

#### 4. 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 23 March 2023 be confirmed as a true and correct record.

#### 5. COUNCIL WORKSHOPS

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

#### 5.1. Council Workshop Report - 23 and 30 March 2023

#### **FILE NO:** SF4401

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

#### **GENERAL MANAGER APPROVAL:** Louise Foster (Organisational Services Network)

#### **DECISION STATEMENT:**

To consider Council Workshops conducted since the last Council Meeting.

#### **RELEVANT LEGISLATION:**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 8(2)(c)

#### **RECOMMENDATION:**

That Council, pursuant to Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. pre-Council Workshop conducted on 23 March 2023:

#### University of Tasmania Update

Councillors were introduced to the University of Tasmania's Vice-Chancellor, Professor Rufus Black and receive an update on progress with the Newnham Masterplan.

*In Attendance:* Mayor Councillor D C Gibson, Deputy Mayor Councillor M K Garwood, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Dr G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton. *Apologies:* Councillor D H McKenzie

2. Workshop conducted on 30 March 2023:

#### Northern Tasmania Development Corporation

*Councillor were provided with an update on the Northern Tasmania Development Corporation's recent activities and achievements.* 

#### University of Tasmania Stadium Redevelopment

Councillors received a presentation regarding Stage 1 of the University of Tasmania redevelopment.

#### Waste Charges and Waste Rate

Councillors received an overview of the Launceston Waste Centre and a proposal to amend disposal fees so that a full cost recovery is achieved. Proposed Waste Management (bin) Charges for 2023/2024 were also presented to Councillors for consideration.

#### Planning Scheme - Professional Development (Councillors)

*Councillors were provided with a refresher to the Planning Scheme and the development application process.* 

#### Albert Hall

Councillors received an update on contract negotiation, funding requirements and the communication strategy for the Albert Hall.

#### Launceston Central City Marketing Brand Presentation

Councillors received a presentation regarding the proposed brand for the reformed organisation.

*In Attendance:* Mayor Councillor D C Gibson, Deputy Mayor Councillor M K Garwood, Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Dr G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton.

#### **REPORT**:

Regulation 8(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 Workshops held since the last Meeting.

Attendance is recorded for noting and reporting in the Council's Annual Report.

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

#### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

#### **DISCLOSURE OF INTERESTS:**

The Author and General Manager have no interests to declare in this matter.

#### **ATTACHMENTS:**

Nil

#### 6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

No Councillors' Leave of Absence Applications have been identified as part of this Agenda.

#### 7. 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).

### 7.1. Katie MacLaren (Office Coordinator) and Stephen Saunders (Volunteer Administration) - Wilderness Society (Tasmania)

FILE NO: SF6368

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

#### CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

#### SUMMARY OF PRESENTATION

Katie and Stephen will provide Council with information on the Wilderness Society's Charles Street Centre which acts as the base for campaigns in Tasmania's north, including the Community Rights in Environmental Decision-Making campaign. The organisation provides a meeting space for community groups and supplies information to local and international visitors about Tasmanian natural heritage.

#### 8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

**8.1.** Public Questions on Notice Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(1)

### 8.1.1. Public Questions on Notice - Charmaine Baines - Facilities at Launceston Leisure and Aquatic Centre - 16 March 2023

FILE NO: SF6381

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

#### **QUESTIONS AND RESPONSES:**

The following questions, submitted in writing to the Council on 16 March 2023 by Charmaine Baines, have been answered by Dan Ryan (General Manager Community and Place Network).

#### Questions:

Disabled toilets are there specifically for people with disabilities and they are there for good reasons. People with disabilities should not be further discriminated against because the Council has allowed *gender neutral* facilities. Single sex spaces should be separated by sex, not gender. Gender is a subjective term. Sex is biological reality. By keeping facilities at the Aquatic Centre single sex, this will safeguard children and women and provide privacy and dignity for both sexes.

- 1. Why are they asking for a single sex disabled toilet and change room being made available for non-disabled people to use?
- 2. Why is the Council allowing the opposite sex into what should be single sex facilities?
- 3. How does the Council propose to safeguard women and children whilst also allowing privacy and dignity for both sexes?

#### Response:

- 1. This question referes to a previous Question on Notice answered by the Council on this matter. Launceston Aquatic Centre's current offering has male and female change spaces with individual stalls, as well as private changing areas. Change room areas for people requiring wheelchairs are fitted with a hoist, are pin coded and can only be accessed by patrons requiring such assistance.
- 2. The Anti-Discrimination Act 1998 (Tas) prohibits discrimination on the basis of gender self-identity.

3. Any behaviour of patrons within the Launceston Aquatic Centre which is either unlawful or breaches Centre's rules are investigated and action is taken to appropriately address such behaviours.

#### 8.1.2. Public Questions on Notice - Ray Norman - Delegated Authorities, Launceston Waste Centre and City Greening - 27 and 28 March 2023

FILE NO: SF6381

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

#### CHIEF EXECUTIVE OFFICER: Michael Stretton

#### **QUESTIONS AND RESPONSES:**

The following questions, submitted in writing to the Council on 27 and 28 March 2023 by Ray Norman, have been answered by Leanne Purchase (Manager Governance), Shane Eberhardt (General Manager Infrastructure and Assets Network) and Dan Ryan (General Manager Community and Place Network).

#### Questions:

1. [In relation to delegations at the City of Launceston] ...by what authority, delegated or other, within the *Local Government Act 1993* (Tas) does the Chief Executive Officer and the Mayor now deem - apparently without reference to all Councillors - that, at this point in time there is no intention to alter the current practice of assigning or administering delegated authorities within the Council ...? ... will the Mayor or the Chief Executive Officer please explain how this is the case on the record for the benefit of all of the Council's constituency?

#### Response:

The delegations that are currently in place at the City of Launceston are the subject of an ongoing and cyclic review process. This system has been in place for many years across many elected Councils which has enabled the Council to operate in an effective manner. The delegations register is transparently provided on the Council's website so that anyone with an interest can access, review and identify any areas of concern. This could then, of course, be raised with any elected member to consider.

2. [With regard to the Launceston Waste Centre operations], will the Mayor and Chief Executive Officer disclose where the Council garners the required funding for the operation of the Waste Management Centre and how the Council receives these funds and in what timeframe; what income is generated from fees and charges; how it is that ratepayers make no contribution at all for their weekly waste collection service and just how secure any alternative funding source is likely to be going forward without impacting in any way upon ratepayers' rate demands?

#### Response:

In 2014 Council adopted the following position:

The Council adopts the following principles for determining the sustainable fees for disposing waste:

- 1. Fees are set on a full cost recovery basis plus a return on capital.
- 2. In terms of setting fees the waste transfer station and landfill is considered as a single business operation.
- 3. The implementation of sustainable fees to commence on 1 January 2015. The transfer stations will be transitions to full cost recovery over eight years and the landfill will be transitioned over two years.
- 4. If required the price will be calculated for the Carbon Pricing Mechanism. The need to include this will be determined prior to 1 January 2015.

Since January 2015 the Council has been working towards achieving full cost recovery with the Council's officers currently undertaking an update on the pricing models for the Launceston Waste Centre. This means that the Launceston Waste Centre is funded through fees collected at the weighbridge based on the weight disposed. Kerbside collection services are funded through the Waste Charge which is itemised on the rates notice.

3. [With regard to the City of Launceston's greening of the City initiatives] ... will Council now, as other jurisdictions do and are doing, proactively engage with multiple designated *precinct greening community networks* to enable Council to ... engage the constituency in its placemaking and cultural placescaping in multiple and diverse contexts?

#### Response:

The City of Launceston has not abandoned greening of the City and suburbs with the Launceston City Heart Project featuring as a priority project in its Annual Plan and the current development of the Urban Greening Plan (the Plan) for which consultation closed on the 31 March 2023. The Plan seeks to double tree canopy by 2040.

### 8.1.3. Public Questions on Notice - Rafael Molina (Tamar Bicycle Users Group) - Cycling Infrastructure - 23 March 2023

FILE NO: SF6381

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

#### **QUESTIONS AND RESPONSES:**

The following question, asked at the Council Meeting on 23 March 2023 by Rafael Molina, has been answered by Shane Eberhardt (General Manager Infrastructure and Assets Network).

#### Questions:

 What is the single most important piece of cycling infrastructure in the City of Launceston that is making it recognised as one of the greatest places in the world by bicycle?

#### Response:

There is no single piece of infrastructure that can make a city a great place for cycling. Whether cycling for recreation or for commuting, a great cycling trip relies on a system of infrastructure that supports the entire trip. Launceston has a strong recreational cycling community and has many great off-road and separated cycle ways, passing through scenic areas that support this type of cycling. However, cycling is not yet a significant mode of transport for travel in Launceston.

Launceston does have a good base of on-road cycling facilities, and assessment completed for the Launceston Transport Strategy indicates that most of the urban area can access education, health facilities and activity centres within 15 minutes of cycling travel - an aspirational target for many cities across the world.

The City of Launceston recognises that, whilst starting from a good base, there is scope for improvement in removing gaps in cycling network infrastructure in order to make cycling a more attractive option, particularly for those less confident riding on the road. The Launceston Transport Strategy highlights the importance of continual improvement in this space.

#### **8.2.** Public Questions Without Notice Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)

#### 9. PLANNING AUTHORITY

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 9 - Planning Authority.

9.1. DA0580/2022 - 112 Tamar Street, Launceston - Residential - Construction of Two Dwellings

FILE NO: DA0580/2022

**AUTHOR:** Duncan Payton (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

#### **DECISION STATEMENT:**

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

#### PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	112 Tamar Street, Launceston
Zoning:	General Residential
Receipt Date:	23/09/2022
Validity Date:	21/11/2022
Further Information Request:	22/11/2022
Further Information Received:	07/02/2023
Deemed Approval (extension granted):	10/04/2023
Representations:	16

#### **RELEVANT LEGISLATION:**

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

#### STANDARDS REQUIRING PLANNING DISCRETION:

8.4.2 P3 - Setbacks and building envelope for all dwellings8.4.3 P1 - Site coverage and private open space for all dwellings8.4.6 P1 - Privacy for all dwellings

#### **RECOMMENDATION:**

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted for DA0580/2022 - Residential - construction of two dwellings at 112 Tamar Street, Launceston, subject to the following conditions:

#### 1. ENDORSED PLANS AND DOCUMENTS

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

- a. Cover, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A000, revision 1, dated 31/01/2023.
- b. Site Plan, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A101, revision 1, dated 31/01/2023.
- c. Site Survey, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A102, revision 1, dated 31/01/2023.
- d. Plan of Strata, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A103, revision 1, dated 31/01/2023.
- e. Dwelling 01 Ground Floor, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A201, revision 1, dated 31/01/2023.
- f. Dwelling 01 Lower Ground Floor, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A202, revision 1, dated 31/01/2023.
- g. Dwelling 01 First Floor, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A203, revision 1, dated 31/01/2023.
- h. Dwelling 02 Ground, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A204, revision 1, dated31/01/2023
- i. Dwelling 02 First, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A205, revision 1, dated 31/01/2023.
- j. Dwelling 02 Second, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A206, revision 1, dated 31/01/2023.
- k. TH1 North Western Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A301, revision 1, dated 31/01/2023.
- I. TH1 North Eastern Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A302, revision 1, dated 31/01/2023.
- m. TH1 South Eastern Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A303, revision 1, dated 31/01/2023.
- n. TH1 South Western Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A304, revision 1, dated 31/01/2023.
- o. TH2 North Western Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A305, revision 1, dated 31/01/2023.
- p. TH2 North Eastern Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A306, revision 1, dated 31/01/2023.
- q. TH2 South Western Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A307, revision 1, dated 31/01/2023.
- r. TH2 South Eastern Elevation, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A308, revision 1, dated31/01/2023
- s. Site Sections, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A401, revision 1, dated 31/01/2023.
- t. Shadow Diagrams 10am Existing, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A501, revision 1, dated 31/01/2023.
- u. Shadow Diagrams 10am Proposed, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A502, revision 1, dated 31/01/2023.
- v. Shadow Diagrams Midday Existing, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A503, revision 1, dated 31/01/2023.

- w. Shadow Diagrams Midday Proposed, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A504, revision 1, dated 31/01/2023.
- x. Shadow Diagrams 3pm Existing, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A505, revision 1, dated 31/01/2023.
- y. Shadow Diagrams 3pm Proposed, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no A506, revision 1, dated 31/01/2023.
- z. Tamar Street Perspective, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no P01, revision 1, dated 31/01/2023.
- aa. Brisbane Street Perspective, prepared by S Group, project no. J18.115, proposed dwellings at 112 Tamar Street, page no P02, revision 1, dated 31/01/2023.

#### 2. AMENDED PLANS REQUIRED

Prior to the commencement of any works, amended plans must be submitted to the satisfaction of the Manager City Development to replace plans annotated as *Amended Plans Required* and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit. The amended plans must show:

- a. privacy screens as required by Condition 6;
- b. storage area for waste bins; and
- c. corrected area notation to provide consistency between plans A101 and A103

Amended plans should include identification information such as updated revision numbers, revision date and revision description. The changes are to be highlighted in red clouds or a format agreed with the planning officer.

#### 3. LEGAL TITLE

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

#### 4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/01899-LCC, dated 06/02/2023 and attached to the permit.

#### 5. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of: Monday to Friday - 7am and 6pm Saturday - 9am to 6pm Sundays and Public Holidays - 10am to 6pm

#### 6. PRIVACY SCREEN

Privacy screens of 1.7m high, with a uniform transparency of not more than 25% must be erected along the north-western side of all decks within 3m of the north-western lot boundary to ensure reasonable privacy for the adjoining properties.

#### 7. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to the Council's infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to the Council's infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

#### 8. 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 General Manager Infrastructure and Assets Network is required prior to undertaking works where the works:

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

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

#### 9. SOIL AND WATER MANAGEMENT PLAN

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

#### **10. CONSTRUCTION OF RETAINING WALLS**

All retaining walls 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.

#### **11. AMENITY**

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

#### **12. NO BURNING OF WASTE**

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

#### **13. DEMOLITION**

The developer must:

- a. protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b. not undertake any burning of waste materials or removed vegetation;
- c. remove all rubbish from the site for disposal at a licensed waste disposal site;
- d. dispose of any asbestos found during demolition in accordance with the Safe Work Australia *How to Safely Remove Asbestos: Code of Practice, July 2020*, or any subsequent versions of the document.

#### Notes

A. <u>General</u>

This permit was issued based on the proposal documents submitted for DA0580/2022. You should contact the Council with any other use or developments, as they may require the separate approval of the Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. The 14 day appeal period expires; or
- b. Any appeal to the Tasmanian Civil and Administrative Appeal Tribunal (TASCAT) 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.

The permit lapses after a period of two years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to the Council.

#### B. <u>Restrictive Covenants</u>

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 enquiries 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 Tasmanian Civil and Administrative Tribunal (TASCAT).

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 Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <a href="http://www.tascat.tas.gov.au">http://www.tascat.tas.gov.au</a>

#### 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 the Council's Notice to Waive Right of Appeal is attached.

E. Fixed Equipment Use

Use of fixed equipment (eg. heat pumps, water pumps, swimming pool pumps) is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

F. <u>No Approval for Alterations to Driveway Crossover</u> No approval to install a new, or alter an existing, driveway crossover in any way has been granted or is implied by the issue of this Planning Permit.

#### **REPORT:**

#### 1. THE PROPOSAL

Noting that a permitted planning permit has been granted for the demolition of the existing building, the current proposal is for the construction of two dwellings.

Each dwelling is proposed to have four bedrooms and include decks to take advantage of the views over the City and *kanamaluka*/Tamar River. Each dwelling will be constructed over three levels. Dwelling one will have a height of around 12m, varying up to 13.5m as a result of the topography and dwelling two will have a height of around 10.5m, similarly varying up to 13.2m.

Internal parking for three vehicles is provided in each dwelling. Access to the site is gained via the existing access to the existing garage. Vehicles will be capable of entering and exiting the site in a forward direction.

#### 2. LOCATION AND NEIGHBOURHOOD CHARACTER



112 Tamar Street, Launceston (not to scale)

The subject site is an irregularly shaped lot of 946m<sup>2</sup> located to the west of the top most unconstructed portion of Tamar Street. The site is orientated with a long axis to the northwest, providing views, over the roof tops of the York Street dwellings, of the City and *kanamaluka*/Tamar River.

The site falls sharply to the north-west and west with a gradient of some 15%.

It has pedestrian access via the existing footway, Welman Street Lane, also known as Bennell Way. Vehicle access is gained from Welman Street.

The site is not heritage listed and approval has been granted previously for the demolition of the existing building on the site.

#### 3. PLANNING SCHEME REQUIREMENTS

The assessment against the Launceston Interim Planning Scheme 2015 is detailed in Attachment 1.

#### 4. REFERRALS

REFERRAL	COMMENTS	
INTERNAL		
Infrastructure and Assets Network	Conditions recommended.	
Environmental Health	Conditions recommended.	
Heritage/Urban Design	N/A	
Building and Plumbing	Standard notes recommended for the permit.	

REFERRAL	COMMENTS			
EXTERNAL				
TasWater	Application referred to TasWater and conditional			
	consent provided by Submission to Planning Authority Notice TWDA 2022/01899-LCC.			
State Growth	N/A			
TasFire	N/A			
Tas Heritage Council	N/A			
Crown Land	N/A			
TasRail	N/A			
EPA	N/A			
Aurora	N/A			

#### 5. REPRESENTATIONS

Pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 11 February to 27 February 2023. Sixteen 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 1

### Significant overlooking of properties - private open space and windows - of properties fronting York Street to the north.

#### Response 1

The applicants advise that: ...the finished floor level of the lowest balcony for each proposed dwelling will be located above the top of the roof of the corresponding dwelling for Townhouse 1 and approximately halfway up the roof of the corresponding dwelling for Townhouse 2. The design of each of the balconies will minimise direct views, or overlooking to the adjoining dwelling and its corresponding performance criteria. In this regard, primary views from the balconies will be over the roofline of, and beyond, the adjoining dwellings. As such, any views into adjoining dwellings will be passive rather than active which is reasonable within the context of a dense urban environment.

Whilst this advice is generally supported and it is noted that all other decks and windows meet the 3m setback required by the acceptable solution, some screening to protect the privacy of the adjoining residents is envisaged by the scheme. In absence of any alternative, a condition requiring a 1.7m screen along the northern edge of the lower level decks is proposed.

#### Issue 2

The proposed buildings do not fit within the building envelope and loom over our house on York Street, impacting on our enjoyment and sense of privacy in our home.

#### Response 2

The proposed buildings are large, multi-storey dwellings, with the lower levels situated relatively close to the boundary. Whilst they represent a significant bulk, potentially looming over the adjoining properties to the north-west, it is relevant that those properties are substantially lower than the subject site and that their rear courtyards are effectively framed by a 4m high stone wall.

The proponents argue that the proposed buildings taper back at each level to reduce the visual impact. Given that the courtyards of the dwellings on York Street are already dominated by these rear walls, the additional visual impact of the proposed development is not considered to be unreasonable. The sense of loss of privacy should be addressed by the proposed requirement for screening of the ground floor decks.

#### Issue 3

The adjoining York Street properties have large bluestone walls at their rear. These walls are not modern retaining walls and have stability issues due to the reactive clays on the subject site and water issues from Welman Street and a burst water pipe on 112 Tamar Street.

#### Response 3

The issues of land slip and impact on adjoining properties are matters to be addressed in the building approval process and will be assessed by the Building Surveyor. The planning scheme does not provide for their consideration at this time.

#### Issue 4

Excavation for services close to the rear wall of our York Street property will cause or expose cracks in the reactive clay and allow water to enter thus further threatening this wall. What if they fail and bring the new houses with them?

#### Response 4

These works are an integral component of the proposed buildings and will be fully addressed by the proponent's engineers and assessed at the building and plumbing approval stages. There is no scope for their consideration by the planning scheme.

#### Issue 5

One solution is for the developers and the owners of the adjoining York Street properties to work together to change these existing *facing walls* into retaining walls.

Response 5

This is a matter for the relevant owners to address directly with the proponents and is outside the scope of the planning scheme.

Issue 6

The massive concrete and glass structure is too out of character with the type of dwellings in the surrounding neighbourhood. Many of the buildings in Welman Street are heritage listed and many of the owners have gone to significant efforts to respect and reflect this in the extensions to and restorations of nearby buildings.

#### Response 6

Whilst highly visible from some vantage points, the existing dwelling on the site is not prominent in the Welman Street streetscape. The proposed new dwellings will be distinctly different in style, form and finish to the surrounding buildings and as a result will be clearly noticeable to those looking for them, they will remain within the backdrop of the developed hillside for most distant views. The site is not heritage listed and the scheme does not control design and material choices to force a design consistent with adjoining buildings. Relevantly, the zone purpose at clause 8.1.1 of the scheme refers to accommodating a range of dwelling types.

#### Issue 7

No consent is given for the demolition of the adjoining garage and boundary wall at 2 Welman Street.

#### Response 7

The proposal and any approval relates to the site at 112 Tamar Street and does not include or imply any approval for development on the adjoining property at 2 Welman Street.

#### **Issue 8**

## Shadows from the proposed dwellings will have an unreasonable impact upon the 5 tenanted units on the adjoining property to the north. The shadow drawings provided do not provide adequate detail to determine the full extent of this.

#### Response 8

The applicants advise that the shadow diagrams show that the proposed rear dwelling will cast an afternoon shadow at ground level over 2 Welman Street such that on 21 June there will only be a couple of hours of sunlight as the shadow of the building at 2 Welman Street decreases and the shadow for the proposed rear building increases. Whilst this is a significant reduction from the level of sunlight currently received, it is noted that the shadow does not extend to habitable windows. The impact is not considered to be unreasonable.

#### **Issue 9**

The bulk and scale of the development shows a disregard to the acceptable development standards of the general residential zone. The excessive building height (11m) will result in substantial visual impacts and loss of amenity to the residents of 2 Welman Street.

#### Response 9

The applicants assert that the proposed development presents at a scale compatible with surrounding buildings and what is reasonably expected in a location of the edge of the City centre. They contend that the shape and form of the building, cut into the site and roof form, all serve to minimise the apparent scale and bulk. Noting that the planning scheme envisages new development having an impact on existing dwellings and seeks to ensure such impact remains reasonable in the circumstances, the applicant's comments are supported and the bulk and scale of the proposed development is not considered to be unreasonable.

#### Issue 10

The site is subject to landslip risk and whilst works requiring building authorisation are exempt from the provisions of the landslip code, it is unclear what works may not require such authorisation. Has the Council requested and considered a landslip risk assessment?

#### Response 10

The demolition of the existing building has previously received planning approval and will require building approval. The proposed construction of two dwellings, including site works and all other components, is viewed as a single project and will require building approval.

#### Issue 11

### The construction of the dwellings will cause issues of safety and disruption. *Response 11*

These are issues to be addressed by the Building Surveyor and Site Manager through both the development of a construction management plan and ongoing supervision of the project.

#### Issue 12

Issues with the Council's computer system meant that for some time the plans could not be viewed on-line. The site notice was moved to an inappropriate area of the dwelling and later tied to the front fence. The advertising was, therefore, invalid and should be redone.

#### Response 12

This view is not supported. The on-line exhibition of documents is for public convenience and is not a statutory requirement. All notices advise that the documents are available at the Council's offices. The Planning Officer was indeed called to the service centre to discuss and provide plans to be viewed. The site notice was placed on-site in accordance with the statutory requirements. Whilst it is an offence to remove a site notice prior to the close of advertising, there is no capacity in the legislation for the readvertising of a proposal due to this.

#### Issue 13

The existing dwelling, is in fact multiple dwellings and should not be demolished as it is a valuable structure contributing to the housing stock of Launceston.

#### Response 13

Approval for the demolition of the existing building has been previously granted under section 58 of the Land Use Planning and Approvals Act 1993 and pursuant to clause 7.9.1 of the scheme which makes demolition of a building, not part of another proposal, otherwise prohibited by the scheme, or heritage listed, a permitted development and requires that a permit be granted.

#### Issue 14

Notwithstanding that 112 Tamar Street was overlooked for heritage listing, it was identified in previous heritage studies of the Council. The proposed dwellings do not fit with the general amenity of the area and will impact negatively on the surrounding heritage properties and on the views of Windmill Hill.

#### Response 14

The site is not heritage listed and is not in a scenic protection area. There is no capacity in the scheme to consider the distant views of the proposal or its consistency with heritage listed buildings.

#### Issue 15

### The existing dwelling is vacant and in a state of disrepair. It is of little architectural merit being of several different building styles.

#### Response 15

The state and merit of the existing building is not a matter subject to consideration in this assessment as its demolition has been previously approved and is not subject to review by this proposal.

#### Issue 16

The proposed buildings have elevated deck areas within 4m of the rear boundary and do not include the required screening. These decks will unreasonably overlook the windows and private open space of the York Street properties and eliminate privacy.

#### Response 16

A condition requiring appropriate screening is proposed.

#### Issue 17

Access to the site is inappropriate and will conflict with pedestrians on Bennell Way and with parking on Welman Street. This is also where people do a U-turn to access the higher section of Welman Street.

#### Response 17

Access to the site is consistent with access to residential sites, although it appears more difficult due to the orientation to Welman Street and the location of a public park and pedestrian pathway. Nevertheless, the Council's traffic and infrastructure officers are satisfied that the access is safe and functional.

#### Issue 18

The size of the proposed development will leave little space for gardens and green space. The 2015 scheme advocates for 25% of the site to be impervious.

#### Response 18

Despite the discrepancies in stated dwelling size, this relates to the total size of the building floor area rather than the footprint on the ground. Some 300m<sup>2</sup> (31%) of the site remains free of impervious surfaces and available for gardens and green spaces.

#### Issue 19

The site is incorrectly addressed as 112 Tamar Street when in fact it is accessed from Welman Street and should be numbered 0 Welman Street.

Response 19

The property title shows that the site has a 24.16m frontage to Tamar Street. Notwithstanding that this section of Tamar Street has not been constructed as a road and that access to the site is gained from Welman Street, the address of 112 Tamar Street is correct. A search of the List, the State's land information system, links the title to 112 Tamar Street.

#### 1. CONCLUSION

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

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### ECONOMIC, ENVIRONMENTAL AND 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 the economic, environmental and social impacts have been considered.

#### STRATEGIC DOCUMENT REFERENCE:

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

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

#### DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

#### ATTACHMENTS:

- 1. DA0580/2022 112 Tamar Street, Launceston Planning Scheme Assessment [**9.1.1** 8 pages]
- 2. DA0580/2022 112 Tamar Street, Launceston Plans to be Endorsed [9.1.2 27 pages]
- 3. DA0580/2022 112 Tamar Street, Launceston TasWater SPAN [9.1.3 3 pages]
- 4. DA0580/2022 112 Tamar Street, Launceston Representations [9.1.4 40 pages]
- 5. DA0580/2022 112 Tamar Street, Launceston Response to Representations [**9.1.5** 3 pages]

### TITLE: DA0580/2022 - 112 Tamar Street, Launceston - Residential - Construction of Two Dwellings

FILE NO: DA0580/2022

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER: Dan Ryan (Community and Place Network)

#### ATTACHMENT ONE

#### PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	112 Tamar Street, Launceston
Zoning:	General Residential
Receipt Date:	23/09/2022
Validity Date:	21/11/2022
Further Information Request:	22/11/2022
Further Information Received:	07/02/2023
Deemed Approval (extension granted):	10/04/2023
Representations:	16

#### PLANNING SCHEME REQUIREMENTS

#### 3.1 Zone Purpose

8.0 General Residential Zone

The purpose of the General Residential Zone is:

- 8.0.1 To provide for residential use or development that accommodates a range of dwelling types wherefull infrastructure services are available or can be provided.
- 8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.0.3 To provide for non-residential use that:
  - (a) primarily serves the local community; and
  - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.0.4 To provide for Visitor Accommodation that is compatible with residential character. **Consistent** 

The proposed construction of two, three storey, dwellings is consistent with the purpose of the zone to provide for residential use and development that accommodates a range of dwelling types where full infrastructure services are available.

8.4.1 Residential density for multiple dwellings

That the density of multiple dwellings:

(a) makes efficient use of land for housing; and

#### (b) optimises the use of infrastructure and community services.

#### Consistent

The proposal complies with the acceptable solution.

A1 Multiple dwellings must have a site area perdwelling of not less than 325m<sup>2</sup>.

#### Complies

Area per dwelling is calculated by dividing the site area (less access strips) by the number of dwellings. Two dwellings are proposed for the 946m<sup>2</sup> site, giving a site area per dwelling of 473m<sup>2</sup>.

#### 8.4.2 Setbacks and building envelope for all dwellings

- The siting and scale of dwellings:
- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and

### (d) provides reasonable access to sunlight for existing solar energy installations. **Consistent**

The proposal satisfies with the applicable acceptable solutions and performance criteria. A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, not less than 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;
- (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;
- (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if located above a non-residential use at groundfloor level, not less than the setback from the frontage of the ground floor level.

#### Complies

The existing dwelling, whilst approved for demolition, is built to the primary frontage boundary. The proposed dwelling 1 is to be setback one metre from the front boundary and will not have significantly greater impact than the existing situation.

A2 A garage or carport for a dwelling must have a setbackfrom a primary frontage of not less than:

- (a) 5.5m, or alternatively 1m behind the buildingline;
- (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

#### Complies

The garages of the proposed dwellings will be within the foot print of the respective dwellings and setback more than the requisite 5.5m.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m

- from the rear boundary of a property withan adjoining frontage; and
- (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing groundlevel; and
- (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
  - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
  - (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

#### Relies on Performance Criteria

The proposed dwellings do not fit within the prescribed building envelope as a result of their height and proximity to boundaries. Dwelling 2 is proposed to have a 12m side wall setback 1m from the rear boundary. Performance criteria are relied upon.

- P3 The siting and scale of a dwelling must:
- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  - (ii) overshadowing the private open space of a dwelling on an adjoining property;
  - (iii) overshadowing of an adjoining vacantproperty; and
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlightto an existing solar energy installation on:
  - (i) an adjoining property; or
  - (ii) another dwelling on the same site.

#### Complies

Whilst the proposed dwellings are substantial and a significant change from the current dwelling on the site, having regard to the below they are not considered to cause an unreasonable loss of amenity to adjoining properties. It is noted that the scheme clearly envisages that some loss of amenity is perhaps inevitable in the urban environment and may be considered reasonable.

- (a)(i) The proponents advise that the shadow diagrams provided demonstrate that the shadow from the proposed dwellings does not reach windows to habitable rooms of 2 Welman Street.
- (a)(ii) The proposed dwellings will cast a shadow over the adjoining residential building at 2 Welman Street such that at the winter solstice it will cover most of the private open space by 3pm. However, less than half that private open space will be shadowed at midday. Whilst, clearly a significant impact, given that the shadow only just reaches the building, it is therefore a low shadow and allows people to continue to sit or stand in direct sunlight for a longer period. It is considered that reasonable access to sunlight is retained.
- (a)(iii) There are no adjoining vacant lots. However the substantial rear yard at 9-11 York Street could be considered essentially vacant. More than half of that rear yard will be free of shadow from the proposed dwellings by midday.
- a(iv) The proposed dwellings are each large buildings and will be prominent on the hillside. The change from one large dwelling to two large dwellings will have a visual impact and will change the views from surrounding properties. The visual impact on the York Street properties is mitigated by the existing stone walls, approximately 4m high, on their rear boundaries. The greatest impact will be on 2 Welman Street,

where their northern views will be significantly impacted, however their western views will remain unhindered.

- (b) The separation between the proposed dwellings and those on adjoining properties is consistent with established properties in the area where there is a mix of conjoined and single dwellings with a range separations greater and less that that proposed.
- (c) The proposed dwellings will not cast a shadow over any existing solar energy installation.

The performance criteria are considered to be satisfied.

8.4.3 Site coverage and private open space for all dwellings

- That dwellings are compatible with the amenity and character of the area and provide:
- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

#### Consistent

The proposal satisfies the applicable performance criteria.

- A1 Dwellings must have:
- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> 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).

#### Relies on Performance Criteria

The proposed dwellings have a site coverage (proportion of the site covered by roofed buildings) of around 55% and performance criteria are relied upon.

Each dwelling has more than 60m<sup>2</sup> of private open space in the proposed decks.

P1 Dwellings must have:

- (a) site coverage consistent with that existing on established properties in the area;
- (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:
  - (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and
  - (ii) operational needs, such as clothes drying and storage; and
  - (iii) reasonable space for the planting of gardens and landscaping.

#### Complies

Having regard to the following the performance criteria are considered to be satisfied.

- (a) The adjoining properties at 1 and 3 York Street each have a site coverage of around 55%, similar to the proposed development.
- (b) Each proposed dwelling has more than 60m2 of private open space provided through decks conveniently located and accessible to habitable rooms.
- (c) Whilst an area of external open space is available along the north-western boundary for the planting of a garden if desired, it is anticipated that potted landscaping on the decks is more likely.
- A2 A dwelling must have private open space that:
- (a) is in one location and is not less than:
  - (i) 24m<sup>2</sup>; or
  - (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that isentirely

more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

- (b) has a minimum horizontal dimension of notless than:
  - (i) 4m; or
  - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and

(d) has a gradient not steeper than 1 in 10.

#### Complies

Each dwelling has a deck area of more than 24m<sup>2</sup>, with a minimum dimension of 4m that is not located in the frontage.

#### 8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings.

#### Consistent

The proposal satisfies the performance criteria.

A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height ofnot less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roofterrace, parking space, or carport has a setback of not less than 3m from the side boundary;
- (b) rear boundary, unless the balcony, deck, roofterrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 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.

#### **Relies on Performance Criteria**

The proposed dwellings include substantial decks that are located within 3m of the northwestern side boundary and the south-western rear boundary and are located more than 1m above the natural ground level. Privacy screening is not proposed and performance criteria are relied upon.

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

(a) a dwelling on an adjoining property or its private open space; or

(b) another dwelling on the same site or its private open space.

#### Complies

The proponents assert that the *balconies and decks associated with each dwelling have been designed to minimise overlooking of the adjoining properties to the north-west.* Rather, as the floor levels of the decks are effectively at roof height or above of those adjoining dwellings, primary views will be over the roofline and beyond the adjoining dwellings.

They further assert that any views into adjoining dwellings will be passive rather than active which is reasonable within the context of a dense urban environment.
Whilst it is acknowledged that the decks of the proposed dwellings are significantly higher than the ground level and windows of the adjoining buildings and that the primary views will be over those buildings, the proximity to the boundary leads to direct overlooking of the courtyards and windows. Regardless of the extent to which such overlooking actually occurs, the residents of the adjoining properties are likely to perceive a substantial loss of privacy and reduction in amenity.

It is not considered that the design itself minimises overlooking or is practicably able to be screened by landscaping. Consequently, it is proposed to include a condition requiring 1.7m high privacy screening, with a maximum uniform transparency of 25% wherever the decks are within 3m of the boundary.

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 not less than:

- (a) 2.5m; or
- (b) 1m if:
  - (i) it is separated by a screen of not less than 1.7m in height; or
  - (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

#### Complies

All windows to the shared driveway are appropriately located or screened.

#### 8.4.8 Waste storage for multiple dwellings

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

## Consistent

Conditions are proposed to ensure compliance with the acceptable solution.

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:

- (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) a common storage area with an impervious surface that:
  - (i) has a setback of not less than 4.5m from a frontage;
  - (ii) is not less than 5.5m from any dwelling; and
  - (iii) is screened from the frontage and anydwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

#### Complies

The proposal plans do not show the required storage area for waste bins and an amended plan will be required.

#### C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urbanareas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

Consistent

The proposal provides access, parking and manoeuvring areas consistent with the purpose of the code.

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use **Consistent** 

The proposal complies with the acceptable solution.

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for thearea adopted by council, in which case parking provision (spaces or cash-in-lieu)must be in accordance with that plan;
- (b) the site is contained within a parking precinctplan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:
  - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
  - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

N = A + (C - B)

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

### Complies

The table requires the provision of two car parking spaces per dwelling plus one visitor car parking space.

Each dwelling is provided with parking for three vehicles.

### C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.

## Consistent

The proposal complies with the acceptable solution.

A1 All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all weather pavement;
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, besurfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

### Complies

The access, driveway, parking and manoeuvring areas will be sealed and drained to the public stormwater system.

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

#### Consistent

The proposal complies with the acceptable solution.

A1.1 Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
  - (i) have a gradient in accordance with Australian Standard AS 2890 Parking facilities, Parts 1-6;
  - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
  - (iii) have an access width not less than therequirements in Table C2.2;
  - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
  - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;
  - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
  - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.

#### Complies

The parking, access and manoeuvring areas comply with the prescribed minimum standards and:

- have a gradient in accordance with Australian Standard AS2890;
- provides for all vehicles to enter and exit the site in a forward direction;
- has a minimum driveway width greater than the 3m width required by Table C2.2;
- the car parking spaces have dimensions, access and manoeuvring area to comply with Table C2.3; and
- a minimum of 2,1m vertical clearance is provided.

#### C2.6.3 Number of accesses for vehicles

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and

## (c) the number of accesses minimise impacts on the streetscape.

### Consistent

The proposal complies with the acceptable solution.

A1 The number of accesses provided for each frontagemust:

(a) be no more than 1; or

(b) no more than the existing number of accesses, whichever is the greater.

#### Complies

Only one access is proposed.

## BAKER GROUP

# Proposed Dwellings Development 112 Tamar Street, Launceston

#### DRAWING SCHEDULE:

Sheet No:	Drawing	Rev:	Revision Date
A000	Cover	I	31/01/2023
A101	Site Plan	I	31/01/2023
A201	Dwelling 01 Ground Floor	I	31/01/2023
A202	Dwelling 01 Lower Ground Floor	Ι	31/01/2023
A203	Dwelling 01 First Floor	Ι	31/01/2023
A204	Dwelling 02 Ground	Ι	31/01/2023
A205	Dwelling 02 First	Ι	31/01/2023
A206	Dwelling 02 Second	Ι	31/01/2023
A301	TH1 North Western Elevation	Ι	31/01/2023
A302	TH1 North Eastern Elevation	Ι	31/01/2023
A303	TH1 South Eastenr Elevation	Ι	31/01/2023
A304	TH1 South Western Elevation	Ι	31/01/2023
A305	TH2 North Western Elevation	Ι	31/01/2023
A306	TH2 North Eastern Elevation	Ι	31/01/2023
A307	TH2 South Western Elevation	Ι	31/01/2023
A308	TH2 South Eastern Elevation	I	31/01/2023
A401	Site Sections	I	31/01/2023
A501	Shadow Diagrams 10 am Existing	I	31/01/2023
A502	Shadow Diagrams 10 am Proposed	I	31/01/2023
A503	Shadow Diagrams Midday Existing	Ι	31/01/2023
A504	Shadow Diagrams Midday Proposed	I	31/01/2023
A505	Shadow Diagrams 3pm Existing	Ι	31/01/2023
A506	Shadow Diagrams 3pm Proposed	I	31/01/2023
P01	Tamar St Perspective	Ι	31/01/2023
P02	Brisbane St Perspective	Ι	31/01/2023

LOCATION PLAN - Scale: NTS



#### GENERALINFORMATION:

Accredited Architect: Accreditation Number:	Sam Haberle CC5618U
Land Title Reference Number:	C.T. 208773/3
Municipality:	Launceston City Council
Planning Scheme Overlay:	Tasmanian Interim Planning Scheme
Zoning:	Inner Residential
Building Class:	1
Soil classification:	ТВС
Wind Classification:	TBC
Climate Zone:	7
Alpine Area:	N/A
Bushfire-prone Area BAL Rating:	N/A
Corrosion environment:	N/A
Other Known site hazards:	N/A



Document Set ID: 4867143 Version: 1, Version Date: 20/03/2023

## Thursday 6 April 2023



ESCRIPTION - planning permit application			DATE 31/8/	/21
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	DRAWN	tf	7.01	50
	CHKD	tf	PROJECT#	J18.115
Level 1, 10-14 Paters	on st. Launceston	Level 1	90-92 Murray	st. Hobart



Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

50	DIL& WATERMANAGEMENTNOTES
ι.	All runoff & sediment control structures will be inspected each working day & maintained in a functional condition.
2.	all vegetation outside the building envelope will be retained.
56	EDIMENTCONTROLFENCENOTES
L.	construct sediment fence as close as possible to parallel to the contours of the site.
2.	drive 1.5m long star pickets into ground @ max. 3.0m spacings.
3.	dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
ļ.	backfill trench over base of fabric.
5.	fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5.	join sections of fabric at a support post with 150mm overlap.
٩r	ea of ground disturbance $= \pm 220$ sqm. (shown shaded).
51	EDIMENTRETENTIONNOTES
L.	GENERAL:
	<ul> <li>(a). Temporary drainage control. Flow should be diverted around the work site where possible.</li> <li>(b). All drainage, erosion and sediment controls to be installed and be operational before commencing up-slope earthworks.</li> </ul>
	<ul><li>(c). All control measures to be inspected at least weekly and after significant runoff producing storms.</li><li>(d). Control measures may be removed when on-site erosion is</li></ul>
	controlled and 70% permanent soil coverage is obtained over all upstream disturbed land. (e). In areas where runoff turbidity is to be controlled, exposed surfaces to be either mulched, covered with erosion control
	blankets or bernfel matched, covered with erosion control blankets or turfed if earthworks are expected to be delayed for more than 14 days. (f). Straw bale sediment traps are a secondary option which
	generally should not be used if other options are available.
2.	SEDIMENT FENCE:
	<ul><li>(a). Not to be located in areas of concentrated flow.</li><li>(b). Normally located along the contour with a maximum</li></ul>
	<ul> <li>catchment area 0.6 ha per 100m length of fence.</li> <li>Woven fabrics are preferred, non-woven fabrics may be used on small work sites, i.e. operational period less than 6 months or opcifies whore circlificant configurant support is not carected.</li> </ul>
	<ul> <li>on sites where significant sediment runoff is not expected.</li> <li>(d). Where fences need to be located across the contour the layout shall conform to 'Typical Layout Across Grade'.</li> <li>(e). Fences are required 2m Min. from toe of cut or fill batters,</li> </ul>
	where not practical one fence can be at the toe with a second fence 1m Min. away. Fence should not be located parallel with toe if concentration of flow will occur behind the fence.
3.	TEMP. CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP.
	(a). Adjacent stormwater runoff to be diverted away from
	entry/exit. (b). Wheel - wash or spray unit may be required during wet weather.
1.	Safety issues must be considered at all times, incorporate traffic control devices to the satisfaction of the superintendent.
5.	All dimensions in millimetres unless indicated otherwise.
	PLANNING EXHIBITED DOCUMENTS
	Ref. No: DA 0580/2022 Date advertised: 11/02/2023
	Planning Administration The decrement is subject to copyright and is protected by tax. In decrement, the document on its website the council grant website sures are non-esclusive locate to reproduce the document in the real bolicowing that the document of the subject to the document of the problem of the subject of the subject of the website as therefore the copyright ensures.
CF	Without the consent of the copyright owner.           NPTION -         planning permit application         DATE         31/8/21
	do not scale off plans all dimensions in millimetres confirmal dimensions on state
	All work to relevant NCC and AS SCALE @ ISO A3 1:100 All 01
	DRAWN tf CHKD tf PROJECT# J18.115
	Level 1, 10-14 Paterson st, Launceston   Level 1, 90-92 Murray st, Hobart T: 03 63 111 403 E: info@stroup.com au stroup.com au



Version: 1, Version Date: 20/03/2023

Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed





Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

50	DIL& WATERN	IANAGE	MENTNOTES		
	All runoff & sedime working day & main				d each
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	dig a 150mm deep t bottom of the fabrie			of the fe	ence for the
ŀ.	backfill trench over	base of fabri	с.		
	fix self-supporting g as recommended by			osts wi	th wire ties or
j.	join sections of fabr	ic at a suppo	ort post with 150r	nm over	lap.
١re	ea of ground disturban	ce = ± 220 sq	m. (shown shaded	).	
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	be operational b		encing up-slope e e inspected at lea		
	significant ru (d). Control meas	noff producii ures may be		on-site e	rosion is
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<u>!</u> .	SEDIMENT FENCE:				
	<ul> <li>(b). Normally loca catchment ar</li> <li>(c). Woven fabric on small worl on sites wher</li> <li>(d). Where fence: shall conform to</li> <li>(e). Fences are re</li> <li>where not pr</li> <li>fence 1m Mir</li> </ul>	ated along the ea 0.6 ha pe s are preferr s sites, i.e. op e significant s need to be 'Typical Layo quired 2m N actical one fe n. away. Fere	of concentrated e contour with a r 100m length of ed, non-woven fa perational period sediment runoff located across th but Across Grade <sup>1</sup> Min. from toe of c ence can be at thh ce should not be w will occur behin	maximu fence. abrics m less tha is not ex le conto ut or fill e toe wi located	ay be used n 6 months or xpected. ur the layout batters, th a second parallel with
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	DESCRIPTION
	EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL
1000	TO ENGINEERS DETAIL
	65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION
	150MM STURCUTURAL PANEL
	LOAD BEARING NATURAL FINISH/OFF FORM FINISH
	EXTERNAL TIMBER STUD WALL CONSTRUCTION
	CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING
	INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION
	90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45
	MGP10 STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE
	SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO
	MANUFACTURER'S SPECIFICATIONS
	13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO
	MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH
	INTERNAL TIMBER STUD WALL 90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.
	90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION
	10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES
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(safety).	WORKS TO VERIFY COMPERANCE WITH THE RECORDINENTS OF AS 1200
	AMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE
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METRE

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11917 8200 gas fire sunkenout doorliving glass balustrade roof ov mainterrace concre 100m<sup>2</sup> void grated drain to door edge as per AS4654.2 figure 2.9 living rebate door track flush with finished floor (typical) lounge lounge conc. 34m<sup>2</sup> conc. 20m<sup>2</sup>  $\prec \succ \prime \succ$  $\langle \times \rangle$  $\odot$  $\times \times$ \_  $\times \times$ <kitche conc. 28m<sup>2</sup> + $\times \times$ island bench.  $\times$   $\times$ •  $\times$ built in seating entry/stair - **3800** ----- $\times$   $\times$   $\times$ × 1 conc. 19m<sup>2</sup> butlerskitchen conc. 13m² (•) 67 \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ entry walkway ribbon lighting to underside of landing edges 5940 7962 2420 1950 5526 0 1 2 5 create. wonder. REVISION - I DATE - 31/01/2023 D ADD 112 Tamar Street NORTH

Document Set ID: 4867143 Version: 1, Version Date: 20/03/2023

Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed



- 1	DATE - 31,	/01/2023	DESCRIPTION -	planning permit application				DATE 31/8	3/21
ESS 1	12 Tam	ar Stre	et		all dim	not scale off p ensions in mill a all dimension	imetres	ISSUE	A
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CLIENT

DWG

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WALLI	FGEND
MARK	DESCRIPTION
	EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL TO ENGINEERS DETAIL 65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION 150MM STURCLUTURAL PANEL LOAD BEARING NATURAL FINISH/OFF FORM FINISH
	EXTERNAL TIMBER STUD WALL CONSTRUCTION CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION 90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45 MGP10 STUDS @ 45OCTS. R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL WARP OR SIMILAR APPROVED, INSTALLED TO MANUFACTURER'S SPECIFICATIONS 13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH
	INTERNAL TIMBER STUD WALL 90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION 10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH
GLAZ	ING NOTES
BUILDING (safety). FULLY FR/	CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE S WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288 AMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE S 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).
PAIN	TING SCHEDULE
TIMBER D	1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULLY' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) YOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF 3EMI-GLOSS ENAMEL IN SELECTED COLOUR. TS TO BE 'DULLX' LOW VOC PAINTS - NO SUBSTITUTES.
FLOO	RCOVERINGNOTES
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SETO	UTNOTES
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FLOO	RFINISHES
CU	BROADLOOM CARPET WITH UNDERLAY SELECTION TBC
со	POLISHED CONCRETE FLOOR
т	CERAMIC FLOOR TILES (TILE WALLS TO BATHROOMS & TOILET FROM FLOOR TO CEILING)

1400

4318 11100 3579 bed carpet. 22m<sup>2</sup> void above garage conc. bath dressing hallway Ľ carpet. 6m<sup>2</sup> conc. 14m² hallway/stair conc. 19m² laund 1815 3430 2310 1216 0 1 2 create. wonder. REVISION - I DATE - 31/01/2023 D 112 Tamar Street NORTH CLIENT METRE \$centimetre on this drawing represents 1 metre on the ground (i.e. 1:100). Baker Dwelling 01 Lower ę S. Group © Copyright 2021

Document Set ID: 4867143 Version: 1, Version Date: 20/03/2023

Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed





DESCRIPTION - planning permit application			DATE 31/8/2	1
et	do not scale off plans all dimensions in millimet confirm all dimensions on		ISSUE	1
	all work to relevant NCC an	d AS	DWG #	
	SCALE @ ISO A3	1:100	A20	12
Constant Flores	DRAWN	tf	720	2
er Ground Floor	СНКD	tf	PROJECT#	J18.115
level 1 10-14 Paters	on st. Launceston I. Le	vol 1 (	0.02 Murray et	Hobart

MARK	DESCRIPTION
AUMIN	DESCRIPTION
	EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL
9999 (J. S. S.	TO ENGINEERS DETAIL
	65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION 150MM STURCUTURAL PANEL
	LOAD BEARING
	NATURAL FINISH/OFF FORM FINISH
	EXTERNAL TIMBER STUD WALL CONSTRUCTION
	CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING
	INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION
	90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45 MGP10 STUDS @ 450CTS.
	R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE
	SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO
	MANUFACTURER'S SPECIFICATIONS 13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO
	MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH
	INTERNAL TIMBER STUD WALL
_	90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.
	R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION 10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES
	DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH
GLA7	ING NOTES
GLAZ	
	CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE
	G WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288
(safety). FULLY FF	AMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE
	IS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).
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PAIN	
	1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX
	1 COAT PLASTERBOARD SEALER
WALLS	1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required)
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WALLS TIMBER ALL PAIL FLOC	1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR. NTS TO BE 'DULUX' LOW VOC PAINTS - NO SUBSTITUTES.
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WALLS TIMBER ALL PAII FLOC SUBMIT THE FIRE FLOOR C (DESIGN WHERE, AT ALL JI ALL 'EXIS ANY ANG USE WRI CHECK A ANY WO FLOC	1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR. VITS TO BE 'DULUX' LOW VOC PAINTS - NO SUBSTITUTES. PRCOVERING NOTES MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING 1 HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION C1.10 OF , PRIOR TO INSTALLATION. OVENINGS / SUBRACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 FOR ACCESS & MOBILITY). APPLICABLE ALLOW FOR TREDSAFE DT024 NATURAL ANODISED TRANSITION TRIM JNCTIONS BETWEEN CARPET AND VINYL. OR CONTACT BACK FLOOR PROTECTION TO ALL FLOORING DURING JUCTION. UT NOTES TING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE. DMALES ARE TO BE DIRECTED TO THE DESIGNER. TTEN DIMENSIONS ONLY (ie. DO NOT SCALE DRAWINGS). LL LEVELS, DATUM'S & DIMENSIONS BEFORE COMMENCING RK OR SHOP DRAWINGS. PREINISHES BROADLOOM CARPET WITH UNDERLAY SELECTION TBC

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DESCRIPTION - planning permit application			DATE 31/8	/21
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	all work to relevant NO	C and AS	DWG #	
	SCALE @ ISO A3	1:100	A2	03
	DRAWN	tf		05
Floor	CHKD	tf	PROJECT#	J18.115

	DECONDEND
MARK	DESCRIPTION
	EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL
45152-5	TO ENGINEERS DETAIL
	65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION 150MM STURCUTURAL PANEL
	LOAD BEARING
	NATURAL FINISH/OFF FORM FINISH
	EXTERNAL TIMBER STUD WALL CONSTRUCTION
	CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING
	INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION
	90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45 MGP10 STUDS @ 450CTS.
	R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE
	SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO
	MANUFACTURER'S SPECIFICATIONS 13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO
	MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH
	INTERNAL TIMBER STUD WALL
=	90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION
	10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES
	DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH
GLAZ	ING NOTES
	CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE
	G WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288
(safety).	
	AMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).
5.1. UF A	S 1208-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).
PAIN	TINGSCHEDULE
WALLS	
WALLS	1 COAT PLASTERBOARD SEALER
WALLS	2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX
WALLS	2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS,
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TIMBER ALL PAIN FLOOC SUBMIT THE FIRE THE NCC FLOOR CC (DESIGN WHERE J ALL VIEL ALL VIEL ALL VIEL ALL VIEL ANY ANG USE WRI CHECK A	2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR. WIS TO BE 'DULUX' LOW VOC PAINTS - NO SUBSTITUTES. <b>DR COVERING NOTES</b> MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING 1: HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION C1.10 OF ;, PRIOR TO INSTALLATION. IOVERINGS / SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 FOR ACCESS & MOBILITY). APPLICABLE ALLOW FOR TREDSAFE DT024 NATURAL ANODISED TRANSITION TRIM JINCTIONS BETWEEN CARPET AND VINYL. OR CONTACT BACK FLOOR PROTECTION TO ALL FLOORING DURING UCTION. <b>PUTNOTES</b> TING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE. DMALIES ARE TO BE DIRECTED TO THE DESIGNER.
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TIMBER ALL PAII FLOOD SUBMIT THE FIRE THE NCC FLOOR C (DESIGN WHERE J AT ALL AT ALL CONSTR AT ALL CONSTR ALL 'EXIS ANY ANC USE WRI CHECK A ANY WO	2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR. VTS TO BE 'DULUX' LOW VOC PAINTS - NO SUBSTITUTES. DR COVERING NOTES MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING 5: HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION C1.10 OF 6; PRIOR TO INSTALLATION. OVENINGS / SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 FOR ACCESS & MOBILITY). APPLICABLE ALLOW FOR TREDSAFE DT024 NATURAL ANODISED TRANSITION TRIM UNCTIONS BETWEEN CARPET AND VINYL. FOR CONTACT BACK FLOOR PROTECTION TO ALL FLOORING DURING UCTION. DUTIONE VUTNOTES TING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE. MALES ARE TO BE DIRECTED TO THE DESIGNER. TTEN DIMENSIONS ONLY (ie. DO NOT SCALE DRAWINGS). LL LEVELS, DATUM'S & DIMENSIONS BEFORE COMMENCING RK OR SHOP DRAWINGS.
TIMBER ALL PAIN FLOOD SUBMIT THE FIRE THE NCC (DESIGN WHERE , AT ALL JI ALL VEXIS ANY ANC USE WRI CHECK A ANY WO FLOOD	2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR. NTS TO BE 'DULUX' LOW VOC PAINTS - NO SUBSTITUTES. PRCOVERING NOTES MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING 1 HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION C1.10 OF , PRIOR TO INSTALLATION. 10 VERINGS / SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 FOR ACCESS & MOBILITY). APPLICABLE ALLOW FOR TREDSAFE DT024 NATURAL ANODISED TRANSITION TRIM JUNCTIONS BETWEEN CARPET AND VINYL. 10 CONTACT BACK FLOOR PROTECTION TO ALL FLOORING DURING UCTION. PUTNOTES TING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE. DMALES ARE TO BE DIRECTED TO THE DESIGNER. TITEN DIMENSIONS ARE TO BE CONFIRMED ON-SITE. DMALES ARE TO BE DIRECTED TO THE DESIGNER. TITEN DIMENSIONS ONLY (ie. DO NOT SCALE DRAWINGS). LIL LEVELS, DATUM'S & DIMENSIONS BEFORE COMMENCING RK OR SHOP DRAWINGS. PRENCINCES BROADLOOM CARPET WITH UNDERLAY

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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed



0 1 2 5 METRE \$centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).



REVISION - | DATE - 31/01/2023 D ADD CLIENT Dwelling 02 Groun S. Group © Copyright 2021

I DATE - 31/01/2023 DESCRIPTION - pl	lanning permit application			DATE 31	/8/21
112 Tamar Street		do not scale off plans all dimensions in millimetres confirm all dimensions on site		DA	
Baker		all work to relevant P	ICC and AS	DWG#	
		SCALE @ ISO A3	1:100		204
		DRAWN	tf		204
Dwelling 02 Ground		CHKD	tf	PROJECT#	J18.115
	Level 1, 10-14 Paterso	n st. Launcestor	Level 1	90-92 Murr	av st. Hobart

T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au

EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL TO ENGINEERS DETAIL           65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION 150MM STURCUTURAL PANEL           LOAD BEARING           NATURAL FINISH/OFF FORM FINISH           EXTERNAL TIMBER STUD WALL CONSTRUCTION CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION 90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45 MGP10 STUDS @ 450CTS.           R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO MANUFACTURER'S SPECIFICATIONS 13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH           INTERNAL TIMBER STUD WALL 90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.           R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION	DESCRIPTION
TO ENGINEERS DETAIL         65mm OUTER HINSH, 50mm RIGID CONTINUOUS INSULATION         1000 BEARING         NATURAL FINISH, 50mm RIGID CONTINUOUS INSULATION         1000 BEARING         NATURAL FINISH/OFF FORM FINISH         Install TO MANUFACTURERS DETAILS & SPECIFICATION         90X45 MGP10 PLATES, 30X45 MGP10 NOGGINGS MID-HEIGHT, 90X45         MGP10 50TUD & 94 ASCTS.         R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUEP, PRINTEED FINISH         INTERNAL TIMBER STUD WALL         90X45 MGP10 PLATES, 90X45 MICHEIGHT, STUDS @ 450CTS.         R2.5 GLASSWOOL WALL-BATT RACOUSTIC INSULATION         90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         PROVED CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE         90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         PROVED CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE         90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         PLO ASTERBOARD SALER         2 COATS OF FORMERAUNCE WITH THE REQUIREMENTS OF AS 1288 (safety).         FULUY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH THAEL         51. OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).         FULUY FRAMED GLAZING SHALL BE'GRADE A' SAFETY GLASS IN ACCORDANCE WITH THAEL         51. OCAT OF 3 IN 1 (PRIMER/SEALEW/UNDERCOAT).         31 COAT OF 3 IN 1 (PRIMER/	
65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION         1200MM STUREUTURAL PANEL         1200 EPARING         NATURAL FINISH/OFF FORM FINISH         Image: Control of the control of	EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL
190MM STURCUTURAL PANEL         LOAD BEARING         NATURAL FINISH/OFF FORM FINISH         EXTERNAL TIMBER STUD WALL CONSTRUCTION         CEMINITAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING         INSTALL TO MANUFACTURERS DETAILS & SPECIFICATION         90/45 MGP10 PLATES, 90/45 MGP10 NOGGINGS MID-HEIGHT, 90/45         MEP10 STUDS @ 430CTS.         R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUD PERMEABLE         SIGLATION WALL WARP OR SIMILAR APPROVED, INSTALLED TO         MANUFACTURES SPECIFICATIONS         13mm GYPROCK PLASTERBOARD INTERNAL WALL LINNESS INSTALLED TO         MANUFACTURES SPECIFICATIONS         10MM PASTERBOARD DALES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         R2.5 GLASSWOOL WALL-BATT ROCUSTIC INSULATION         10MM PASTERBOARD DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH         COMPUTE CENTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE         BUILDING WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288         (affery).         FULLY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH THE         SULDING SCHEDDULE         WALLS         1 COAT PLASTERBOARD SEALER         1 COAT OF JIN 1 (PRIMER/SEALER/UNDERCOAT).         3 COATS OF SMI-GLOSS FNAMELI LATEX         IN SELECTED COLOUR, ALLOW YOR PRINTS. IN SUBCITIONS.         LOAT OF SIN L (PRIMER/	
LOAD BEARING NATURAL FINISH/OFF FORM FINISH EXTERNAL TIMBER STUD WALL CONSTRUCTION CEMINTAL TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALLED TO MANUFACTURERS DETAILS SPECIFICATION 90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45 MGP10 STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL-BATT ACOUSTIC INSULATION 13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES SPECIFICATIONS INTERNAL TIMBER STUD WALL ONLY BAY BORD PLATES, 90X65 MOGINOS MID-HEIGHT, STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION 10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES DETAIL UNLESS ON THERAU WALL UNINGS INSTALLED TO MANUFACTURE UDETAIL UNLESS ON THERAU WALL UNINGS INSTALLED TO MANUFACTURE UDETAIL UNLESS ON THERAU WALL UNINGS INSTALLED TO MANUFACTURE UDETAIL UNLESS ON SAILS BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE 5.1. OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLED TO MANUFACTURES OF THERAUNIES NOTED, PAINTED FINISH FULLY FRAME DID AZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE 5.1. OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION). FULLY FRAME FULLY FRAME DID AZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE 5.1. OCAT FULSTERBOARD SEALER 2. COATS OF DISULATION 'LOB YEAR 2 FAITURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (IF required) TIMBER DOORS 1. COAT FULSTERBOARD SEALER 2. COATS OF SHALL GLOSS FEAMEL IN SELECTED COLOUR. ALL PAINTS TO BE DULLW' LOW VOC PAINTS - NO SUBSTITUTES. FLOOR COVERINGS / SUFFACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 (DESIGN FOR ACCESS & MOULLIS, FOR ANY NEW CARPET &/OR FLOOR VINTL SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION CLI OF THE HE NC, PRINCE ALLOW FOR TEREDSAFE DTO THE DESIGNER. USE WRITTEN DIMENSIONS ARE TO BE CONFIRMED ON-SITE. ANY ANONALES ARE TO BE	
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cEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTURERS DETAILS & SPECIFICATION 90X5 MGP10 STUDS @ 450CTS.           R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL WARD OR SIMILA APPROVED, INSTALLED TO MANUFACTURER'S SPECIFICATIONS 13mm GYRPOCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURER'S SPECIFICATIONS           IMMERINATION WALL WARD OR SIMILA APPROVED, INSTALLED TO MANUFACTURER'S DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH           INTERNAL TIMBER STUD WALL 90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION 10MM PASTERBOARD INTERNAL WALL UNINGS INSTALLED TO MANUFACTURER DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH           GLAZING NOTES           PROVIDE CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE BUILDING WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288 (safety).           FULLY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE 5.1. OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).           PAINTING SCHEDULE           WALLS 1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LOW YOC PAINTS - NO SUBSTITUTES.           FLOOR COVERING NOTES           SUBMIT MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW YOR ZHEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (If required)           THE NEC, PRIOR TO INSTALLATION.           FLOOR COVERING NOTES           SUBMIT MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW YOR CARPET BLOOR WITH SPECIFICATION CLI 10 OF THE	NATURAL FINISH/OFF FORM FINISH
cEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTURERS DETAILS & SPECIFICATION 90X5 MGP10 STUDS @ 450CTS.           R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE SISILATION WALL WARD OR SIMILA APPROVED, INSTALLED TO MANUFACTURER'S SPECIFICATIONS 13mm GYRPOCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURER'S SPECIFICATIONS           IMMERINATION WALL WARD OR SIMILA APPROVED, INSTALLED TO MANUFACTURER'S DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH           INTERNAL TIMBER STUD WALL 90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION 10MM PASTERBOARD INTERNAL WALL UNINGS INSTALLED TO MANUFACTURER DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH           GLAZING NOTES           PROVIDE CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE BUILDING WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288 (safety).           FULLY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE 5.1. OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).           PAINTING SCHEDULE           WALLS 1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LOW YOC PAINTS - NO SUBSTITUTES.           FLOOR COVERING NOTES           SUBMIT MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW YOR ZHEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (If required)           THE NEC, PRIOR TO INSTALLATION.           FLOOR COVERING NOTES           SUBMIT MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW YOR CARPET BLOOR WITH SPECIFICATION CLI 10 OF THE	
INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION         90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45         MARUFACTURERS PORTAL SALES AND NOGGINGS MID-HEIGHT, 90X45         MINIFORMALTURERS PERIAL UNULSS OTHERWISE NOTED, NISTALLED TO         MANUFACTURERS PERIAL UNLESS OTHERWISE NOTED, NISTALLED TO         MANUFACTURERS PERIAL UNLESS OTHERWISE NOTED, NISTALLED TO         MANUFACTURERS PERIAL UNLESS OTHERWISE NOTED, NISTALLED TO         MARUFACTURERS PERIAL UNLESS OTHERWISE NOTED, PAINTED FINISH         INTERNAL TIMBER STUD WALL         PASIS MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         R2: SC GLASSWOOL WALL-BATT ACOUSTIC INSULATION         10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES         DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH         CLAZING NOTES         PROVIDE CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE BUILDING WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288 (safety).         FULUY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE 5.1. OF A 1 JASTERBOARD SEALER 2. COATS OF 'D'ULUX' LO-SHEEN WASHABLE LATEX IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLENTS. (If required)         TIMBER DOORS 1 ICOAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT).       3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR.         ALL PAINTS TO BE 'DULUX' LOW VOC PAINTS - NO SUBSTITUTES.       FLOOR COVERINGS / SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 (DESIGN FOR ACCESS & MOBILITY). <td></td>	
90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45         MGP10 STUDS @ 45CCTS.         R2, 51GX5WOOL WALL BATT INSULATION + VAPOUR PERMEABLE         SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO         MANUFACTURES SPECIFICATIONS         13mm GYPROCK PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         R2, 5 GLASSWOOL WALL         90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         R2, 5 GLASSWOOL WALL         90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         R2, 5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION         NAMUFACTURES OTHERXWISE NOTED, PAINTED FINISH         PROVIDE CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE         BULLY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE         5.1 OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).         PAINTING SCHEDULE         WALLS         1 COAT PLASTERBOARD SEALER         2 COATS OF 'DULUX' LOS HEEN WASHABLE LATEX         IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (If required)         TIMBER DOORS         1 COAT OF SIM 1 (PRIMERYSELER/UNDERCOAT).         3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR.         ALL PAINTS TO BE CONFIRMED WITH CLIENTS. (If required)         TIMBER DOORS         1 COAT OF SIM 1 (PRIMERYSELER/UNDERCOAT). <td></td>	
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SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO         MANUFACTURER'S SPECIFICATIONS         13mm GYPROCE PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO         MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH         90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.         R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION         10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES         DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH         GLAZING NOTES         PROVIDE CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE         BUILDING WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288         (safety).         FULLY FRAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE         S.1. OF AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).         VALLS         1 COAT PLASTERBOARD SEALER         2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX         IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS, LOCATIONS TO BE CONFIRMED WITH CLIENTS. (If required)         TIMBER DOORS         1 COAT OF 3I N 1 (PRIMER/SEALER/UNDERCOAT).         3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR.         ALL PAINTS TO BE CONFIRMED WITH CLIENTS. (If required)         TIMBER DOORS         TIMBER ACCES & MODILITY.         WHERE APPLICABLE ALLOW FOR TREDSAFE DTO2A NATURAL ANODISED TRANSITION TINA	-
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SETOUT NOTES         ALL 'EXISTING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE.         ANY ANOMALIES ARE TO BE DIRECTED TO THE DESIGNER.         USE WRITTEN DIMENSIONS ONLY (IE. DO NOT SCALE DRAWINGS).         CHECK ALL LEVELS, DATUM'S & DIMENSIONS BEFORE COMMENCING         ANY WORK OR SHOP DRAWINGS.         FLOOR FINISHES         CU         BROADLOOM CARPET WITH UNDERLAY         CO         POLISHED CONCRETE FLOOR	FOR ACCESS & MOBILITY). APPLICABLE ALLOW FOR TREDSAFE DT024 NATURAL ANODISED TRANSITION TRIM
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Document Set ID: 4867143 Version: 1, Version Date: 20/03/2023

Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed



0 1 2 5 METRE \$centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).



ADDRESS 112 Tamar Street CLIENT Baker DWG Dwelling 02 First S. Group © Copyright 2021

DESCRIPTION - planning permit application			DATE 31/8/	21
t	do not scale off plans all dimensions in millimetres confirm all dimensions on site		ISSUE DA	Д
	all work to relevant N	CC and AS	DWG#	
	SCALE @ ISO A3 1:100		A20	75
	DRAWN	tf	720	55
	CHKD	tf	PROJECT#	J18.115
level 1 10-14 Paters	on st. Launcestor	1 امرما 1	0.02 Murray	et Hobart

MARK	DESCRIPTION
	EXTERNAL INSULATED PRECAST CONCRETE CONSTRUCTION WALL
9 <u>17</u> 54-5	TO ENGINEERS DETAIL 65mm OUTER FINISH, 50mm RIGID CONTINUOUS INSULATION
	150MM STURCUTURAL PANEL
	LOAD BEARING NATURAL FINISH/OFF FORM FINISH
	EXTERNAL TIMBER STUD WALL CONSTRUCTION
	CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION
	90X45 MGP10 PLATES, 90X45 MGP10 NOGGINGS MID-HEIGHT, 90X45
	MGP10 STUDS @ 450CTS. R2.5 GLASSWOOL WALL-BATT INSULATION + VAPOUR PERMEABLE
	SISILATION WALL WRAP OR SIMILAR APPROVED, INSTALLED TO MANUFACTURER'S SPECIFICATIONS
	13mm GYPROCK PLASTERBOARD INTERNAL WALL LININGS INSTALLED TO
	MANUFACTURES DETAIL UNLESS OTHERWISE NOTED, PAINTED FINISH
	INTERNAL TIMBER STUD WALL 90X45 MGP10 PLATES, NOGGINGS MID-HEIGHT, STUDS @ 450CTS.
	R2.5 GLASSWOOL WALL-BATT ACOUSTIC INSULATION 10MM PASTERBOARD INTERNAL WALL LININGS INSTALLED TO MANUFACTURES
	DETAIL UNLESS OTHERXWISE NOTED, PAINTED FINISH
GLAZ	ING NOTES
	E CERTIFICATION FOR THE WINDOWS AND GLAZING AT THE COMPLETION OF THE
BUILDIN (safety).	G WORKS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF AS 1288
	RAMED GLAZING SHALL BE 'GRADE A' SAFETY GLASS IN ACCORDANCE WITH TABLE
5.1. UF A	AS 1288-2006 (GLASS IN BUILDINGS - SELECTION & INSTALLATION).
PAIN	TINGSCHEDULE
WALLS	
	1 COAT PLASTERBOARD SEALER 2 COATS OF 'DULUX' LO-SHEEN WASHABLE LATEX
	IN SELECTED COLOUR, ALLOW FOR 2 FEATURE WALL COLOURS,
TIMBER	LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required)
TIMBER	LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT).
	LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS
ALL PAI	LOCATIONS TO BE CONFIRMED WITH CLIENTS. (if required) DOORS 1 COAT OF 3 IN 1 (PRIMER/SEALER/UNDERCOAT). 3 COATS OF SEMI-GLOSS ENAMEL IN SELECTED COLOUR.
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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed











DESCRIPTION - planning permit application			DATE 31/8/2	1
t	do not scale off plans all dimensions in millimetres confirm all dimensions on site		ISSUE	١
	all work to relevant NCC	and AS	DWG #	
	SCALE @ ISO A3 1:100		A20	16
nd	DRAWN tf		AZC.	0
10	CHKD	tf	PROJECT#	J18.115
Level 1, 10-14 Paters	on st. Launceston Li	evel 1	90-92 Murray st	Hohart





EXTERNALFINISHES& COLOURSSCHEDULE:	ELEV	ELEVATION KEY		
	MARK	DESCRIPTION		
NATURAL/OFF FORM FINISH	Α.	Awning Window.		
CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION	F.	Fixed Window.		
	S.	Sliding / Stacking Door.		
CT3 LYSAGHT TRIMDEK® STEEL SHEET ROOFING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS,	G.	Glazed Door.		
PROVIDE ALL FLASHINGS TO SUIT, COLORBOND® FINISH (light reflectance value of less than 40%)     ALUMINIUM WINDOW & DOOR FRAMES.	DP.	Downpipe.		
CT4 POWDER COAT FINISH AS SELECTED.	ALL CLAD	ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS		
glazing areas greater than 2m <sup>2</sup> to be installed with low reflectivity film (0-10%) typical	BATTER	BATTER TO COMPLY WITH NCC		
	GROUND	LEVELS SHOWN INDICATIVELY, ENSURE FINISH SURFACE FALLS		
ument Set ID: 4867143	AWAY FF	OM STRUCTURE.		





Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

ESCRIPTION - planning permit application			DATE 31/8/2	21
t	do not scale off plans all dimensions in millimetres confirm all dimensions on site		ISSUE	٩
	all work to relevant NCC	and AS	DWG #	
	SCALE @ ISO A3 1:100		A30	)1
	DRAWN	tf	AJU	1
n Elevation	CHKD	tf	PROJECT#	J18.115
Level 1, 10, 14 Petere	a et launcoston li	ouol 1 (	00.02 Murray	t Hohart





EXTERNALFINISHES& COLOURSSCHEDULE:	ELEV	ELEVATIONKEY		
PRECAST CONCRETE FINISH	MARK	DESCRIPTION		
CT1 Natural/off form finish	Α.	Awning Window.	METRES	
CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION	F.	Fixed Window.	1 centimet 1 metre or	
	S.	Sliding / Stacking Door.		
CT3 LYSAGHT TRIMDEK® STEEL SHEET ROOFING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS,	G.	Glazed Door.		
PROVIDE ALL FLASHINGS TO SUIT, COLORBOND* FINISH (light reflectance value of less than 40%)     ALUMINIUM WINDOW & DOOR FRAMES.	DP.	Downpipe.	4	
POWDER COAT FINISH AS SELECTED.	ALL CLAI	ALL CLADDINGS INSTALLED TO MANUFACTURERS SPECIFICATIONS BATTER TO COMPLY WITH NCC		
glazing areas greater than 2m <sup>2</sup> to be installed with low reflectivity film (0-10%) typical	BATTER			
		D LEVELS SHOWN INDICATIVELY, ENSURE FINISH SURFACE FALLS		
Document Set ID: 4867143	AWAY FI	ROM STRUCTURE.		
Version: 1, Version Date: 20/03/2023			-	





Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

meter roof beam	
	building height
	49200
ry glass balustrade system with handrail	
	second floor 45200
	10200
meter floor beam	
	First Floor FFL
	41400
	Ground FFL



DESCRIPTION - planning permit application			DATE 31/8/2	1
t	do not scale off plans all dimensions in millimetres confirm all dimensions on site		ISSUE DA	١
	all work to relevant NCC a	and AS	DWG #	
	SCALE @ ISO A3 1:100		A30	12
- Elevetien	DRAWN tf		AJU	/2
n Elevation	CHKD	tf	PROJECT#	J18.115
evel 1 10-14 Paters	on st. Launceston LI	evel 1.	0-92 Murray s	t. Hobart



01 TH1 South Eastern Elevation SCALE: 1:100

	EXTER	NALFINISHES& COLOURSSCHEDULE:	ELEV	ATIONKEY	
	CT1         PRECAST CONCRETE FINISH           NATURAL/OFF FORM FINISH	MARK	DESCRIPTION		
		A.	Awning Window.		
		CEMINTAL, TERRITORY WOODLANDS CEMENT SHEET CLADDING	F.	Fixed Window.	
	CT2 INSTALL TO MANUFACTUXRERS DETAILS & SPECIFICATION	S.	Sliding / Stacking Door.		
	CT3 LYSAGHT TRIMDEK* STEEL SHEET ROOFING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS, PROVIDE ALL FLASHINGS TO SUIT, COLORBOND* FINISH (light reflectance value of less than 40%)	G.	Glazed Door.		
		DP.	Downpipe.		
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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

er roof beam	building height
	49200
lass balustrade system with handrail	
	second floor
	45200
er floor beam	
_	
	First Floor FFL
	41400
	Ground FFL
	37900
	NG EXHIBITED
	CUMENTS
Ref. No: DA	0580/2022

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Level 1, 10-14 Paterson st, Launceston | Level 1, 90-92 Murray st, Hobart T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au

Date advertised: 11/02/2023



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## Thursday 6 April 2023

building height 49200

second floor 45200

First Floor FFL 41400

> Ground FFL 37900



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## Thursday 6 April 2023

building height 47600

> second floor 43900

First Floor FFL 40600

> Ground FFL 37400



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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

building height 47742

> second floor 43892

First Floor FFL 40592

> Ground FFL 37392



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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

building height 47750

> second floor 43900

First Floor FFL 40600

> Ground FFL 37400



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4 TH2 South Eastern Elevation SCALE: 1:100

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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

## Thursday 6 April 2023

building height 47900

> second floor 43900

First Floor FFL 40600

> Ground FFL 37400



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DWG Site Sections

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Winter Solstice 10am Scale 1:500 Summer Solstice 10am Scale 1:500



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Winter Solstice 10am Scale 1:500 Summer Solstice 10am Scale 1:500



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Winter Solstice noon Scale 1:500 Summer Solstice noon Scale 1:500



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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed



 
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EXISTING VIEW FROM BRISBANE ST

PROPOSED VIEW FROM BRISBANE ST



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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

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Winter Solstice noon Scale 1:500 Summer Solstice noon Scale 1:500



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Winter Solstice 3pm Scale 1:500 Summer Solstice 3pm Scale 1:500



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Winter Solstice 3pm Scale 1:500

Summer Solstice 3pm Scale 1:500



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EXISTING VIEW FROM TAMAR ST

PROPOSED VIEW FROM TAMAR ST



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Attachment 9.1.2 DA0580/2022 - 112 Tamar Street, Launceston - Plans to be Endorsed

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## **Submission to Planning Authority Notice**

Council Planning Permit No.	DA0580/2022		Council notice date		22/11/2022	
TasWater details						
TasWater Reference No.	TWDA 2022/01899-LCC			Date	e of response	6/02/2023
TasWater Contact	Rachael Towns Phone No.		0436 615 228			
Response issued to	כ					
Council name	CITY OF LAUNCESTON					
Contact details	Planning.Admin@launceston.tas.gov.au					
Development details						
Address	112 TAMAR ST, LAUNCESTONProperty ID (PID)6682620			6682620		
Description of development	Demolish Existing Dwelling and Construction of Two Dwellings					
Schedule of drawings/documents						
Prepar	red by Drawing/document No. Revision No. Date of Is			Date of Issue		
S. Group	J18.115 Dwg A101				1	31/01/2023
Conditions						

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### **CONNECTIONS, METERING & BACKFLOW**

1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

**Advice**: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.

- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### **56W CONSENT**

4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

#### DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date

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Page 1 of 3 Version No: 0.2



paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

## Advice General

For information on TasWater development standards, please visit <u>https://www.taswater.com.au/building-and-development/technical-standards</u>

For application forms please visit <u>https://www.taswater.com.au/building-and-development/development-application-form</u>

#### **Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <u>www.taswater.com.au/Development/Service-location</u> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### **Metering Vacant Lot**

TasWater records indicate this property does not have a water meter installed on the connection to the TasWater water supply.

Prior to obtaining Building/Plumbing Approvals from council, the owner should make application to TasWater for the supply & installation of a water meter. TasWater will proceed to install a water meter on the water connection and forward an invoice for \$266.72.

<u>NOTE</u>: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of -

(a) a meter; and

(b) installing a meter.

#### 56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

#### Advice to the Drainage Authority

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Page 2 of 3 Version No: 0.2



The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Co	ntact Details		
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

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Document Set ID: 4847278 Version: 1, Version Date: 06/02/2023

From: Sent: To: Subject:	Thu, 16 Feb 2023 14:00:08 +1100 "Contact Us" <contactus@launceston.tas.gov.au> DA0580/2022 112 Tamar Street</contactus@launceston.tas.gov.au>
[You don't often get email https://aka.ms/LearnAbout	from Learn why this is important at SenderIdentification ]
We wish to lodge an objec on the land at 112 Tamar S	tion to the proposal to construct two dwellings street Launceston.
far have only been able to screen belonging to the rec Messages have been left for planning department and a reception at 9am Monday requested by phone. To da received. Attempting to vio	d to obtain details of the proposal, and so glimpse a section of the plans on a computer eptionist on the front desk at Town Hall. or planning officer <b>computer</b> at the t reception. The first message was left at 13th February. Call backs have been subsequently te no acknowledgement or reply has been ew details of the submission on line has r some time, due to a problem with the Council
	is with the scale of the construction proposed in the scant information that we have.
anything about this propos	l be possible to obtain information, plans, al to enable us to consider a formal e the close of representations.
Your urgent reply is reque	sted.
Malcolm and Christine Phi	ilpot

Document Set ID: 4854203 Version: 1, Version Date: 27/02/2023

From:"Glenn Chintock"Sent:Mon, 20 Feb 2023 15:27:39 +1100To:"Contact Us" <contactus@launceston.tas.gov.au>Subject:Representation To LCC General Manager opposing DA0580/2022

[You don't often get email from https://aka.ms/LearnAboutSenderIdentification ]

. Learn why this is important at

Dear General Manager.

I herewith lodge an objection to the proposed development application to build two dwellings at 112 Tamar Street. (DA0580/2022).

Firstly, I mention for the sake of accuracy that there is no 112 Tamar Street as such. There is however an 'unmade section' of Tamar Street between York Street and Welman Street fenced off from the footpath on that part of the 'unmade section' now named James Bennell Way within a small LCC 'Reserve' or park. Presumably, the 'unmade section' of Tamar Street (which would have proceeded across Welman Street and connected with Adelaide Street at it's intersection of My Street, was not made because of the very steep slope of the land between the two points. Whatever. The real address of these proposed buildings and the only access to the land is the beginning of the divided section of Welman Street. The actual address would be Units 1 and 2, Zero Welman Street (next door to 2 Welman Street) given that all vehicular and pedestrian access to these buildings is that small frontage onto Welman Street. There is some precedence fo this with Zero Davey Street at Hobart.

My main concern with this proposal is the humungous size of it - two dwellings, the smallest a huge 526 sqm and the second, closest to Welman Street, an even huger 584sqm. I doubt that the Town Hall is that big. Both more than double the average size of dwellings in Australia and all shoehorned onto a quite small and very steep, effectively internal, block. There seems to be no green space around either building.

This enormous construction on a very small parcel of land with extremely limited access may be within LCC planning regulations but if that is so, it would seem to me that the regulations are deficient.

Finally, I want to make it clear that I am opposed to a new building on this site at Zero Welman. Provided that the current building is structurally sound, or can be made so, it seems very wasteful to demolish it just for the sake of erecting two behemoths. The proposed building is way too large for the site and Council should reject the proposal.



Document Set ID: 4854965 Version: 1, Version Date: 20/02/2023

From:	"Kim Hewitt"
Sent:	Tue, 21 Feb 2023 13:28:41 +1100
То:	"Contact Us" <contactus@launceston.tas.gov.au></contactus@launceston.tas.gov.au>
Subject:	Objection DA0580/2022 - 112 Tamar Street

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Learn why this is important

Dear General Manager

I herewith lodge an objection to the proposed development application to build two dwellings at 112 Tamar Street. (DA0580/2022).

My main objection is the sheer scale of the two proposed buildings on what is a very steep block.

The construction of two buildings, the first at a size of 526 sqm and the second, closest to Welman Street, a massive 584sqm is well above and beyond the average size of an Australian family home which is about 200sqm. Increasing urban density is one thing, but to encourage the scale of buildings such as the proposed two houses is to substantially undermine Launceston's architectural heritage.

There is no concept drawing of what the proposed development would look like form Welman Street. Considering that the entry is on this street I would have expected that the appearance and impact of the buildings on the streetscape would have been taken into consideration. The development therefore does not respect the cultural and heritage values of its surrounds.

I would also argue that the address is not entirely correct as there is no access to the property from Tamar Street. The only access is a narrow entry at the point where the Welman Street divide starts and where there is a busy pedestrian foot path and road crossing for access to Bennell Way. The narrow steep entry does not address any safety concerns around an increase in traffic volume of the anticipated six vehicles to be garaged on site. The York Street end of Welman Street is already a very busy, congested and narrow roadway with commuters using it for all day parking.

Further there is no capacity for any green spaces on the property. Instead, the proposal for huge blocks of concrete and glass will not in any way add to our city and potentially exacerbate the impact of climate change on the area. Research has indicated that 1% impervious pavement development (concrete covering earth and soil and loss of gardens) will increase average flood incidents by 3.3% per year.

Living **Exercise** the property I know from my own experience that the water run off during heavy rains creates a torrential river that the current drainage system is regularly unable to cope with. I cannot see where provision has been made to ameliorate this significant and increasing weather hazard. The impact of heavy rain on the Windmill Hill area has already been seen in the slippage and damage to the Bennell Way Reserve/park that it borders on. To cover up more of the earth with concrete would only increase this hazard.

I do not, in principle, object to the development of the site but would hope that any development would be proportionate and sympathetic to its surrounds. Two huge grey concrete and glass blocks will detract from the view, from various vantage points across the city, of the celebrated Windmill Hill ridge with its historic homes and rich cultural heritage..

Please can you confirm if there is any further information required.

Document Set ID: 4855568 Version: 1, Version Date: 27/02/2023
Thank you for considering my concerns. Kind Regards Kim Hewitt



Wood"
2 Feb 2023 15:03:17 +1100
<pre>nct Us" <contactus@launceston.tas.gov.au></contactus@launceston.tas.gov.au></pre>
30/2022 representation
mar St objection.pdf

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## Andy Wood

Principal Commercial Vision

Attention Mr Michael Stretton

Representation to object to <u>Development Application DA0580/2022</u> at 112 Tamar St., Launceston

We reside on the **example to the and** and frequently walk to and from the city centre via Bennell Way. If this application is approved, we would see these monstrosities on a daily basis & it would significantly impact how we feel about the area in which we live. Like us, many of the residents of **example** have worked hard to maintain the character of our houses and the cultural heritage of the area. In our opinion, if this new development is approved it would completely destroy the uniqueness of the street and the surrounding views to and from the city.

We are objecting to this proposed development for a number of reasons:

- The development requires the demolition of an iconic building, dating back to the 1880's, which can be clearly seen as a part of the skyline. While some may not find the building to be attractive, its unique design and location certainly adds to the look and feel of Launceston, as described in the Launceston Interim Planning Scheme 2015, section 3.5. "The city's layout and architectural legacy are now recognised as central to the city's identity, largely defining the character of the city and greatly valued by the community........" "The heritage contributes significantly to our liveability and is a key element in the tourism industry." The proposed development of two extremely large, featureless concrete and glass structures can only detract from this streetscape and character recognised as being so important to Launceston. This character is promoted by LCC's call centre 'on hold' phone message, referring to the uniqueness of Launceston's Regency and Victorian building stock.
- It seems inappropriate such a significant building as 112 Tamar St. can be demolished when surrounding buildings, such as the Bennell houses on Welman St., are managed so strictly to preserve the cultural heritage and feel of Launceston.
- Despite the statements to the contrary, by the developers, both proposed buildings
  will be highly visible: due to the camera angle, the views in their concept photos
  from Tamar St. & Brisbane St. are very misleading. The photo from Tamar St is the
  more realistic and shows the extremely high visual intrusiveness of the build. The
  sheer magnitude and non-sympathetic design results in the proposed buildings
  completely dominating the view, both towards & from the CBD, whereas the
  existing building is far smaller in scale & blends with the skyline.
- The development is addressed as 112 Tamar St. In reality the site has no connection with Tamar St. Both the current dwelling and the proposed dwellings only have road access to Welman St & pedestrian access via Bennell Way. The proposed site access on Welman is very narrow, appearing to be in very close proximity to Bennell Way & the merging of the one way sections of the street, potentially causing traffic congestion and hazards for both vehicles and pedestrians. This end of the street is usually busy due to the free public parking & the access to Bennell Way, a popular

## 22/02/2023

Document Set ID: 4836368 Version: 1, Version Date: 23/02/2023

Attachment 9.1.4 DA0580/2022 - 112 Tamar Street, Launceston - Representations

walking routes for commuters, residents, tourists & visitors to the Aquatic Centre, ELBC, and the Windmill Hill Community Hall.

- The 946sqm lot size is completely unsuitable for the construction of two such large dwellings. No other surrounding property has been developed to this scale. The 1,100sqm total build leaves little space for garden and greenery.
- Note, the size of the smaller dwelling varies within the DA: pg2/27 building size is 526sqm, pg4/27 size is 484sqm. This obvious error in the DA reduces our confidence in the accuracy and reliability of any other information provided by the applicant.
- The stability of the land is also questionable: the retaining wall of 1 York St beside Bennell Way was recently repaired (after some 5 years) following total collapse. 112 Tamar St shares a long boundary wall above Numbers 1-9 York St. Should this parlous 1850's bluestone wall fail during demolition, excavation or construction the damage to the listed buildings below would severely affect the heritage fabric of Launceston. In addition, the earthworks and stabilisation efforts required, including the use of any piles, could well impact the foundations of the iconic heritage listed houses above the site too.
- The DA shows there will be minimal green space on the new site, in contravention of the **Launceston Interim Planning Scheme 2015**, section 10.4.3 which advocates at least 25% of a site area be free from impervious surfaces. The visual impact of the building will also be heightened during colder months due to the number of deciduous trees in the surrounding properties of Welman St/Windmill Hill.
- With climate change driving more frequent severe weather events such as heavy rain, the proposed development, with the large use of impervious surfaces, would surely increase the potential for significant run off, both at the site and from Windmill Hill, leading to further deterioration/damage to the heritage listed bluestone retaining wall.

We are not opposed to modern development or contemporary architecture within Launceston or this site in particular. However, such development should be sympathetic to, and integrate within, the existing fabric and scale of the area. The proposed dwellings do not achieve this and are not examples of good design, detracting rather than adding to the liveability of our city.

We appreciate your consideration and time when addressing our above concerns.



## 22/02/2023

From:"Rebecca Gottschalk"Sent:Wed, 22 Feb 2023 15:37:18 +1100To:"Contact Us" <contactus@launceston.tas.gov.au>Subject:RE: DA0580/2022

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To Mr Michal Stretton CEO, Launceston City Council cc. to all Councillors.





Dear Mr Stretton,

RE: DA0580/2022 112 Tamar St, Launceston

I wish to comment on the house before moving to the DA.

**The House:** For some inexplicable reason, this house is not protected by the Heritage Register, despite the fact that it is a significant landmark in Launceston's streetscape, "the most intact early city-scape in Australia" according to the message on the Launceston City Council's gateway phone number. This is what visitors come to see and what makes locals proud of their city. We have such a short history and we seem determined to destroy what is left for the whims of a handful of present-day residents. Perhaps if it had been listed as 0 (Zero) Welman St all those years ago we would not be having this argument.

I am fully aware of the implications for this house and urge you to consider working with the Tasmanian Heritage Council under the Historical Cultural Heritage Act s7.(1) (b) (i) and (2) where there does seem to be some discretion for provisional listing.

Indeed the City Architect in in 2006 described it as a "fine (even though now altered) Victorian house in a prominent location overlooking the park and city featuring steep pitched roof, face brick and render detail, verandahs, projecting bays and fine joinery. It is a part of the Welman Street group, terminating the housing at the northern end of that street... the building has historic significance for its place in the major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective brick housing that makes Launceston a desirable place to live and for its streetscape value. Each building in this large group of houses is distinctive and adds to the collective value as well as having individual significance." (Launceston Heritage Study: Places of local heritage significance Site inventory 2006)

Objections to the DA:

1. **Streetscape:** it is clear that this house has been a significant part of the Launceston streetscape since before the 1880s as can be seen in the black and white picture above. The proposed development will forever alter this beautiful part of old Launceston. From below It will obscure the heritage houses behind it and completely dominate this area, dwarfing all around it. In contrast, the aquatic centre construction built several years ago, has been able to hide behind the trees of Windmill Hill, but these structures have nowhere to hide. The buildings are not in sympathy with their surroundings. The trend towards garaging under a two-storey house, making them into three storey structures is to be discouraged as they offend our visual landscapes and will eventually build out many of the older properties. This is happening in our neighbourhood at the moment.

There is no place for inappropriate development such as this in the Welman St precinct which is full of homes built as far back as the 1850s. The view looking up Tamar St on the last page of the DA gives a distressing vision of the future. If this development were to go ahead it would be clear that the thin end of the wedge already occurring has indeed done its job.

- 2. Scale: The scale of this proposal as seen on the first page of the DA, is completely out of proportion to the site and the heritage precinct around it. Together they appear to be like one building which looks like a small hotel. There will be not a stick of green able to obscure these structures; indeed there is no room for any trees, for virtually the entire block to the edges of the boundary is taken up with concrete, glass and steel.
- 3. Access: The location of this proposal is on a tight corner of a one-way carriageway for lower Welman St, which is full of city parking during the day. It is also where people access the upper side of Welman St by doing a U-turn. Bennell Way is vital for local pedestrian access into the city. Once construction begins all of this area will no doubt become inaccessible to locals in cars and on foot for many months, if not years. In addition the entrance to the site for large machinery will be hindered by the steps on Bennell Way, built for community safety in recent times.
- 4. **Privacy:** The buildings will overlook the homes of No 1 -3 York St and 5-7 York St, to such an extent it will completely destroy any hope of their privacy.
- 5. Instability: The block is on the side of a hill (Windmill Hill) with hidden underground springs and ancient stormwater structures. The old bluestone retaining walls (Heritage listed) were never meant to withstand the immense weight of concrete, steel and glass stuctures 3 storeys high. The walls are quite fragile in some areas and the instability and vulnerability of this area was amply demonstrated some 5 and 1/2 years ago with the collapse of the wall adjoining 112 Tamar St at No 1 York St. The repairs are still not complete with the footpath path still awaiting sealing while the resulting exposed topsoil now washes down into York St a taste of the massive disturbance to come with this proposal.

- 6. **Construction impact:** should this project proceed there will no doubt need to be some major earthworks and resulting vibrations will impact all over the area including our home above this site. There is a grave risk to the surrounding heritage houses, including ours, of cracking and other damage.
- 7. **Climate change:** These massive glass structures are an anathema to sustainability. They require climate control all year round although this is not mentioned in the plans. The extensive use of glass, particularly on the balustrades presents a risk to birds. I question the Council's approval of 3 car spaces for each house in an era when we are looking to reduce our dependence on cars. Many of the surrounding houses have no car garaging at all, an inconvenient but accepted feature of inner-city living.
- 8. Accuracy of the DA: Given that the size of No 2 building is 526m2 on one page and 486m2 on another, I am dubious about the accuracy of the rest of the DA.

In a summary, this lovely old house, built somewhere between the 1860's and 1870's which bookends the Welman St precinct part of our heritage, whether we like it or not.

A sensible and laudable outcome would be the restoration of the old home to its former glory, with an appropriately scaled modern home next to it.

Rebecca Gottschalk



From:	"Kit and Jo Thompson"
Sent:	Fri, 24 Feb 2023 14:47:20 +1100
То:	"Contact Us" <contactus@launceston.tas.gov.au></contactus@launceston.tas.gov.au>
Subject:	Objection - Application for a Planning Permit DA0580/2022 at 112 Tamar Street,
Launceston 7250	
Attachments:	Planning Objection 112 Tamarv Street.pdf

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The Chief Executive Officer Launceston City Council PO Box 396 LAUNCESTON 7250

24 February, 2023

Dear Sir

Please find attached our Objection to the Planning Permit Application DA0580/2022 at 112 Tamar Street, Launceston 7250

## Sincerely

Christopher and Josephine Thompson



# DA0580/2022

Objection to the Application for a Planning Permit at 112 Tamar Street, Launceston

We are the owners of **Mathematical Weights** which has a rear south-eastern boundary with No 112 Tamar Street. The subject property is elevated above an historic bluestone facing wall, 5 metres high at its north-eastern corner where it adjoins 1 York Street and James Bennell Way.

Such wall extends in a westerly direction from James Bennell Way along its entire northwestern boundary of 112 Tamar Street, adjacent to properties at Numbers 1, 3 and 5-7 York Street.

Our dwelling at **Exercise 201** and the conjoined dwelling at No 3 York Street both abut the rear bluestone facing wall.

The property at No 112 Tamar Street comprises a large rectangular shaped residential allotment sloping steeply down to its north-western boundary, with a Victorian brick dwelling located at the south-eastern corner adjacent to and with pedestrian access from James Bennell Way. Vehicular access is via a single garage from Welman Street.

We OBJECT to the subject Planning Application based on the following CONCERNS.

1 THE INTEGRITY OF THE HISTORIC BLUESTONE FACING WALL

Council is fully aware and is in possession of the legal documentation relating to the lifethreatening historic wall collapse in 2016 on our boundary with James Bennell Way. The collapsed wall was built directly onto the soil without any form of reinforced footing. We note that there was no structural development above that wall, only a footpath.

The collapsed wall was described by the late Glen Prien in an Engineering Report dated 17 November 2017 (in Council possession) as follows, "...The bluestone wall was clearly not constructed as a retaining wall, nor was it ever anticipated to serve as a retaining wall. Clearly, it was constructed as a "facing wall" to protect the vertical soil face from weathering or eroding. In my opinion, it was never intended to retain the weight of soil...".

The original historic bluestone wall along the boundary of 112 Tamar Street and bounding the rear of the aforementioned York Street properties is constructed in the same manner as the collapsed James Bennell Way wall, built directly onto the soil without any form of reinforced footing and as such, it also a "facing wall" **not** a "retaining wall".

Page 1

The Proposal Plan shows the building footprint to extend from the south-eastern boundary of 112 Tamar Street, down the subject allotment to the existing stormwater and sewer connection point, approximately 2 metres from our rear boundary fence and the rear bluestone facing wall at 1 York Street. This area of land behind the wall has been excavated and backfilled. The Proposal also shows the stormwater and sewer connection to be relocated even closer to the wall.

# 2 THE LOSS OF PRIVACY AND PEACEFUL ENJOYMENT

Planned construction of two massive 3 level dwellings close to our rear boundary overlooking the limited Secluded Private Open Space at 1 York Street.

# 3 THE PROTECTION OF THE HERITAGE PRECINCT

Planned demolition of a circa 1900 Victorian dwelling and construction of two huge modern, concrete, glass and cement sheet, 3 level dwellings with immense visual bulk and limited space for landscaping which will provide an Urban Landscape that is completely Out of Character with the surrounding Heritage Precinct.

We refer to the Launceston Heritage Study of August 2006 where 112 Tamar Street is recorded in a Statement of Significance as follows, "...The building has historic significance for its place in the major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective brick housing that makes Launceston a desirable place to live and for its streetscape value....."

To demolish the dwelling at 112 Tamar Street would be a great loss to the history of Launceston City.

Christopher and Josephine Thompson

24 February, 2023

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From:	"Tom Hall"
Sent:	Fri, 24 Feb 2023 15:02:52 +1100
To:	"Contact Us" <contactus@launceston.tas.gov.au></contactus@launceston.tas.gov.au>
Subject:	Submission regarding DA 0580/2022
Attachments:	112 Tamar submission.docx

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Please see my attached letter of opposition to DA0580/2022 to be forwarded to the Launceston City Council CEO Michael Stretton. Regards, Tom Hall.

Tom Hall

Michael Stretton Chief Executive Officer, Launceston City Council PO Box 396 Launceston Tas 7250 contactus@launceston.tas.gov.au

24<sup>th</sup> February 2023

Dear Michael,

I am writing to oppose the proposed development at 112 Tamar Street, Launceston, DA0580/2022.

The primary reason for my opposition is that it is an inappropriate development for Welman Street (despite its official address being Tamar Street it fronts Welman street and is next door to 2 Welman Street).

My house at **exercise and** is heritage listed for (among other things) being important visually in the streetscape and the cityscape. What is the value of preserving my part of the streetscape and cityscape if just down the road buildings are built that are a complete contrast to the rest of the street?

Over the decades many residents and former residents of Welman Street have gone to great expense to be sympathetic to the streetscape in their extensions and renovations. Examples are the southern extension at 13 Welman Street, the northern and eastern extensions at 19 Welman Street, the southeastern extension at 21 Welman Street, the southwestern extension at 8 Welman Street, the and the western extension at 10 Welman Street. In addition to this many residents (including ourselves) have internally renovated their houses without compromising the appearance of the streetscape, whereas it would have been cheaper and achieved more if they were not sympathetic to the streetscape.

Part of the evidence of the inappropriateness of the proposed development at 112 Tamar Street is that it breeches the building envelope prescribed by its "General Residential" zoning in the Tasmanian Planning Scheme. It's not just small breaches – these are very large breaches, which is possibly why a diagram of the proposed buildings within (outside) their building envelopes was not presented to you as part of this application.

The maximum height above natural ground level according to the Tasmanian Planning Scheme in the General Residential zone is 8.5 metres. Parts of these proposed building are up to 12 metres higher than the natural ground level (figures A305, A307).

In addition the building envelope rises 3 metres from the property boundaries, and then slopes inward at an angle of 45 degrees until it reaches its maximum height of 8.5 metres. The proposed property breaches the sides of the building envelope somewhere low on the second stories, and many metres of the top stories of these proposed buildings are outside the tapered sides of the building envelope.

Thank you for considering my opposition to this development application.

Yours sincerely, Tom Hall.

From:	"Andrew Wallis"
Sent:	Sun, 26 Feb 2023 15:41:15 +1100
То:	"Contact Us" <contactus@launceston.tas.gov.au></contactus@launceston.tas.gov.au>
Subject:	112 Tamar St Development

I write to the council in support of the proposed development at 112 Tamar St (at the bottom end of the Bennell Steps).

I don't feel that this development will change the street scape of this area at all, as it will be removed from any major street frontage.

Neither of the buildings seem to be any higher than the existing building on the site.

The existing building has little architectural merit, being a conglomerate of several different building styles and is in a state of advanced disrepair.

In the last 12 months there have been reports of drug addicts squatting in the building, with a noticable increase in other homeless people seen entering and leaving.

It is my understanding that the police were required to remove the squatter and many syringes etc were found littering the building.

Hardly appropriate for a suburban precinct.

Yours sincerely,

Andrew Wallis

24th February 2023

Malcolm & Christine PHILPOT

Chief Executive Officer PO Box 396 LAUNCESTON TAS 7250

Re: DA0580/2022

Dear Sir,

We wish to lodge an objection to the possible granting of planning approval for Development Application DA0580/2022, on the following grounds, in no particular order.

1. Under the Tasmanian Planning Scheme, section 8.4.2, Performance Criteria P3(a)(iv), "The siting and scale of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property".

The situation and sheer size of the buildings as proposed, would cause an unreasonable loss of amenity to ALL of the adjoining properties.

The building referred to as Townhouse 1 will stand almost 13m above the level of the rear boundary. The building towers above the ground floor living areas and private spaces of 1 & 3 York Street by a massive 17m. Townhouse 2 looms above 5-7 York St and 9-11 York St on a marginally smaller scale. All of these properties along York St are on the Heritage List.

Two large concrete, steel and glass buildings with little to no architectural value, will drastically reduce their visual amenity, and negatively affect the amenity of the entire neighbourhood.

The proposed views as shown on the proposal's Drawing #P01 and #P02, clearly show the adverse impact, particularly that of Townhouse 1 from the Tamar St view. It should be noted that no view from York St has been

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presented with the proposal, possibly as it would show the effect of the scale, bulk and proportions of the buildings in an even less friendly light.

2. The objective of Tasmanian Planning Scheme, section 8.4.6 is "to provide reasonable opportunity for privacy for dwellings". Performance criteria P1(a) states, A balcony, deck, roof terrace, etc; more than 1m above ground level must be screened or otherwise designed to minimise overlooking of: a dwelling on an adjoining property or it's private space. Acceptable solutions A1(b) states that such a roof terrace "must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25% along the sides facing a rear boundary, unless the roof terrace, etc; has a setback of not less than 4m from the rear boundary.

The roof terraces proposed for level 1 of Townhouse 1, and level 1 and ground level of Townhouse 2 are all well below the requirement of a setback of not less than 4m. Planning documents submitted are proposing a glass balustrade system with a height of approximately 1m only, contrary to the requirements of the planning scheme. In relation to our own property at

the proposed roof terrace of Townhouse 1 is only 1m from the rear boundary and approximately 3.3 m above the top of the boundary fence. Even at a setback of 4m from the rear boundary, the level 1 roof terrace of Townhouse 1 will look directly into our living/kitchen area and eliminate the privacy that we enjoy in our outdoor space.

3. Of major concern is the proposal to construct two very large concrete and steel buildings on steeply sloping land classified as medium landslip, that is not adequately supported by a retaining wall. A vertical drop of 4.4m 112 Tamar St. The boundary is exists where our land at behind a bluestone and lime mortar facing wall, built approximately 150 years ago. Several of this type of wall exist around Launceston and we are sure that Council is aware of expert reports that indicate sudden, catastrophic collapse of these walls when disturbed by factors such as water and vibration. Evidence of the fragility of the wall can be clearly demonstrated where a section of wall has been exposed behind 5-7 York St. The proposed works required for sewer and stormwater run less than 1m from the top of the wall and on it's own would represent a danger to the integrity of the wall. Adverse actions affecting the wall would not necessarily be immediately were very lucky not to sustain serious evident. Our neighbours at injuries when a section of bluestone wall recently collapsed into their

property. Should the wall behind 3 York St suddenly collapse onto our living/kitchen area it will likely result in loss of life. Should this proposed construction proceed on land that is not properly retained, we seek clarification as to whether liability for this would rest with Council, the developer or the owner of the land at 112 Tamar St.

We encourage all councillors to experience these concerns personally, on site, at any time.

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Kind Regards,		

Malcolm & Christine Philpot

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From:"Gorete Lopes"Sent:Mon, 27 Feb 2023 13:51:40 +1100To:"Contact Us" <contactus@launceston.tas.gov.au>Subject:OBJECTION TO PLANNING DEVELOPMENT DA 0580/2022Attachments:Letter of DA Objection 26022023[11728]27 February 2023.pdf, FW McBDevelopments Pty Ltd.pdf, Council Certificate of Land Information.pdf

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Dear Chief Executive Officer of the Launceston City Council. Please see my letter of objection to the planning development DA 0580/2022. If you need any supporting documents or extra information, please do not hesitate in contact me. Best regards, Gorete Lopes

Gorete Lopes

27<sup>th</sup> February 2023

Mr Michael Stretton, Chief Executive Officer, Launceston City Council.

Launceston, 27<sup>th</sup> February, 2023

#### RE: OBJECTION TO PLANNING DEVELOPMENT DA 0580/2022

Dear Mr Stretton,

Advertised Planning Development DA 0580/2022 on 11 February 2023, (hereinafter referred to as the DA); Located at 112 Tamar Street, Launceston; and Lodged by 6ty degrees Pty. Ltd on behalf of MCB Developments Pty. Ltd. Of the Baker Group (hereinafter referred to as The Developer).

I, Gorete Lopes, Owner of the second second

My property on consists of 5 tenanted units and shares a neighbouring boundary with 112 Tamar Street. My property **constant** neighbouring support brick wall with 112 Tamar Street – supporting garage and shed on my property.

The Developer has approached me by letter over the past 4 years with a view to demolishing my garage and shed and brick support boundary wall; a suggestion that my property be sold; and many diverse forms of intimidation and bullying deadlines. Letters of advice from the Developer's Surveyors to the Developer show that they are expecting a "Bum Fight" to bring down my wall. (Annex 1.)This wall was built in 1925 with a written agreement to build and support between Mr James (former owner of 112 Tamar) and Mr Peters (former owner of my property). I have a copy of this Agreement.

They are proposing to use access over my property by knocking down the Garage and adjacent walls to garage and shed. I am opposing this demolition of my property.

#### Reasons why the DA from a Planning Perspective should not proceed :

While the proposal plans provide a set of 3D generated shadow diagrams, the shadow diagrams do not show the extent of shadow to be cast by the development to the courtyard and private open space of 2 Welman Street. An application that does not comply with the acceptable solution is required to demonstrate compliance with the performance criteria. Without clear visual representation of the length and extent of shadows impacting adjoining properties, I cannot see how the application demonstrates compliance with Clause 8.4.2 P3 (a) (ii) of the Tasmanian Planning Scheme - Launceston. In any case, as the development protrudes well beyond the permissible building envelope, the development is likely to pose an unreasonable impact due to the extent of overshadowing to the areas of private open space at 2 Welman Street.

• The shadow diagrams and proposal plans also make no reference to the shadowing impacts to the existing dwelling at 2 Welman Street. The plans do not demonstrate where shadows cast by the proposed development will impact on habitable room windows. Without clear visual representation of the length and extent of shadows impacting the habitable room windows at 2 Welman Street, I cannot see how the application demonstrates compliance with Clause 8.4.2 P3 (a) (i) of the Tasmanian Planning Scheme - Launceston. Given the existing topography of Windmill Hill, and given the substantial height and proximity of the proposed development to the north-west, the development of both dwellings is likely to pose an unreasonable loss of amenity through loss of sunlight to the habitable room windows.

- The bulk and scale of the proposed development shows a complete disregard to the acceptable development standards applicable to the General Residential zone. While a developer naturally has the option to propose a development beyond the permissible building envelope, this should be accompanied by any rationale and justification for the variation sought. No justification for the considerable variation was provided or advertised in this application.
- In considering Clause 8.4.2 P3 (a) (iv), it is evident that the proposed building height, exacerbated by the proposed fill and retaining walls and minimal excavation, will result in substantial visual impacts when viewed from habitable room windows and the private open space of 2 Welman Street. The excessive building height from both dwellings will undoubtedly result in an unreasonable loss of amenity to the residents of the adjoining property 2 Welman Street.
- It is noted that the site is subject to Medium Risk of landslip, and incidents of landslip have been noted in this area in the recent past. While the Planning Scheme exempts development that is subject to authorisation under the Building Act 2016, it is not clear which parts of the development could be conducted without Building Act authorisation, noting that significant works (as defined in C15.3.1) are likely for a development of this scale and scope. Has the Planning Authority requested a landslip risk assessment to be provided to determine whether the development satisfies the requirements of the C15.0 Landslip Hazard Code?

#### Negative Impacts of the DA:

1. Disruption to my tenants parking due to the volume of construction traffic, on Welman Street.

- Currently, there is limited parking on my property, tenants park on the tarmac area within my property adjacent to the garage. If a tenant has more than 1 vehicle, they park on Welman Street with a Residential Pass.

- My tenant's vehicles will be "**blocked in**" and not being able "**to enter**" as there is NO ROOM in Welman Street for Construction vehicles. Parking in this Zone Inner City Residential is extremely rare, particularly on the edge of a one-way street which has a pedestrian thoroughfare, both on the street frontage and over the street and up (or down) the hill.

2. Access for tenants, emergency vehicles, visitors and tradespeople on my property and Welman Street.

- Welman Street is One-way. On the corner of the pedestrian access and construction it will increase the risk on all pedestrians attempting to cross over Welman to link up to the pedestrian paths on either side. It would be negligent of the Council to allow this to occur. There will be no clear roadway for the carriage of emergency vehicles, fire, ambulance, electricity, plumbing etc.

#### 3. Safety Issues to my property and tenants

- My property shares an adjoining supporting boundary brick wall with 112 Tamar Street, which consists of a single garage with adjoining shed at its rear. The end of the garage wall is the entrance gate to tenant's residences. A retaining wall forms the rest of the far end of the residents tarmac parking area which is on street level. 112 Tamar Developers are proposing the creation of a new entrance on and over Welman Street (this is not explicit in the DA). This will cause a **safety concerns** to my property by compromising its structure, and cause safety issues for tenants regarding vehicle usage and pedestrian access.

**4. Safety of Public Pedestrians** using the public walkway along the boundary of 112 Tamar crossing over Welman Street.

- 112 Tamar Street shares a boundary on its North East with a **Public Pedestrian Walkway** from The Launceston Aquatic Precinct, and other public areas down the hill (or up). The walkway stops at the Corner of 112 Tamar Street where pedestrians cross over the divided Welman Street. Visibility of pedestrians to oncoming traffic is poor. It will become **a blind spot waiting for disaster** if there are construction vehicles on or over blocking the roadway on the 112 Tamar Street property side of the road. It currently is not a safe crossing.

5. Height will cause loss of daylight to my home which relies on sunlight, being built back in the late 1800's.

- The **height** of the proposed two dwellings **was 8.5 with a discretionary 11.0 meters** stated on the Plans. The **advertised Proposed Dwellings are now 11.0.** The height of the buildings will deprive my **dwellings from natural and bright sunlight**, particularly Unit 2D which is on ground floor and closest to the boundary fence. As my property is very old, it was not built with materials to stop rising damp and this is of extreme concern. This

Unit must have sunlight to keep it free of rising damp. This will cause devaluation by a building shadowing my Living Areas, and Windows. Furthermore, the Advertised DA DOES NOT DEMONSTRATE SHADOW DIAGRAMS, but some unrealistic models and should not be able to proceed to Building until those shadow images are corrected and re-advertised. How is the public to determine and make an assessment if the Advertised Plans are not transparent?

6. <u>Impact</u> to my property and properties in and around the Inner City Residential Zone by buildings which are not in keeping with **historical dwellings** and scenic views of Launceston. (North & South, East & West). (Refer to Annex 2)

#### 7. Impact on the surrounding landscape

- The impact of earth drilling to stabilize the building site and other heavy impacts on the ground could lead to undermining the stability of my property and other adjacent neighbouring properties, with a potential **devastating effect**. The grounds below 112 have already had major earth landfalls on the N-W boundary and I do not wish for my property to be damaged by the Development on 112 Tamar Street, or pedestrians walking on the public walkway to be at risk.

- Massive soil movement is possible and movement to soil on neighbouring properties by the impact of building, and placement of 2 massive structures cannot be overlooked without proper investigations of the topography and instability on the ground. (Annex 2).

I am firmly of the view that this DA should be refused.

Yours sincerely,

#### Goroto Lopes

Annexes

- 1. Annex 1 Email from Richard Peck email showing communication regarding the desire of demolishing the wall (which will bring down the garage).
- 2. Annex 2 Council Certificate of Land information, for 2 Welman Street. 14/09/2009, page 6/13, Notification of landslip status and Launceston Historical Society

From:	Richard Pec	Ø 📁
Subject:	FW: McB Developments Pty Ltd	
Date:	3 February 2023 at 4:38 pm	
To:		

From: Richard Peck Sent: Monday, 18 July 2022 12:38 PM To: Christopher Bishop Cc: David Marszalek Subject: RE: McB Developments Pty Ltd

Hi Chris, I had some search on file which provides all the answers.

Please refer to the attached search and print pages:20-22,34,37-38 and 49-50

The result is conclusive in terms of the boundary, but I am of the opinion that she could have a genuine right of support.

Pages 20-22 is a survey by Rod Tait registered in 1984 and he connects to the rear of the brick wall of the garage and refers to plan number 40/40 NS. This implies that the brick wall of 112 Tamar street is the boundary.

Page 30 is her title, and it shows a step of 0.60m as compiled by Rod and thus showing a definitive link

Page 37 & 38 NS 58/30

A survey of the southern side of her property shows that both the brick wall of your garage and the concrete wall of her garage existed which implies that the buildings have been there forever and potentially creating rights of mutual support.

Page49 and 50 NS40/40 A boundary adjustment in 1925 shows the 0.60m step ( 3 links) along the face of an 18 inch wall. The garages may have been there then or been built shortly after.

I reckon there is potentially a legal bum fight in the making and a design incorporating structural support might be a solution worth pursuing.

Does this help? Cheers Richard

From: Christopher Bishop Sent: Monday, 18 July 2022 10:55 AM To: Richard Peck Subject: McB Developments Pty Ltd

This message was sent from outside your organisation. Do not click links or open attachments unless you know the content is safe.

Hi Richard,

A couple of matters:

## **Jack Development**

The cladding is on T/H 7 so we are hopeful that your survey points are now there.

**112 Tamar Street** - a DA has been lodged to build two townhouses on the lot which is 946m2. The existing house has to be demolished and there are no classifications. However, before the house is demolished there might be some conjecture over the adjoining property's garage (2 Welman Street), which we established back in June 2019 via Cohen and Associates that the garage 'seems' to be attached to the garage boundary wall at 112 Tamar Street, which of course has to come down.

I have Cohen and Associates survey plan and other information, which I can let you have but your brief will be to:

- 1. Undertake a complete new survey of the lot Cohen only surveyed the house in relation to the two garages.
- 2. Review Cohen's information concerning the adjoining garage. I spoke to the owner of 2 Welman Street and told her that Cohen had established that her garage is attached to the boundary wall of 112 Tamar Street but she disputed the fact, so when the garage is demolished we expect a bun fight.

I will be in the city tomorrow and I will drop the information into you so you can make your own copies.

Kind regards

Chris



1			
1			-
	(b) If YES to (a) and the agreement is not reco		EH: N/A CS: N/A
	on the certificate of title, provide particulars.		I: N/A
	Historic Cultur		
	IMPORTANT: If the specified land has historic	cultura	al heritage significance and is listed on the
7	Tasmanian Heritage Register, restrictions may significant elements of the property and its her sought from the Tasmanian Heritage Council Cultural Heritage Act 1995.	itage v vhich n	alue. Approval for development must be naintains the Register under the Historic
	Further enquiries should be directed to Heritag	ge Tasr	nania.
21	Mineral Resources Development Act 1995 Notification of landslip status	*****	
	(a) Has the council a record of having been no	tified	AB: No
	by a State Agency that –		
	(i) the specified land is within a declared lands	lip	
	area; or		
	(ii) an order is to be made, under Part 9A of th	e	
	Act, that will apply to the specified land?		
	(b) If YES to (a) (i), what type of landslip area	has	AB: N/A
	been declared to apply to the specified land?		
	Provide particulars.		
	(c) If YES to (a)(ii), what is the nature of the or to be made under Part 9A of the Act, applicable	der	AB: N/A
	the specified land? Provide particulars.		
	<b>IMPORTANT:</b> If "No" to question 21(a) above,	it shou	ild be noted that there are only a small
	number of declared landslip areas in Tasmania		
	declared landslip area it may be prudent for th		
	the land will support the proposed use. If the s		
	stability could be a hazard and it may be nece		
	investigations carried out.	-	
	investigations carried out.		
	The council may also require information on g		
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Attachment 9.1.4 DA0580/2022 - 112 Tamar Street, Launceston - Representations

From:	"Matt Hive Studios"
Sent:	Mon, 27 Feb 2023 15:43:29 +1100
То:	"Contact Us" <contactus@launceston.tas.gov.au></contactus@launceston.tas.gov.au>
Subject:	DA 0580/2022

[You don't often get email from Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

I am writing in support of the residents of **and their** and their concerns regarding the proposed DA 0580/2022 As a Launceston resident, I am particularly partial to the heritage aesthetic. It was the reason I chose to buy and live here back in 2020.

The city has mostly maintained its heritage architecture and charm and although I welcome progress I can thoroughly understand how

this development would impact the surrounding area.

R

Matt Drummond

From:"Bernie"Sent:Mon, 27 Feb 2023 15:49:10 +1100To:"Contact Us" <contactus@launceston.tas.gov.au>

You don't often get email from

Learn why this is important

Concerns: DA 05280/2022 112 Tamar St.

Mrs Margaret Joyce Williams and myself, Bernard Thomas Williams wish to object to the massive concrete and glass structure as being too out of character with the type of dwellings in the surrounding neighborhood.

Yours sincerly,

B.T.Williams and M.J.Williams



From:	"Steven Fone"
Sent:	Mon, 27 Feb 2023 16:11:41 +1100
То:	"Contact Us" < <u>contactus@launceston.tas.g</u> ov.au>
Cc:	"Steven Fone"
Subject:	Fone Representation DA0580/2022 112 Tarmar
Attachments:	112 Tamar Street Final.pdf, 112 Tamar Colaped Wall.PDF, Engineer Spratt facing
Wall 112 Tamar.PDF	

You don't often get email from	Learn why this is important
Good afternoon, I am the owner of representation in. Please find attached	Thank you for the opatunity to put my
<ol> <li>Representation DA0580/2022</li> <li>Engineers report Peter Spratt</li> <li>Newspaper article</li> </ol>	

Kind Regards, Steven Fone

Sent from Outlook

26 February 2023 DA050/2022 112 Tamar Street Launceston

Dear Chief Executive Officer,

I want to ensure the land being developed complies with the Heritage area and is within the building guide lines, it is safe and I would be happy to work with the developers to progress my concerns.

I would like to object on the following grounds:

- 1. To the immense over look into my property. Our House will eventually will be turned back into the original Semidetached houses and the current rear asphalt carpark will be turned back into court yards. Both Town Houses have large glass windows and balconies which over look us.
- 2. Currently both proposed building plans do not fit the building envelope. I feel that the 2 Town Houses will loom over the top of us and will impact our enjoyment and definitely our privacy. I understand why the developer wants to maximise the fantastic Northerly view but the visual impacts caused by the huge scale, bulk and proportions in my opinion impacts our place and surrounding areas.

When you ring LCC and are on hold they promote Launceston's history, character and intact early city scapes. I feel that what is proposed has unreasonable impacts on us and hope we can find a reasonable solution for all parties involved.

I have outlined below some of the lived history of Facing Walls across the adjoining boundaries.

112 Tamar has history with 5-7 York Street as the Land was allowed to be subdivided from 5-7 York Street original lot. Photos show there was a chicken shed and vegetable garden on the land above the walls. Would the LCC allow this same subdivision today, knowing that this proposed structure was going to be built on top of reactive clay and so close to 183 year old Heritage Convict built Facing Walls? If there were Retaining Walls there would not be a problem, either today or in the future. Fortunately the current dwelling on this land was built the top eastern part of the block and this is the furthest distance from the 1840's convict built Facing Walls. As you will read Peter Sprats' Engineers report dated 3 September 2015 that the walls are <u>not retaining walls</u>. They were built before effective retaining wall design requirement were known. Since Peter's report it has been established that the soils samples collected from behind the wall is reactive clay (please see site sample supplied, if you put it in a glass of water it will change from a solid to fine sand, silt. Silt is one of the components to Facing Walls failure)

When you read in Peter Sprats' report, there were 2 events that effected our middle section Facing Wall, the burst water pipe on 112 Tamar Street and the Council road water overflow.

Page 1 of 3

He believed that the failure of the centre section of our wall was due to the 2 events. I have attached a photo of the ongoing repair of the centre section of our wall. All soil excavation during the repair was carried out by vacuum truck and by hand at a great cost. We did this to avoid vibration so as not to affect ours and our neighbours blue stone convict Facing Walls. It concerns me that heavy earth moving equipment will be used within metres of the Facing Walls if the current development is approved.

I have also attached a newspaper clipping dated 14 January 2017 showing my lucky neighbours house partly destroyed by the end Facing Wall which collapsed after Council road water overflowed down James Bennells Way. It is documented in Council notes that I made LCC aware years before the collapse that there was a problem with the road gutter and my concerns of the wall collapsing. After the wall collapsed the Welman Street gutters which are outside of 112 Tamar Street have now been removed and replaced with a new design. I refer to my lucky neighbour as He was sitting in the conservatory at the time of the collapse and the impact threw him and the chair he was sitting across the room and out of harm's way. My family was woken as our house shook from the collapse. My Wife and I were there within a minute and viewed the most stoic Husband and Wife team we have ever met. As written above this was due to just water and silt, imagine if they was a building within metres of the wall as well? This could be any of us in the future at 1-7 York Street, if not properly planned.

I note that there is a proposed sediment control fence on the plan. On the drawings the sewer and storm water pipe is running close to the facing walls. For this drain to be dug so close to the Facing Wall both sediment and vibration could not be mitigated. When a trench has been dug there are cracks in the reactive clay and water runs downhill towards the facing walls. I know from my excavation the reactive clay it is not one solid piece of clay, rather they have fault cracks. During the top soil earth removal of the proposed town houses these cracks will become exposed and water will enter from any part of the development. I know this because when the pipe broke at 112 Tamar there was no surface water visible until I reached the uphill section of the land and the top soil was saturated and this is how I found the problem. The excessive water penetrated the tops and travelled through the reactive clay downhill to the bottom of the middle section Facing Wall, then failure. The water will start breaking down the reactive clay into sediment and run downhill through the cracks towards the Facing Walls. No sediment control fence will prevent sub water. On Engineer's report point 3 Peter Spratt wrote "the movement is time dependant on variables" 2 of those listed are "uphill works and uphill runoff".

He also wrote point 4 about sudden failure of these facing walls. "I have observed walls which have failed over a span of a few years to the present and noted that sudden failure often occurs due to an event which suddenly and rapidly increases pressure on the wall".

Pressure on these walls can be earth works, vibration, water or silt and once these events happen they cannot be undone, unless you change the Facing Walls into a Retaining Wall, which is in progress on the middle section of Wall at 5-7 York Street as a result of 2 sudden events from 112 Tamar in 2014. It could even be catastrophic, meaning loss of life or

Page 2 of 3

property damage of 1, 3 and 5-7 York Street. (please see newspaper clipping of what can happen)

I ask again is 112 Tamar Street change of use suitable to build 2 Town Houses so close to these Facing Walls?

From Engineers reports and lived experience the only safe way forward would (to) be for all neighbours from 1-7 York Street and 112 Tamar Street to work together and change the existing convict Facing Walls into Retaining Walls prior to Building Approval. If we worked together costs will be minimal, the danger could be eliminated not only during the building period but for years to come as damage to these Facing Walls may not be realised immediately. From experience with our middle Facing Wall once damaged, it moved gradually for a period of a year until the top rotated over 500mm before we fitted the supporting footings and structure, the shipping containers (please see photos).

I am happy to work with the Developers, LCC, Heritage Council and my Neighbours about the proposed 2 town houses, however the dead line to the LCC means that I must put the above in writing before the 29 February 2023.

## Supporting Documents

- 1. Enigineers Report by Peter Spratt
- 2. Photo of Facing Wall support and lever
- 3. Newspaper clipping of catastrophic failure of the Convict built Facing Wall at York Street.

Thank you for the opportunity to lodge my representation. I can be contacted on and would welcome a site visit to 5-7 York Street to show what can happen and did happen when a 1840's Convict built Facing Wall fails and what is behind these walls to help you relate to the significance of Peter Spratts' Engineering report, and explain a solution and a way forward for all neighbours Facing Walls.

Kind Regards,

Steven Fone

Page 3 of 3



COSE CALL: Volunteers from the SES said a man was lucky to be alive after a stone vall collapsed onto his home at York Street, Launceston in October. Pictures: Phillip Bigg:

# amaged path still off-limits

ART of the council-owned Vindmill Hill Reserve is still losed to the public after a all collapsed onto a home n York Street on October 4. City of Launceston general anager Robert Robyzynski id the wall that collapsed nd resulted in damage to ennell Way was on private operty and was not counl-built or council-owned.

"The delay in returning the fected pathway to public e is due to considerations cluding the landowner's surer's investigations and quirements, and our own requirement that exten-Document Set ID: 4828368



STILL NO ACCESS: The popular thoroughfare and park area at the Windmill Hill Reserve is not open to public use three months after a wall on private property collapsed.

be restored and reopened to undertaken "as soon as posthe public safely and without sible". "We expect to be in

Presign, 1, Version Date; 27/03/2023 further stability issues a position to provide more

# PETER SPRATT

CONSULTING CHARTERED ENGINEER P. Spratt AM M.Env.St. Dip.CE FIE Aust. MASCE A.I.Arb.A FAIB



Ref No 7827

3<sup>rd</sup>. September 2015

Mr. Duncan Foster and Bernadette Hately

## Failure of Masonry Retaining Wall 5-7 York Street, Launceston.

Dear Duncan and Bernadette,

I have read and considered the documents you sent to me. I note the documents as:-Report by JMG Engineers, January 2015 Report by Aldanmark Engineers, July 2015 Report by D. Foster, undated. Historical summary, B. Hately, undated.

I comment that:-

- The wall is very unlikely to be capable of acting as a retaining wall. It requires, for stability, that the base thickness be around 0.4 x wall height and, as the wall was constructed before effective retaining wall design requirements were known, it is unlikely to be of stable construction.
- The wall is a cantilever wall and rotation outwards of the wall is the common failure mode as earth pressure develops and pushes the wall outwards.
- The movement is time dependent on variables as the backfill settles and consolidates to develop overturning pressure on the wall. The consolidation depends on the site soil characteristics, backfill characteristics, uphill water runoff, uphill works and likely other detrimental and presently unknown influences. Backfill consolidation, which is subject to these variables, makes the backfill less permeable giving water pressure and is again dependent both on time and on variables.
- I have observed walls which have failed over a span of a few years to the present and note that sudden failure often occurs due to an event which suddenly and rapidly increases pressure on the wall. Surcharge behind the wall and water pressure are common failure causes. I have examined walls which have failed and have also observed some walls over 150 years old which show no signs of failure. There are very few local walls older than this so that the life of old inherently unstable walls cannot be determined with any accuracy.
- I note that Aldanmark Engineers have reported on some movement of a similar nearby wall not subject to water from the leaking pipe and their suggestion the movement of the wall in question was caused by more than the pipe water leak. I note the Historical Record states that this other wall received water leakage from Council road stormwater overflow. The evidence is that both movements are associated with water pressure on the walls with only the wall in question being subject to both.
- The Historical Record shows two water events to have occurred, the pipe water leak and Council road water overflow causing flooding. Neither of the Engineer Reports have addressed this and were likely unaware of the separate event.
- I believe that there is no doubt that the failure at this point in time is due to the added pressure of water and that the water pressure was due to the two events. I am unable to

Peter Spratt ABN 55 120 015 973

say which is the primary cause. The wall would eventually have failed over time but not at this time excepting for the water ingresses.

- It would require extensive soil testing and a lot of guesswork and assumptions to allocate proportions of causality. The assumption of 50% to earth load of the JMG Report is a guess. The assumption is irrelevant as it is indicated that adjoining walls of the same age and construction did not move until subjected to water pressure and that other adjoining walls of the same construction not so subject have not moved.
- As the wall leans outwards increasing the overturning moment there is a corresponding reduction in the restoring moment which rapidly increases the wall instability and sudden collapse may occur with little or no warning. There is then a public risk which warrants prompt action.
- There are a number of making good options ranging from demolition and rebuilding as is, or new reinforced wall, to providing supports to the existing wall and changing it from a cantilever to a propped slab supported on three sides. Each of these options requires evaluation of safety, cost and heritage conservation.
- I recommend that the options be evaluated and that discussion be held with the Heritage Council and your insurer.

Yours faithfully,



Document Set ID: 4858368 Version: 1, Version Date: 27/02/2023 2

From:"Lionel Morrell"Sent:Mon, 27 Feb 2023 23:49:26 +1100To:"Contact Us" <contactus@launceston.tas.gov.au>Subject:Representation DA 0580 2022 112 Tamar Street LauncestonAttachments:Heritage Protection Society (Tasmania) Inc Representation 27 February 2023DA0580 2022 112 Tamar St Launceston.pdf

Please see attached representation

Sent from for Windows

# HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

27 February 2023

City of Launceston Council Town Hall St John Street Launceston 7250

By email to <u>contactus@launceston.tas.gov.au</u>

Attention : Michael Stretton

Dear Mr Stretton,

Re: DA0580 2022 Residential – Construction of two dwellings 112 Tamar Street Launceston.

We refer to the advertised notice in The Examiner Newspaper 11 February 2022.

Obedient to the Notice we attempted to access the advertised information :

- On Council's website, and discovered there was a technical issue preventing access;
- At Council's Service Centre computer, and discovered the same technical difficulty;
- Contacted the nominate Planning Officer, and reported the technical difficulty and also advised the Planning Officer that the on-site Notice had been removed from the frontage of the premises and placed on the front entrance door which was some distance within the property and not capable of being read; A request was made of the Planning Officer that this application be readvertised so as to conform with the statutory advertising requirements; The following day, (17 February) subsequent to the notification of the Planning Officer, it was noted that the site notice had been moved again and was then attached with cable ties to the front fence of the property on the frontage;
- A further on-line investigation of Council's eServices website was made and it was discovered that a technical malfunction of a different kind was experienced, in that each time the link to this application was opened, that shortly after it simply CLOSED DOWN.
- Screen shots of these malfunctions and photographs of the improperly located site notices are contained on our files and can be produced for your information as evidence that the notification of this application was faulty, and accordingly we submit that this advertising/notification process is invalid and should be recommenced and be continued for the required period of 14 days.

It is our submission here

• that the present dwelling at 112 Tamar Street (in fact it is NOT a single dwelling as stated but a multiple residential development being the main 2-

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storey dwelling, beneath which is another dwelling unit) should not be demolished as it is a valuable structure that contributes to the housing stock of Launceston which is presently in critical short supply;

- that it is evidence of a place of cultural heritage significance, albeit apparently overlooked for entry on the Register because of its address being 112 Tamar Street, a section of Tamar Street that is not known by the general public to exist as there is nor road or street formation from York Street to join Welman Street at that juncture;
- That not-with-standing the issue of its obscure address, it was cited on maps and recognised by two of Council's expert heritage advisers (Paul Davies Pty Ltd in the *Launceston Heritage Study* and Terry & Servant in the *Launceston Heritage Study : Thematic History*) – see further information to follow;
- That the proposed dwellings do not fit with the general amenity of the area and will impact very negatively on the historic cultural significance and residential amenity of the existing residential properties at No's 1-11 York Street, and unreasonably on the views of Windmill Hill from across the eastern vista of the Central Area;
- That the existing vehicular crossover from the Welman Street junction is unsafe and manifestly inadequate for the scale and vehicular movements that will be produced by this proposed development and cause risk to pedestrians and other valid users of the footpath (motorised scooters, wheelchairs, walking frames et al).
- That the land upon which the proposed development is situated is not stable as the rubble stone retaining wall along the northern boundary with 1-11 York Street is already showing signs of severe distress (an intersecting wall at 1 York Street has previously collapsed and caused significant damage to that building and injured the occupant, the adjoining wall to No.1 York Street is significantly bowed, the adjoining wall to No. 3 York Street immediately abuts that residence and is bowed beyond structural limits, the adjoining wall to Nos 5-7 York Street has already partially collapsed and the bank is held back by stacked shipping containers; the adjoining wall to 9 -11 York Street is under significant stress.

The proposed development indicates a raising up even further the height of the ground at 112 Tamar Street, seriously increasing the loads on the deficient stone rubble retaining walls.

Paul Davies Pty Ltd includes this place as an heritage item which should be retained being a part of the Welman Street Precinct. Davies argues that having identified the present residence in its own right as a heritage building, then it should be retained. Contrary to a policy presented by Davies, this proposed development does not relate to the predominate Welman Street patterns as material selection and forms are not relative and that any new designs for within the precinct <u>must</u> demonstrate a scale, form and materials relationship to the precinct. Davies goes further arguing that the landform and natural features of the area are to be retained and protected, and new development that affects the visual form of the landscape either locally or when viewed from the distance should <u>not</u> be permitted.

The proposed development of two residences should not be approved.

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#### Yours faithfully

# Líonel J. Morrell

President, for and on behalf of Heritage Protection Society (Tasmania) Inc.

#### FOOTNOTES:

- A photograph reproduced in the Paul Davies Study, was believed to have been taken taken by photographer William Cawston and shows 112 Tamar Street with its original verandah and before the changes to the northern side. The centre building is Robert de Little's house at 5-7 York Street and the next one is 1 York Street (the first of the pair called 'Wicker Terrace', the second at No 3 is obscured.
- 2. A photograph reproduced in the Launceston Conservation Plan, shows the site prior to excavation and retaining walls for 1-3 York Street, and very significantly the severely eroded terrain of this section of upper Tamar Street above York Street.
- 3. A photograph by William Cawston in 1866, shows the subject site prior to construction of Wicker Terrace, retained by a propped timber retaining wall structure and again the seriously eroded creek bed running down the alignment of Tamar Street.

Our Ref: 22.147

Measured form and function



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57 Best Street PO Box 1202 Devonport 7310 **P** (03) 6424 7161

08 March 2023

Duncan Payton Town Planner City of Launceston By email: <u>duncan.payton@launceston.tas.gov.au</u>

Dear Duncan,

#### DEVELOPMENT APPLICATION - RESPONSE REPRESETNATIONS – DA0580-2022 – 112 TAMAR STREET, LAUNCESTON

Thank you for the opportunity to review and provide a response to the P (03) 6424 7161 representations received for DA0580/2022 during the public exhibition period.

Key concerns extracted from the representations along with our response is provided in the following table.

No.	Concern	Response
1	Overlooking upon adjoining properties on York Street.	With respect to clause 8.4.6 P1 of the Tasmanian Planning Scheme – Launceston (" <b>the Scheme</b> "), the balconies and decks associated with each proposed dwelling have been designed to minimise overlooking of the dwellings on the adjoining properties to the north-west. In this regard, the finished floor level of the lowest balcony for each proposed dwelling will be located above the top of the roof of the corresponding dwelling for Townhouse 01 and approximately half- way up the roof of the corresponding dwelling for Townhouse 02. The design of each of the balconies will minimise direct views, or overlooking to the adjoining dwelling and its corresponding performance criteria. In this regard, primary views from the balconies will be over the roofline of, and beyond, the adjoining dwellings. As such, any views into adjoining dwellings will be passive rather than active which is reasonable within the context of a dense urban environment. The upper level balconies and decks will be greater than 3m from the corresponding north-western (side) boundary, therefore satisfying Acceptable Solution 8.4.6 A1(a). It is noted that all windows relative to the north-western (side) boundary satisfy. Acceptable Solution 8.4.6 A1 (a)(i).
2	Visual scale and bulk of the proposed buildings when viewed from adjoining properties on York Street.	Visual impacts caused by the apparent scale, bulk and proportions of the proposed buildings when viewed from the

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		adjoining properties to the north-west will be minimised by graduating the setback of each level away from the corresponding boundary. This will increase the separation distance between each level of the building and the north-western (side) boundary and the adjoining dwellings which will assist to minimise the apparent bulk and scale of the building. Landscaping is also able to be provided
		between the ground level and north- western (side) boundary which will assist to soften the proposed development when viewed from the adjoining properties.
3	Impact on the bluestone walls on the York Street properties.	This is not a matter that is contemplated by the Scheme. Notwithstanding, potential impacts on adjoining structures from proposed development on an adjoining lot is required to be addressed under the Building Act 2016.
4	Soil and water management	This is not a matter that is contemplated by the Scheme. Notwithstanding, matters relating to soil erosion and stormwater runoff management is capable of being conditioned in accordance with clause 6.11.2 (g) of the Scheme.
5	Heritage impacts upon the surrounding area and landscape	The site is not listed as a Heritage Place within the Local Heritage Code of the Scheme or on the Tasmanian Heritage Register. Furthermore, the site is not located within a Heritage Precinct within the Local Heritage Code and the site is not subject to the Scenic Protection Code. Accordingly, the Scheme does not contemplate matters relating to heritage associated with the site and its surrounding area.
6	Landslip	As has been identified within one of the representations, the proposed use and development is exempt from the Landslip Hazard Code in accordance with clauses C15.4.1 (a) and (d) of the Scheme.
7	Impact of overshadowing upon the adjoining property to the south (2 Welman Street).	The submitted shadow diagrams illustrate that the adjoining property to the south will be materially impacted by overshadowing caused by proposed Townhouse 02 from around midday during the winter solstice. The extent and location of overshadowing changes as the overshadowing moves across the adjoining property to the east which corresponds with the azimuth of the sun. The shadow diagrams illustrate that morning and midday overshadowing will not, or only just reach the base of the adjoining dwelling. The shadow diagrams illustrate that the proposed buildings will only result in minor

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		overshadowing upon the adjoining property during afternoon hours of the summer solstice.
8	Visual scale and bulk of the proposed buildings when viewed from the adjoining property to the south (2 Welman Street).	The visual scale and bulk of proposed Townhouse 02 will be minimised when view from the adjoining property to the south by virtue of cutting the building into the site which will lower the overall height of the building. In addition the flat roof profile assists to reduce the scale of the building. The adjoining dwelling is revers 'L' shape relative to the site. The shape of the adjoining dwelling provides additional separation between the habitable rooms and the external decks of the dwelling and proposed Townhouse 02. The separation distance will assist to reduce the apparent scale and bulk of the proposed building in this regard. In addition, the north-western boundary of the adjoining property extends west beyond the boundary of the site which will provide relief from built form.
		Further visual relief of the building will be provided from a variation form and shape between levels, materials and treatments of the south-eastern elevation of proposed Townhouse 02 which will minimise the sense of confinement that may otherwise be experienced from a large expansive and uniform elevation. It is contended that the proposed development presents at a scale that is compatible with that of surrounding buildings which reflects the peri-central business district location of the site.
9	Disruption in parking and impacts upon access, pedestrian safety and tenants of adjoining properties.	This is not a matter that is contemplated by the Scheme. Notwithstanding, matters relating to construction and traffic management is capable of being conditioned in accordance with clause 6.11.2 (f) of the Scheme.
10	Representation in support	Nothing to add other than this recognises that there is support for the proposed development.

Please do not hesitate to contact me should you require any further information.

Yours faithfully 6tyº Pty Ltd NW m.

<u>George Walker</u> Director/Planning Consultant

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Attachment 9.1.5 DA0580/2022 - 112 Tamar Street, Launceston - Response to Representations

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# 9.2. PSA-LLP0003 - Relbia Subdivision Specific Area Plan

#### FILE NO: PSA-LLP0003

**AUTHORS:** Iain More (Senior Town Planner Policy and Projects) and Anushka Gardiye (Town Planner)

**GENERAL MANAGER APPROVAL:** Dan Ryan (Community and Place Network)

#### **DECISION STATEMENT:**

To decide whether to reject or exhibit Amendment PSA-LLP0003 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

#### **RELEVANT LEGISLATION:**

Land Use Planning and Approvals Act 1993 Tasmanian Planning Scheme - Launceston

#### **RECOMMENDATION:**

That Council:

- 1. Pursuant to section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0003, to the Launceston Local Provisions Schedule, to:
  - a. remove LAU-S6.0 Relbia and Glenwood Road Specific Area Plan from the Launceston Local Provisions Schedule and replace with LAU-S6.0 Relbia Subdivision Specific Area Plan, attached as Instrument 1;
  - b. rezone Rural Living B to Rural Living A over 16 properties, attached as Instrument 2;
  - c. rezone Rural zoned land to Rural living B over 18 properties, attached as Instrument 3;
  - c. rezone Agriculture land to Rural land over seven properties, attached as Instrument 4;
  - e. apply the priority vegetation overlay to land being rezoned from Agriculture to Rural, shown as Instrument 5.
- 2. Pursuant to section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0003.
- 3. Pursuant to sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

# TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Relbia Subdivision Specific Area Plan to the following properties at Relbia as shown:

Amend the Tasmanian planning scheme maps as below:



Instrument 1 - LAU-S6.0 Relbia Subdivision Specific Area Plan Map

# TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Rural Living Zone A to the following properties at Relbia as shown:

Titles include:14032/20, 14032/2, 14032/5, 14032/3, 144295/1, 14032/14, 14032/14, 14032/15, 117535/2, 14032/4, 14032/19, 14032/6, 14032/18, 144295/2, 14032/16, 117535/1, 14032/1

Amend the Tasmanian planning scheme maps as below:



Instrument 2 - Rural Living B to Rural Living A

# TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Rural Living Zone B to the following properties at Relbia as shown:

Titles included: 26657/2, 6168/1, 181433/1, 24079/9, 35943/1, 30552/194, 22271/1, 24079/2, 24079/3, 24079/1, 28348/2, 28348/3, 9054/1, 28348/1, 129968/1, 35904/1, 35378/1, 26973/1

Amend the Tasmanian planning scheme maps as below:



Instrument 3 - Rural to Rural Living B



Instrument 4 - Agriculture to Rural



Instrument 5 - Priority Vegetation

# **REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT**

# 1. INTRODUCTION

The City of Launceston has prepared, by its own motion, under sections 37(1) and 40D(b) of *the Land Use Planning and Approvals Act 1993* (the Act), a scheme amendment to:

- remove LAU-S6.0 Relbia and Glenwood Road Specific Area Plan from the Launceston Local Provisions Schedule and replace with LAU-S6.0 Relbia Subdivision Specific Area Plan;
- rezone Rural Living B to Rural Living A over 16 properties;
- rezone Rural zoned land to Rural living B over 18 properties;
- rezone Agriculture land to Rural land over seven properties; and
- apply the priority vegetation overlay to land being rezoned from Agriculture to Rural

The amendment has been guided by the following principle documents:

- 1. the *Relbia Feasibility Study, MESH dated 2020*. This study is the endorsed local strategy guiding the scheme amendment and changes to the Relbia area; and
- 2. the *Agriculture Report Relbia*, *RMCG*. This document assists in considering the zonings of rural and agriculture lots.

The Tasmanian Planning Scheme - Launceston, will be referred to as *the scheme* in this report. The Launceston Local Provisions Schedule will be referred to as the LPS in this report.

The amendment will ensure the future direction of the area reflects the needs of the city and the residents of Relbia. The change is considered consistent with all levels of policy, and will encourage appropriate subdivision is an underutilised area of the Launceston municipality, whilst being respectful of the character of the area.

The amendment will allow some blocks to be subdivided further either through the provisions of Table 11.1 within 11.0 Rural Living Zone, down to 1ha or 2ha, or through the provision of the SAP which will allow for 4ha subdivision. All lots will be subject to the Special Area Plan (SAP) to allow for averaging provisions, with the exception of precinct C2.

The averaging provisions will be substituted provisions for subdivision that will allow a reduced lot size from the recommended change, so long as lots retain an average of the recommended lot size.

# 2. RELBIA STUDY AREA

Relbia is a suburb located within the City of Launceston's municipal area, to the south of the City adjacent to the municipal boundary. It is within relatively close proximity to the City centre, and closer proximity to the Youngtown and Kings Meadows activity centres, the airport, and the future Waverley/St Leonards growth corridor.

The study area compromises of approximately 1,160ha of land, a population of approximately 675 persons, and approximately 268 households. The area is described as semi-rural lifestyle lots, having a mix of agriculture, viticulture and tourism based non-residential land. Lots are generally larger in size and predominantly contain single dwellings and associated on-site residential infrastructure.

The Relbia locality adjoins surrounding suburbs of Evandale, Youngstown, Kings Meadows, and Launceston. The area is interspersed with two major roads, being Glenwood Road and Relbia Road, as well as a rail line.

The following outlines the existing values of the area in a planning context.

#### 2.1 Heritage Values

There are eight properties on the local heritage register, and no properties on the state heritage register. These properties are subject to the requirements of C6.0 Local Historic Heritage Code. The proposed SAP will not affect these further assessment requirements.

#### 2.2 Scenic Values

There are approximately nine properties within the scenic management area. These properties are subject to the requirements of C8.0 Scenic Management Code. The proposed SAP will not affect these further assessment requirements.

#### 2.3 Natural Values

Some locations within the study area are covered by priority vegetation. Code C7.0 Natural Assets Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

## 2.4 Land Capability

There are 18 properties proposed to be rezoned from either Rural or Agriculture to Rural Living B. A report prepared by RMCG has made an assessment against the proposed rezoning of these properties. The report has provided recommendations which have been adopted.

The report concludes that the loss of some rural land is insignificant in a regional context. Further, the Agriculture to Rural zoning will provide a more consistent approach to the devleopment pattern on the area, and will provide a better zoning outcome for the urban to rural interface.

## 2.5 Contamination

There are several areas of potential contamination within the study area. Code C14.0 potentially Contaminated Land Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

## 2.6 Bushfire

The entirety of the study area is within a bushfire prone area. Code C13.0 Bushfire-Prone Hazards Area Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

# 2.7 Flood Hazard

The area contains land subject to flooding. Code C7.0 Natural Assets Code will be applicable to future subdivision of the land and is able to deal with flooding concerns.

# 2.8 Landslip

The study area contains land subject to low and medium landslip hazard. Code C15.0 landslip Hazard Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

## 2.9 Infrastructure

The area is not serviced by reticulated sewerage or stormwater infrastructure. There are water services available.

## 3. STRATEGIC REVIEW PROCESS - HOW WE GOT HERE

Relbia is identified in the Northern Tasmania Regional Land Use Strategy (RLUS) and the Greater Launceston Plan (GLP) as being a Strategic Reserve Investigation Area (Priority Investigation Area - Residential). That is, an area which is identified for initial strategic evaluation to assess its potential contribution to the future and longer-term development of the greater Launceston area, generally beyond 2036. To ensure strategic residential development continues within the municipality, the decision was made to investigate the areas potential for higher urban development.

In 2019, the City of Launceston appointed MESH Consulting to undertake a comprehensive strategic review of Relbia to investigate opportunities for restructure to facilitate a diversified residential area with high levels of amenity.

In July 2020, the *Relbia Feasibility Study Report* was delivered by MESH. This consultation draft was endorsed by Council on 10 December 2020, where then informal public consultation occurred. Prior to the release of the consultation draft, three workshops were conducted with members of the Relbia community. The findings from the workshops, which included diverse views about the future of Relbia and identification of three potential growth scenarios, were used to inform preparation of the feasibility report.

The consultation period ran from 18 December 2020 to 12 February 2021. The original eight-week consultation period was extended until 26 February 2021. The consultation included letters to landowners, a survey, online access tool, social media and workshops. A total of 113 responses were received. There were concerns raised about changing the character of the area and reducing subdivision sizes and traffic.

The feasibility report provided three possible scenarios for the Relbia within the report are:

- No change
  - Maintain current zoning pattern and subdivision minimum of 4ha within the Rural Living Zone and 35ha within the Rural Resource Zone.
- Limited Change
  - Maintain current zoning pattern but with some adjustment to the subdivision minimums in certain locations.

# • Significant Change

 Identify precincts of land that could be rezoned to low density residential zone with maintenance of rural living land in between.

The recommendation for the limited change scenario was supported by the outcomes of the layered technical analysis and the assessment which was undertaken to evaluate Relbia's capacity and structural conditions to support the growth and redevelopment. The report and its findings were ultimately endorsed at a Council Meeting on 16 December 2021. The endorsement of this report ensures there is a supporting local strategy to meet the policy requirements to enact the change.

The results of the endorsed strategy determined that whilst some change can occur, Relbia's ability to be an extension of a common urban area was not warranted. The MESH consultants considered the community consultation feedback, as well as evidenced based assessment of where Relbia contains the necessary pre-conditions to support progressive development.

The area was broken up into precincts to assist in strategic consideration, central, east, and west. These precincts were chosen based on on-ground and spatial analysis, identifying natural and man-made features to break up the area and better identify opportunity for change. This included identifying relevant networks for servicing, open space and transport.

The recommendations were to maintain and enhance of the role of Relbia into the future as a low density/rural living area, noting that limited change was possible.

The amendment recognises the importance of the character of Relbia within the community, whilst understanding that the area has been identified for some additional development potential. The changes in this proposed amendment reflect the existing rural residential nature of the area and the proposed Specific Area Plans and zoning changes reflect that.

# 4. MESH FINDINGS AND RECOMMENDATIONS

The MESH report sought to define a vision for Relbia within the broader Launceston context, including the provision of further housing supply. The report was undertaken based on community consolation and evidence based assessment.

The report found that Relbia does not contain the necessary pre-conditions to support redevelopment for urban purposes, due to costs and negative impact on character. The area does, however, have the potential to accommodate limited change in accordance with the objectives of the Greater Launceston Plan and Regional Strategy. The proposed and endorsed change will maintain and enhance the Relbia area.

# 4.1 Planning Together for the Future of Relbia Consultation Draft Report

The key finding of the feasibility report is that Relbia does not contain the necessary structural and other pre-conditions to support a transition to a fully serviced urban area and that such the study revealed that a significant transition would compromise the existing distinctive, low density rural living based character and the quality of Relbia.

The assessment was undertaken to determine whether the constraints could progressively be overcome to deliver the necessary structural conditions and the conclusion was that the study area is comprised with a series of interrelated and complex site conditions such as availability of watercourses and the associated floodplains, topography, irregular pattern of subdivision, vegetation and the alignment of the railway line, which have directly influenced the alignment and capacity of key access routes.

# 4.2 Recommended Preferred Limited Change Scenario

The preferred Limited Change scenario was identified following a detailed review of the capacity of each of the precincts (east, central and west) to accommodate change. The proposal for each of the precincts including the site analysis and potential development outcome plan are set out below.

It is also important to note that through the Local Provisions Schedule implementation process, Council were directed to make substantial modifications to three properties within the subject area. The modifications required CT21126/1, part of CT122876/1, and CT129968/2 to be rezoned from Agriculture to Rural. This is reflected in the current proposal.

The area has been broken into three precincts - West, Central and East. The West precinct is located predominantly to the south of Relbia Road. The Central precinct is located between Relbia road and Glenwood Road. The East precinct is predominantly to the east of Glenwood Road. The precincts themselves are broken up to different sections, to identify existing land use patterns and constraints.

The amendment would allow for the inclusion of a further 157 dwellings within the Relbia area noting, however, this is an unconstrained estimate. Whilst the potential is there, site constraints such a natural values, bushfire, and waterways, as well as development standards in rural living areas will be inhibiting. This is, however, consistent with the residential settlement pattern of Relbia, being dwellings on larger lots, located to avoid constraints.

The biggest change will be located within precinct C2 surrounding Redwood Crescent, which will allow subdivision down to 1ha through the rezoning to Rural Living A. From the 15 identified sites within the precinct, there is the potential for an additional 12 lots.

# 5. PRECINCTS

## 5.1 WEST PRECINCT

The overall West Precinct is considered as having some ability to accommodate limited change. The role of the West Precinct is the north-western gateway to Relbia.

Limited change in the West Precinct is recommended in the form of:

1. reduction of the current subdivision minimum from 4ha to 2ha (W1, W2, W3, W4, W5 - Rural Living B);

- 2. introduction of an averaging provision to encourage site responsive subdivision design. The averaging provisions works by allowing smaller subdivision down to 1ha, so long as the average number of lots for the site does not exceed its capacity. Potential consideration of rezoning of precinct W5 but only if the current non-residential land uses were to be relocated and all land owners are supportive of the rezoning and subject to demonstrated need for additional land supply. If the land within precinct W5 is considered for rezoning a 2ha subdivision minimum is recommended;
- 3. site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
- 4. construction of contour responsive, rural standard internal streets and driveways; and
- 5. introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (MESH Final Document 2021, page 57).

The recommendations have been achieved by applying the following measures:

- 1. Areas W1, W2 and W3 are currently zoned Rural Living B, with no further zoning changes proposed. The amendment does propose to partially rezone W4 and W5 to Rural Living B, as well as partially rezone some Agriculture lots to Rural as a result of the Agriculture report recommendations.
- 2. The averaging provision has been placed within the subdivision standards of the SAP.
- 3. Based on the Agricultural Report, 7 lots will be rezoned from Agriculture to Rural, whilst 13 properties will be rezoned from Rural to Rural Living B, allowing for the 2ha minimum. It has been considered there is a need to additional land supply. Whilst it is acknowledged that the recommendation within the report requires land owners being supportive of the change, it is anticipated that comments will be sought from each land owner upon formal notification.
- 4 5. Please see section 5.6 of this report that discusses recommended development guidelines and how they will be utilised, noting they will not be statutory controls.



Figure 2: West Precinct - Recommended Planning Zones (Source: Mesh 2020)

# 5.2 CENTRAL PRECINCT

The role of the Central Precinct is the core of Relbia. The Central Precinct is assessed as having very limited ability to accommodate change in general.

Very limited change in the Central Precinct is recommended in the form of:

- 1. Reduction of the current subdivision minimum from 4ha to 1ha for Precinct C2 only (Rural Living A);
- 2. Retention of the 4ha subdivision minimum for the balance of the precinct;
- 3. Introduction of an averaging provision to encourage site responsive subdivision design. The averaging provisions works by allowing smaller subdivision down to 1ha, so long as the average number of lots for the site does not exceed its capacity.
- 4. Site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
- 5. Construction of contour responsive, rural standard internal streets and driveways; and Introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (MESH Final Document 2021, pg 61).

The recommendations have been achieved by applying the following measures:

- 1. C2 will be rezoned from Rural Living B to Rural Living A.
- 2. The subdivision standards of the SAP will be applied to the rest of the Central Precinct.
- 3. The averaging provision has been placed within the subdivision standards of the SAP.
- 4 5. Please see section 5.6 of this report that discusses recommended development guidelines and how they will be utilised, noting they will not be statutory controls.



Figure 3: Central Precinct - Recommended Planning Zones (Source: Mesh 2020)

# 5.3 EAST PRECINCT

The role of the East Precinct is the eastern gateway of Relbia. The overall East Precinct is assessed as having some potential to accommodate limited change.

Limited change in the East Precinct is recommended in the form of:

- 1. reduction of the current subdivision minimum from 4ha to 2ha for Precincts E6 and E7 only (Rural Living B);
- 2. retention of the 4ha subdivision minimum for precincts E2, E3, E4 and E5;
- 3. rezoning of precincts E2 and E4 to the Rural Living Zone with a 4ha subdivision minimum, subject to; Demonstration that access can be achieved the following:
  - Management of the water way
  - Response to land slip risk and;
  - Subject to demonstrated need.
- 4. introduction of an averaging provision to encourage site responsive subdivision design. The averaging provisions works by allowing smaller subdivision down to 1ha, so long as the average number of lots for the site does not exceed its capacity.
- 5. site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
- 6. construction of contour responsive, rural standard internal streets and driveways; and
- 7. introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (MESH Final Document 2021, page 65).

The recommendations have been achieved by applying the following measures:

- 1. Section E5 will be rezoned from Rural to Rural Living B, whilst E7 will retain its Rural Living B zoning.
- 2. Sections E2, E4 and E5 will be subject to the SAP and subdivision standards.
- 3. Sections E2 and E4 will be subject to the SAP and subdivision standards allowing for a 4ha subdivision minimum. Both the watercourse risk and landslip risk will be managed through the codes within the state planning provisions. It is considered there is a demonstrated need to the rezoning to occur.
- 4. The averaging provision has been placed within the subdivision standards of the SAP.
- 5 7. Please see section 5.6 of this report that discusses recommended development guidelines and how they will be utilised, noting they will not be statutory controls.



Figure 4: East Precinct - Recommended Planning Zones (Source: Mesh 2020)

The recommended preferred Limited Change scenario for Relbia is recommended as it:

Comprises an outcome that will achieve an appropriate balance between enabling limited change in suitable locations whilst at the same time retaining the unique character and quality of Relbia as a lifestyle based housing destination (MESH Consultation Draft Report 2020, page 67).



Figure 5: Preferred Limited Change Scenario - Recommended Planning Zones (Source: Mesh 2020)

## 5.6. Rural Design Guidelines

The approach of this project is to limit significant redevelopment for urban purposes in Relbia and to preserve Relbia's unique low density/rural living environment character and its own landscape style while maintaining the current zoning pattern with some adjustment to the subdivision minimums in certain locations.

Accordingly, in order to achieve the purpose of the project the project consultant has provided a Rural Design Guidelines document as a supportive document for the Relbia Feasibility Study Report.

The guidelines are only intended to assist applicants during the process of choosing where to locate a dwelling, any outbuildings, provision of infrastructure such as access ways, as well as how to protect local vegetation. It is important to note that these are guidelines only and are not proposed to be statutory controls. It is considered that there are sufficient standards within the Planning Scheme to align with the guidelines to ensure the character of Relbia is maintained.

# 6. THE DRAFT AMENDMENT

Important to note is the MESH report was undertaken against the Launceston Interim Planning Scheme 2015. Since the report was adopted by Council, Launceston now operates under the Tasmanian Planning Scheme - Launceston. Through this change, the pre-existing Rural Living zoned lots have now transitioned into Rural Living B, which allows for a lot size of 2ha. However, these areas are still subject to the transitioned Specific Area Plan LAU-S6.0 Relbia and Glenwood Road Specific Area Plan.

The draft amendment is proposed in its current form to meet the recommendations of the endorsed report. This includes:

- removing LAU-S6.0 Relbia and Glenwood Road Specific Area Plan from the Launceston Local Provisions Schedule and replace with LAU-S6.0 Relbia Subdivision Specific Area Plan, forming Attachment 1 to this report and shown as Instrument 1;
- rezoning Rural Living B to Rural Living A over 16 properties, shown as Instrument 2; and
- rezoning Rural zoned land to Rural living B over 18 properties, shown as Instrument 3.

It is noted, however, that properties located in precincts W4, W5, E2, and E4 have recommendations to be rezoned from Rural to Rural Living. To ensure compliance with the requirements of the State policy on the Protection of Agricultural Land 2009, and the objectives and actions of the Regional Land Use Strategy, an investigation into the rural viability of these lots were required.

As such, the Council engaged RMCG to undertake an agriculture assessment to determine their suitability for change. Whilst some properties were able to be rezoned, the report recommended against rezoning to Rural Living for some properties and instead rezoning from Agriculture to Rural. By adopting the recommendations of this report, two other changes are incorporated into the amendment:

- Rezone Agriculture land to Rural land over seven properties, shown as Instrument 4;
- apply the priority vegetation overlay to land being rezoned from Agriculture to Rural, shown as Instrument 5.

By applying the above to the draft amendment, it is ensured the recommendations of the endorsed strategy are able to be adhered to, whilst also ensuring the requirements of zoning change have been met.

# 7. ACT REQUIREMENTS

Planning legislation in Tasmania allows the Planning Authority, by its own motion, prepare a draft amendment of an LPS, in accordance with section 40D of the Act.

## 40D. Preparation of draft amendments

A planning authority –

(a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –

- (i) it decides under section 38(2) to prepare a draft amendment of an LPS; or
- (ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or
- (b) may, of its own motion, prepare a draft amendment of an LPS; or
- (c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

Under section 38(1), a Planning Authority may prepare a draft amendment of an LPS if it is satisfied that the amendment meets the LPS criteria. The LPS criteria are set out in Section 34.

## 34. LPS criteria

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument
  - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
  - (b) is in accordance with section 32; and
  - (c) furthers the objectives set out in Schedule 1; and
  - (d) is consistent with each State policy; and
  - (da) satisfies the relevant criteria in relation to the TPPs; and
  - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
  - (f) has regard to the strategic plan, prepared under https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095 Local Government Act 1993(Tas), that applies in relation to the land to which the relevant planning instrument relates; and
  - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
  - (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

Practice Note 12 developed by the Tasmanian Planning Commission (the Commission) includes additional guidelines to prepare supporting documents for an amendment to an LPS. Supporting documentation should include:

- the purpose and expected outcomes of the amendment
- background reports
- analysis
- relevant land use strategies
- relevant studies formally adopted by the Council.
- an assessment of the amendment against relevant parts of the regional land use strategy.

Under section 40H of the Act, the draft amendment must be exhibited for public comments for a period of 28 days.

# 8. ASSESSMENT OF LPS AMENDMENT

#### 8.1 Northern Tasmania Regional Land Use Strategy

Pursuant to section 34(2)(e), an amendment may only be made to a local provision if the amendment is, as far as is practicable, consistent with the regional land use strategy. Relevant to this amendment is the Regional Land Use Strategy of Northern Tasmania (RLUS).

The RLUS sets out policy basis and strategies to manage change, growth and development to 2032 including land use, development and infrastructure decisions made by local government. The version used for this assessment is dated 23 June 2021.

An assessment against the goals of the strategic planning framework is below:

#### C4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

**Strategic Direction G1.1** 

Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.

Response:

Relbia is within a strategic reserve investigation area, noting that the identified area only contains land use for proposed open space as well as rural, as per Map D1 within the RLUS.

Investigations, including significant public consultation, have identified the area for future growth opportunity for the Rural Living lifestyle. The Relbia area is a highly sought after residential area and allowing further subdivision which is currently prohibited on many properties, will ensure and allow greater economic stimulation through the provision of new lots. This will sustain and encourage opportunities for growth as Launceston being a desirable place to live.

#### **Strategic Direction G1.2**

Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.

Response:

Future infrastructure, including coordinating new infrastructure and transport will be able to be considered upon future subdivision noting, however, that Relbia is limited in servicing capability.

Strategic Direction G1.3

Develop a thorough understanding of key industry needs, including future demand and location requirements.

#### Response:

It is evident that housing and land is currently in short supply. The provision of new vacant lots will allow for the establishment of new dwellings in a highly sought after location. There is a desire for rural residential lots which the amendment will provide for.

## C4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

#### Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern. Response:

The site is primarily located within a strategic reserve investigation area, identified as an Urban Growth Area under the RLUS. The site has been identified within the adopted local strategy as an area that is able to advance growth in an appropriate pattern with an appropriate lot size.

#### Strategic Direction G2.3

Promote local character values.

Response:

The character of the area, including its values, have been discussed. The proposed changes will introduce a new lot type that will promote and reflect the local character.

#### Strategic Direction G2.2

Plan for socio-demographic changes.

Response:

Permitting a higher intensity lot size that is respectful of the area will contribute to the economic value of the region, which in turn will support any socio-demographic changes.

#### **Strategic Direction G2.4**

Enhance social inclusion.

Response:

The changes will allow new residential lots and may include visitor accommodation uses in the future, which will provide social mechanicians for inclusion.

C.4.3 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values. Response:

Any future development would be subject to the relevant provisions of the scheme protecting unique environmental assets and values.

**Strategic Direction G3.2** 

Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.

Response:

Future development would be required to address any impacts of climate change, energy efficiency, environmental emissions and pollutants, as they would be relevant and prescribed under the planning scheme.

C.4.4 Goal 4: Governance

To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use

objectives/outcomes, including the goals, strategies and policies of the RLUS.

#### Strategic Direction G34.1

#### Advance regional leadership.

Response:

The amendments are required to address all relevant sections of the regional strategy, state, and local policies. This report has considered all of these and is supportive of the change to the current planning scheme.

#### 8.1.1 Urban Growth Areas

Section D2.1.1 of the RLUS offers the key principles for urban growth areas. The relevant principles for this amendment are listed below, with a response.

- The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that:
  - Maintains the integrity of 'intra-regional' open space green breaks;
  - Minimises impacts on natural resources;
  - Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);
  - Enables efficient physical and social infrastructure, including public transport;
  - Has ready access to services and employment; and
  - Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.

#### Response:

The amendment will retain the rural residential character of the area, and take advantage of the existing infrastructure available.

• Development opportunities will increase the capacity of the existing Urban Growth Areas, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.

#### <u>Response</u>:

The amendment is not seeking to expand the area, but rather allow for a limited change to occur, which in turn will increase the capacity of the area to grow.

• Land within the Urban Growth Areas illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.

#### Response:

The local strategy supports the rezoning and SAP implementation. The change is a strategic consideration that will allow in a limited but orderly change for the area.

- Land considered for rezoning within or contiguous to an Urban Growth Area should:
  - Be physically suitable;
  - Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;
  - Exclude areas with significant biodiversity values;
  - Be appropriately separated from incompatible land uses; and
  - Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure.

The land is suitable for the proposed changes. The risks from natural hazards are manageable through the provisions of the scheme and the changes will ensure that the residential and rural uses will be able to coexist. It is a logical change without the need of expansion.

- As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant:
  - the identification of existing land use;
  - for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.);
  - for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1;
  - an analysis of growth opportunity based on local strategy for the relevant settlement.
  - an analysis of the potential loss to the agricultural estate including prime agricultural land;
  - o the impact on agricultural productivity and infrastructure, and
  - o other resources;
  - the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure);
  - the potential for land use conflict with nearby uses if residential development were to occur;
  - o the potential impact on the efficiency of the State road and rail networks;
  - the potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources),
  - o an assessment of natural, cultural and landscape values;
  - an assessment of natural or other hazards; and
  - the potential for conflict with State policies.

#### Response:

An analysis of the existing land uses has determined that the primary character is rural residential with aligning rural uses. The area is identified within Map D.1 as a strategic reserve investigation area. The limited change scenario will have the ability to create a theoretical yield of up to 157 new lots. The lots will be rural residential in nature, and will be subject to site constraints. The precincts will allow for transitioning zoning to occur between existing high density zoning to the north and rural zoning to the west, south and east. As discussed later on in this report, the GLP and Launceston Residential Strategy have identified a need to provide some 4,000+ dwellings by 2031. Whilst understanding that the potential number of lots is minimal in terms of the overall aim, the creation of further rural living lots within an existing rural living area, especially one so close to major services, is considered appropriate for the area.

# 8.1.2 Regional Planning Policies

Section E of the RLUS sets out the regional policies and key planning policies and actions.

# E.2 Regional Settlement Network Policy

Regional Settlement Networks		
Policy	Action	
Policy RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	ActionRSN-A1Provide an adequate supply of well-locatedand serviced residential land to meetprojected demand. Landowners/developers are provided with thedetails about how development shouldoccur through local settlement strategies,structure plans and planning schemes.Plans are to be prepared in accordancewith land use principles outlined in theRLUS, land capability, infrastructurecapacity and demand.RSN-A2Land supply will be provided in accordancewith the Key Principles through localstrategy for Urban Growth Areas whichinclude:Priority Consolidation AreasGrowth CorridorFuture Investigation Areas.RSN-A3Apply zoning that provides for the flexibilityof settlements or precincts within a	
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life. RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	settlement and ability to restructure underutilized land. RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.	

RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; <i>ageing in home</i> options should be provided.
RSN-A6 Encourage urban residential expansion in- and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.
RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.
RSN-A8 Identify areas with existing mixed land use patterns, and/ or <i>Brownfield</i> areas adjacent to activity centres, for mixed use redevelopment and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.

The area is identified as a residential priority investigation area. The Relbia area is considered to be a key growth area for rural residential lots within the Launceston municipality. This is evidenced by the supporting local strategy endorsed by the Council. The proposed SAP, as well as rezonings, will ensure subdivision is able to occur which will in turn provide for a diverse range of housing choice in an established rural residential setting with limited services. The local strategy has identified the area as an area that has the capacity for increase rural living growth. Important to note is the SAP will offer a subdivision lots size of 4ha, which is not currently available through the Rural Living standards. This will ensure there are varying types of lot sizes throughout the Relbia area, whilst maintaining the rural lifestyle.

Integrated Land Use and Transport	
Policy	Action
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment. RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors
RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	
RSN-P11 Coordinate land use and transport planning and the sequence of development with timely infrastructure provision. RSN-P12 Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.	<ul> <li>RSN-A15</li> <li>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</li> <li>identifying transport demands and infrastructure required;</li> <li>protecting key transport corridors from incompatible land uses; and</li> <li>creating sustainable land use patterns that maximise efficient use of all future transportation modes ie. road/rail, freight routes (including land and sea ports); and</li> <li>public transport, pedestrian and cyclists</li> </ul>
RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.	networks. RSN-A16 Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services and public transport opportunities.

RSN-P14	
New development within walking distance	
of a transit node or regional activity	
centre is to maximise pedestrian amenity,	
connectivity and safety.	

The area is connected via Glenwood Road and Relbia Road, roads which are identified transport routes. These roads have sufficient capacity to handle increased traffic as a result of further development.

Rural and Environmental Living Development		
Policy	Action	
RSN-P21	RSN-A20	
Rural and environmental lifestyle	Rural living land use patterns will be	
opportunities will be provided outside	identified based on a predominance of	
urban areas.	residential land use on large lots in rural	
	settings with limited service capacity.	
RSN-P22		
Rural and environmental lifestyle	RSN-A21	
opportunities will generally be located in established Rural Residential Areas.	Planning schemes should prioritise the consolidation of established Rural	
established Rufai Residential Areas.	Residential Areas over the creation of	
RSN-P23	Rural Residential Areas.	
Growth opportunities will be provided in	Ruiai Residentiai Areas.	
strategically preferred locations for rural	RSN-A22	
living and environmental living based on	Target growth to preferred areas based on	
sustainability criteria and local strategies to	local strategies to support settlements.	
support settlement growth.	5 11	
	RSN-A23	
RSN-P24	Planning scheme provisions must	
Growth opportunities for rural living will	specifically enable subdivision	
maximise the efficiency of existing services	opportunities in preferred areas by setting	
and infrastructure.	minimum lot sizes based on locality.	
RSN-P25	RSN-A24	
Recognise that the Furneaux Group of	Future locations of the Rural Living Zone	
islands are more reliant on local strategies	should not require extension of Urban	
for Rural Residential Areas and the	Growth Areas, or unreasonably	
protection of agricultural land that respond	compromise the productivity of agricultural	
to the complexities of remote area	lands and natural productive resources	
economics and the need to retain or	(within Rural Areas).	
increase population and visitation.		
	RSN-A25	
	Ensure future locations for rural residential	
	opportunities do not unreasonably	
	compromise environmental values.	

The ability to achieve positive     environmental outcomes through the
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The amendment is deemed to be consistent with the policies and actions detailed in the above table in that the rezoning:

- will not fragment productive land as determined by the Agricultural Assessment submitted with this application. The amendment does not impact on water supply required for agricultural use;
- the area is part of an identified Priority Investigation Area Residential and, therefore, considered to be an urban growth area.
- the identified subdivision lot sizes are consistent with the identified pattern of development in a rural residential setting, with limited service capacity.
- the amendment will seek to make alterations to a predominant rural residential area to assist in its consolidation.
- all lots proposed to be rezoned from rural and agriculture to rural living are supported by the RMCG agricultural report. The report details the already compromised status of these rural lots.
- this amendment specifically targets the growth potential of the area based on the endorsed local strategy, Relbia Feasibility Study, dated October 2020.

- the locality is burdened by priority vegetation. Notwithstanding, C7.0 natural Values Code within the Planning Scheme still allows for development to occur, noting relevant reports will be required for any future subdivision.
- the Relbia Feasibility Study, dated October 2020 is the supporting local strategy for this proposed change.
  - the area has been identified as being close enough to existing settlements to allow for access to social services;
  - o the existing road network is sufficient to maintain access to new lots;
  - the proposed lots sizes are sufficient to allow for on-site waste water systems;
  - future subdivision will be limited based on existing natural values, but not so limited that supporting future natural values reports could not allow subdivision to occur;
  - o risk from natural hazards can be appropriately mitigated; and
  - the additional subdivision permissions will allow for a range of housing types on newly available land.

## E.4 Regional Infrastructure Network Policy

Specific Policies and Actions		
Policy	Action	
RIN-P1	RIN-A1	
Coordinate, prioritise and sequence	Liaise with relevant state agencies	
the supply of infrastructure	including the Department of State Growth	
throughout the region to match the	to develop transport initiatives.	
settlement framework.		
RIN-P2	RIN-A2	
Identify infrastructure capacity,	Liaise with relevant state agencies,	
need and gaps in current provision	including the Department of State Growth,	
to meet requirements for projected	to develop infrastructure strategies for	
population and economic activity.	Northern Tasmania.	
RIN-P3	RIN-A3	
Direct new development towards	Direct growth to areas where existing	
settlement areas that have been	infrastructure capacity is underutilised and	
identified as having spare	give preference to urban expansion that is	
infrastructure capacity.	near existing transport corridors and higher	
	order Activity Centres.	
RIN-P4	RIN-A4	
Recognise the Department of State	Recognise the operation and future	
Growth Road Hierarchy and protect	expansion potential of key intermodal	
the operation of major road and rail	facilities, particularly the three major	
corridors (existing and planned)	seaports and the Launceston Airport and	
from development that will preclude	protect from surrounding incompatible	
or have an adverse effect upon	uses by applying appropriate zoning and	
existing and future operations.	buffers in planning schemes.	

RIN-P5 Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations and protect from development that will preclude or have an adverse impact on existing and future operations.	RIN-A5 Provide that appropriate planning mechanisms are in place to facilitate the potential Bell Bay Port Intermodal Expansion (subject to Federal Government funding). RIN-A6
	Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation. Note: The area immediately surrounding some airports is subject to Commonwealth legislation, which overrides State legislation.
	RIN-A7 Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development that would compromise safe and efficient operations of existing and future planned road and rail corridors.
	<ul> <li>RIN-A8</li> <li>Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include: <ul> <li>Midland Highway</li> <li>Illawarra Main Road</li> <li>Bass Highway</li> <li>Tasman Highway</li> <li>Birralee Frankford Main Road/West Tamar/Batman Highway corridor</li> <li>West Tamar Highway from Launceston to Frankford Main Road</li> <li>East Tamar Highway</li> <li>Bridport Main Road</li> <li>Tasman Highway from Scottsdale to Ringarooma Main Road</li> <li>Tasman Highway from Esk Main Road to St Helens</li> <li>Lilydale Main Road (Golconda Road)</li> </ul> </li> </ul>

	<ul> <li>Bell Bay Main Road</li> <li>Esk Main Road</li> <li>Evandale Main Road from Midland Highway to Launceston Airport and</li> <li>Kings Meadows Main Road.</li> <li>Other local roads that may require protection include Bathurst and Wellington Streets, forestry freight routes - Mathinna Plains Road, the northern section of Camden Road and Prossers Road.</li> <li>RIN-A9 Apply appropriate zoning and/or other mechanisms within planning schemes to</li> </ul>
RIN-P6 Facilitate and encourage active modes of transport through land use planning	support planned future roads. RIN-A10 Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road. RIN-A11 Future subdivision design is to allow for permeability and connectivity in the transportation network.
	<ul> <li>RIN-A12</li> <li>Incorporate guidelines and other relevant subdivision design codes into planning schemes to address facilities for walking and cycling.</li> <li>For example, guidelines may provide that:</li> <li>Lot layouts and buildings must provide for connection to adjacent local roads, open space, trails, pedestrian, cycle and bus routes; and</li> <li>Roads are designed and constructed to meet the needs of all users and to reinforce the functions, safety and efficiency of the road or communal driveway.</li> </ul>
	RIN-A13 Provide for provision for on and off-road cycle facilities, including shared pathways and associated engineering considerations, is addressed by local planning policy.

	RIN-A14 Future specific or Local Area Development plans are to provide for linkages to cycling networks.
	RIN-A15 Local Area Development Plans are to promote walking and provide for a network of local walking routes.
	RIN-A16 Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails and cycle and bus routes.
	RIN-A17 Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.
RIN-P7 Facilitate an efficient and convenient public transport system through land use planning.	RIN-A18 Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.
	RIN-A19 Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit points) and are designed in accordance with Australian Standards.
	RIN-A20 Subdivision design is to provide interconnected road layouts, minimises the use of cul-de-sacs, and promotes an efficient and contiguous public transport service, including cyclist and pedestrian movement.

RIN-A21 Consult and engage with public transport service providers in the concept design phase to determine if an area can be serviced by public transport, considering public transport networks and subdivision design.
RIN-A22 Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.
RIN-A23 Provide for new urban development to be located adjacent to existing and preferably mixed-use areas to reduce travel requirements and distances.
RIN-A24 With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.

- Upon initiation, the application will be referred to TasWater, TasRail and the Department of State Growth for comment, as well as any other relevant agencies.
- Being within a rural living area, capacity services are limited, and to maintain the rural living lifestyle, are not generally encouraged.
- The existing road network will have the capacity to ensure further vehicle movements.
- The area is not considered to be urban in nature, but rural living interspersed with farming practices.

# E.5 Regional Economic Development Policy

Rural Land Natural Productive Resources	
Policy	Action
ED-P6	ED-A6
Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.	Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.

ED-P7 Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).	ED-A7 Protect the long-term operation of rural industries and support an expanded agricultural sector.
ED-P8 Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.	ED-A8 Recognise the roll-out of irrigation schemes and ensure that these agricultural lands and future irrigation areas are appropriately zoned for primary production and protected from incompatible uses.
	ED-A9 Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.
	ED-A10 In conjunction with State agencies, identify and protect regionally significant extractive industry resources.
	ED-A11 Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.
	ED-A12 Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.
	ED-A13 Manage, enhance and protect marine, estuarine and freshwater habitats, from development that would adversely impact upon sustainable fish stock levels, or fisheries production

The Agricultural Report prepared by RMCG has investigated all properties proposed to be rezoned from Agriculture or Rural to Rural Living. The report has also made recommendations for some rezoning from Agriculture to Rural.
The report has identified useable active agriculture land to be retained, as well as land which would be suitable to be placed into the Rural Living zone. The report has been prepared by a qualified agricultural consultant and will ensure that the rural living zones and rural areas are able to work in unison, with identified rural land to be protected.

# E.7 Regional Environment Policy

Biodiversity and Native Vegetation		
Policy	Action	
BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native	BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.	
fauna habitats including comprehensive spatial regional biodiversity mapping. BNV-P02 Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the <i>Nature Conservation</i>	BNV-A02 Implement a planning assessment approach consistent with the <i>avoid</i> , <i>minimise</i> , <i>mitigate</i> , <i>offset</i> hierarchy. BNV-A03 Provide for environmental assessments through planning schemes for development proposals with the potential	
<i>Act</i> , coastal wetlands and remnant and appropriate cultural vegetation within settlement areas. BNV-P03	to impact on the habitats of native species of local importance. BNV-A04 Accept offsets as a last resort and only	
Land use planning is to minimise the spread and impact of environmental weeds.	where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.	
BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy	<ul> <li>BNV-A05</li> <li>Further investigate regional biodiversity:</li> <li>To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats;</li> <li>priority vegetation communities; and the number and status of vulnerable and threatened species;</li> <li>Provide for use and development to be carried out in a manner that assists the protection of biodiversity by: <ul> <li>minimising native vegetation and habitat loss or degradation.</li> </ul> </li> </ul>	

	<ul> <li>appropriately locating buildings and works.</li> <li>To develop a methodology that defines triggers and priorities for important habitat in assessing development.</li> </ul>
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### Response:

The existing priority vegetation overlay will be retained over all rural living land, and will be introduced to land previously zoned agriculture. The Natural Values Code within the State Planning Scheme will be applicable to all areas where the overlay applies. This will ensure all future development considers the natural values of the area through the provision of environmental assessments.

PolicyActionNH-P01Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Suceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.NH-A02 NH-A02 Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to people and property resulting from bushfire hazard.NH-A02 NH-A03 If there is doubt about the geotechnical stability of land proposed for urban development, the Council may require a geotechnical assessment to identify risks and mitigation techniques.NH-P04 Where avoidance of hazards is not possible or the level of risk is deemed daceptable, best practice construction and design techniques and management practices are to be implemented.NH-A04 Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from inundation.	Natural Hazards		
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bushfire hazard.		risk to persons and property resulting from	
		bushfire hazard.	

NH-A06 Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.
NH-A07 Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management

### Response:

The locality contains large areas of landslide in both the low and medium hazard band. These overlays will be retained, and through the Landslip Hazard Code within the State Planning Scheme, all future development will need to consider the risk associated with subdivision.

Similarly, the entirety of the locality is located within a bushfire-prone area. The bushfire overlay will be retained and through the Bushfire-Prone areas code, all future development will need to consider the risk associated with subdivision.

### 9. CITY OF LAUNCESTON CORPORATE STRATEGIC PLAN 2014-2024

Pursuant to section 20(1) of the *Local Government Act 1993* (Tas) an amendment must have regard to the strategic plan of a council referred to in Division 2 of Part 7 of *Local Government Act 1993* (Tas) as adopted by Council at the time the planning scheme is prepared. The relevant strategy is the City of Launceston Corporate Strategic Plan 2014-2024 (the Plan).

The assessment of the application has had regard to the Plan and is generally consistent with the principles and goals as it:

- supports housing choice and diversity in a planned location;
- stimulates population growth in the municipal area; and
- considers the impacts on the natural values of the site.

The assessment of the application has had regard to the Plan and is generally consistent with the principles and goals which are outlined below:

A city where people choose to live

Goal 2: To promote Launceston as a unique place to live, work and play.

### Response:

Launceston is the most populous Local Government Area (2019 - ABS) in Tasmania. With Relbia having been identified as a growth area, the introduction of a Specific Area Plan (SAP), as well as the rezoning of land, will allow the introduction of new land capable of being subdivided. This popular rural living type of land on the outskirts of Launceston as a quiet place to live, work and play.

### A city that values its environment

Goal 5: To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.

### Response:

It is acknowledged that the study area contains several natural value overlays, including biodiversity, scenic protection, and flooding. The introduction of new zonings that will allow for further subdivision is considered to be consistent with these natural hazards, in that future subdivision will have minimal impact on the environment.

### A city building its future

Goal 6: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.

### <u>Response</u>:

The SAP provides further detailed provisions that will ensure appropriate development is able to occur.

A city that stimulates economic activity and vibrancy

Goal 7: To develop a strategic and dedicated approach to securing investment in Launceston.

### Response:

The placement of the SAP and rezoning of the land over the study area will ensure appropriate development is able to occur within the identified area. This will allow a strategic dedicated approach to encouraging safe development investment for the City.

A secure, accountable and responsive Organisation

Goal 8: To communicate and engage consistently and effectively with our community and stakeholders.

- To seek and champion collaboration to address major issues for Northern Tasmania
- To ensure decisions are made in a transparent and accountable way
- To continue to meet our statutory obligations and deliver quality services
- To continue to ensure the long-term sustainability of our Organisation

### Response:

Community consultation in the form of facilitated workshops, were conducted with the community before any technical analysis was undertaken. The workshops focused on themes such as what do you love about Relbia, does Relbia have capacity to support change and what should the vision for Relbia be both now and into the future.

The community based workshops were followed up with other forms of engagement including:

- personally addressed letters to landowners enclosing a survey, summary brochure and a self-addressed/reply-paid envelope;
- Your Voice Your Launceston platform Feasibility Report, Summary Brochure, survey;
- City of Launceston Official Facebook posts on 22 December 2020 and 18 January 2021.

### Consultation Summary

As noted above, the project commenced with facilitated community consultation sessions that were deliberately conducted before the technical assessment had been undertaken. These consultation sessions revealed that there are relatively diverse views about the future of Relbia and Relbia's ability to accommodate change both now and into the future.

Notwithstanding the diverse views, primarily about limited subdivision potential, the community was generally aligned in terms of opposition to intensive redevelopment of land for typical urban purposes (significant change) and in defining what is valued or loved about Relbia and the community expressed a desire to preserve the rural character and lifestyle of Relbia now and into the future.

Following on from when the initial community consultation workshops were conducted and the draft report was released, a total of 113 responses were received. In terms of reference to the change scenarios, the following responses were received:

- Representations for the preferred Limited Change Scenario 26
- Representations for the No Change Scenario 84
- Representations for the Significant Change Scenario 3

The public will again be able to provide further comment through the formal advertising if the amendments are adopted.

### 10. LAUNCESTON RESIDENTIAL STRATEGY 2009-2029

The Launceston Residential Strategy 2009-2029 (LRS) provides a strategy for housing within the Launceston municipality over the next 20 years. The strategy focuses on five tiers of development. The most relevant to the current proposal is Tier 5: Rural Residential Development. It is noted that the equivalent current zoning is Rural Living. This type of zoning provides people with the possibility of living in a rural setting without conflicting with primary industries and without the obligation to purchase and maintain a significant landholding.

The LRS identifies that there are 54 vacant parcels of residential land and it is estimated that between 96 and 201 additional lots may be sought up to 2024. The LRS anticipates that around 15% of housing would be provided in rural areas. Based on this projection, this equates to around 170 rural residential dwellings. Furthermore, the dwelling projections detailed in the Council's *Draft Residential Land Demand and Supply Assessment* (March 2019) establishes the demand to be 4,330 dwellings by 2031 across the Greater Launceston Area.

The land has been identified within the strategy as an area for rural residential development. The LRS identifies that as a planning response to the preferred locations for rural residential, that site-specific subdivision criteria for identified local areas within the existing rural residential zone be pursued.

Noting that this locality is an established rural residential area, and the proposed zoning amendments and SAP will introduce new subdivision guidelines, the amendment is considered compliant with the strategy.

# 11. PLANNING TOGETHER FOR THE FUTURE OF RELBIA

The MESH *Planning Together for the Future of Relbia* report, dated November 2020 is the endorsed strategy guiding the rezoning and subdivision guidelines for the Relbia area. The report was adopted by Council under the recommendation that the limited change scenario be adopted.

### 12. DOES THE DRAFT AMENDMENT MEET THE LPS CRITERIA?

Pursuant to section 38(1), a draft amendment must meet the LPS criteria contained in Section 34. The following is an assessment of the draft amendment against Section 34:

LPS Criteria	Response
(a) contains all the provisions that the SPPs specify must be contained in an LPS;	No SPP provisions will be overridden as a result of the amendment.
(b) is in accordance with section 32; and	See Section 13.0 of this report.
(c) furthers the objectives set out in Schedule 1; and	See Section 14.0 of this report.
(d) is consistent with each State policy; and	See Section 15.0 of this report.
(da) satisfies the relevant criteria in relation to the TPPs; and	Not Applicable.
(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and	See Section 8.1 of this report.
<i>(f) has regard to the strategic plan, prepared under</i> https://www.legislation.tas.gov.au/view/html/inforce/current/act- 1993-095 Local Government Act 1993 (TAS), that applies in relation to the land to which the relevant planning instrument relates; and	See Section 9.0 of this report.
(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and	Not applicable.
(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.	There are no gas pipelines within the subject area.

### 13. CONTENTS OF LPS - IS THE AMENDMENT IN ACCORDANCE WITH SECTION 32

An LPS	Response
(1) An LPS is to consist of provisions that apply only to a single municipal area	
specified in the LPS.	
(2) An LPS	
(a) must specify the municipal area to which	The amendment relates to the City of
its provisions apply; and	Launceston municipality.

(b) must contain a provision that the SPPs require to be included in an LPS; and	The rezoning and introduction of the SAP are compliant with the SPPs and LPS.
(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and	A map for the SAP is provided for. The instruments for signing include the areas to be rezoned.
(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and	The SAP will form part of the LPS.
(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and	The Specific Area Plan will contain an overlay.
(f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and	The Specific Area Plan is consistent with sections 11 and 12 of the Act.
(g) may designate land as being reserved for public purposes; and	Not Applicable.
(h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and	Not Applicable.
(i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and	The SAP will override certain sections of the SPPs.
(j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and	Not Applicable.
<ul> <li>(k) may, subject to this Act, include any other provision that:</li> <li>(i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and</li> <li>(ii) is permitted by the SPPs to be included in an LPS; and</li> </ul>	The SAP provisions will be consistent with the SPPs and is permitted to form part of the LPS.
(I) must not contain a provision that the SPPs specify must not be contained in an LPS.	No LPS provisions are replicated within the SAP.
(3) () an LPS may, if permitted to do so by the SPPs, include:	
<ul> <li>(a) a particular purpose zone, being a group of provisions consisting of:</li> <li>(i) a zone that is particular to an area of land; and</li> </ul>	The amendment seeks to rezone land as well as the introduction of a SAP for subdivision guidelines.

(ii) the provisions that are to apply in relation	
to that zone; or	
(b) a specific area plan, being a plan	The amendment seeks to introduce a
consisting of:	SAP.
(i) a map or overlay that delineates a	
particular area of land; and	
(ii) the provisions that are to apply to that	
land in addition to, in modification of, or in	
substitution for, a provision, or provisions, of	
the SPPs; or	
(c) a site-specific qualification, being a	Not applicable.
provision, or provisions, in relation to a	
particular area of land, that modify, are in	
substitution for, or are in addition to, a	
provision, or provisions, of the SPPs.	
(4) An LPS may only include a provision	
referred to in subsection (3) in relation to	
an area of land if:	
(a) a use or development to which the	The SAP will allow significant social,
provision relates is of significant social,	economic, and environmental benefits
economic or environmental benefit to the	to the region.
State, a region or a municipal area; or	č
(b) the area of land has particular	The Relbia area is an established
environmental, economic, social or spatial	residential suburb consisting of rural
qualities that require provisions, that are	living lifestyle blocks. The proposed
unique to the area of land, to apply to the	changes will ensure that the unique
land in substitution for, or in addition to, or	character of this area is retained
modification of, the provisions of the SPPs.	
(5) An LPS must be in accordance with	Not applicable.
the structure, if any, that is indicated, or	· · · · · · · · · · · · · · · · · · ·
specified, in the SPPs to be the structure	
to which an LPS is to conform.	
(6) A provision of an LPS must be in the	The LPS changes are consistent with
form, if any, that the SPPs indicate a	the form required by the SPPs.
provision of an LPS is to take.	. ,
(7) A provision of an LPS in relation to a	It is considered the provisions of the
municipal area is not to be taken to have	LPS are consistent with the SPPs.
failed to comply with this section, or to	
be inconsistent with a provision of the	
SPPs, by reason only that it is	
inconsistent with a provision of the SPPs	
that has not come into effect in relation	
to the municipal area.	
	1

# 14. SCHEDULE 1 OBJECTIVES

Part 1 - Ob	iectives of the Resource	Management and P	lanning System of Tasmania

Objective	Response
The objectives of the resource management and planning system of Tasmania are:	
<ul> <li>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</li> <li>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</li> </ul>	The SAP will not impact on natural or physical resources, nor will it affect ecological processes or genetic diversity. The SAP will not negatively impact on the development of air, land, or water. In fact, it will assist in ensuring that these things are sustainably maintained.
(c) to encourage public involvement in resource management and planning; and	The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	The SAP will allow for sustainable development into the future, giving confidence to future development to assist in stimulating economic activity.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	This application will be referred to TasWater. There are no other relevant agency referrals required. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

# Part 2 - Objectives of the Planning Process Established by this Act

Objective	Response
The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule -	

(a) to require sound strategic planning and co- ordinated action by State and local government; and	The amendment is consistent with the objectives of the Northern Tasmania Regional Land Use Strategy and the Scheme.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	An application made pursuant to section 40D of the Act must be considered against the objectives of the Act and the planning system of Tasmania more broadly for compliance. The application for the SAP will enable the land to be assessed against the relevant provisions of the Scheme.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	The amendment has considered the effects on the natural values of the subject site and water resources.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	The proposed amendment is consistent with the local, regional and State policies as assessed by this report.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	Not applicable.
(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and	The amendment will ensure a safe working and living environment.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	Any places within the study area listed as having heritage value will benefit from further provisions that will affect the property from flood.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	Not applicable.
(i) to provide a planning framework which fully considers land capability.	An Agriculture Report has been provided to address changes to the rural reserve.

Based on the assessment provided by the applicant above, it is considered that the proposed draft amendment complies with the objectives set out in Schedule 1.

## **15. STATE POLICIES**

### 15.1 State Policy on the Protection of Agricultural Land 2009

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

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimizing:

- (a) Conflict with or interference from other land uses; and
- (b) Non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

The Council commissioned consultancy RMCG to investigate the land capability of the rural and agricultural parcels of land within the subject area. The subject site does not contain any prime agricultural land and is assessed to contain Class 4, Class 5 and Class 6 land as defined by the Land Capability Handbook Second Edition C J Grose, 1999, Department of Primary Industries, Water and Environment Tasmania. This is reflective of the existing use of the land for grazing at a hobby scale, agistment of horses and horse training.

The report concluded:

Rezoning the land associated with the assessed Eastern Precinct (E2 and E4) will result in the loss of 55ha of rural zoned land. In a regional context, the loss of this land is insignificant.

For the assessed Western Precinct (W4 and W5), it is not feasible to 'relocate' the non-residential uses, which is a requirement under the Strategy (Mesh Consulting October 2020). Hence, it is not feasible to rezone these two areas to Rural Living. However, there does appear to be scope to partially rezone some of the area to Rural Living, and rezone titles currently zoned Agriculture to Rural. This would provide a zoning pattern that is more consistent with the current land use and development pattern and provides a better zoning outcome at the urban to rural interface. If a proposal was developed to rezone the entire area to Rural Living, then mechanisms would need to be developed to protect the existing agricultural activities, to allow for ongoing development.

Setbacks between future dwellings and adjacent agricultural use should be assessed on individual merits.

As assessment of the relevant principles of the Policy have been considered below:

	Policy	Response
1	Agricultural land is a valuable resource	The proposal is in an established rural
	and its use for the sustainable	residential area. The Agricultural Report
	development of agriculture should not	submitted has stated the conversion of
	be unreasonably confined or restrained	land will not confine nearby residential
	by non-agricultural use or development.	uses.

Use of development of prime	The site does not contain prime
unnecessary conversion to non-	agricultural land.
agricultural use or agricultural use not dependent on the soil as the growth	
medium.	<b>-</b>
use or development, other than residential, of prime agricultural land	The zoning is for residential use.
-	
of that land is consistent with this	
Policy.	The zoning is for residential use.
industries and controlled environment	The zoning is for residential use.
agriculture on prime agricultural land	
criteria including the following:	
(a) minimising the amount of land	
(b) minimising negative impacts on the	
surrounding environment; and	
reasonably required for operational	
efficiency.	
-	The Agricultural Report confirms that conversion of land will not have
required as part of an agricultural use or	detrimental impact or constrain rural
•	activities.
restrain agricultural use on or in the	
	The site dage not contain prime
region that may cause prime agricultural	The site does not contain prime agricultural land.
land to be converted to non-agricultural	
•	
which are no covered by Principles 3, 4	
on an assessment of social,	
environmental and economic costs and benefits.	
The protection of non-prime agricultural	The Agricultural Report has stated that
use will be determined through	existing rural land with the capability of being utilised for rural purposes is not
consideration of the local and regional	able to be easily relocated.
significance of that land for agricultural use.	
	agricultural land should not result in unnecessary conversion to non- agricultural use or agricultural use not dependent on the soil as the growth medium. Use or development, other than residential, of prime agricultural land that is directly associated with and subservient part of, an agricultural use of that land is consistent with this Policy. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria including the following: (a) minimising negative impacts on the surrounding environment; and (c) ensuring the particular location is reasonably required for operational efficiency. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land. Proposal of significant benefit to a region that may cause prime agricultural use or agricultural use not dependent on the soil as a growth medium, and which are no covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of social, environmental and economic costs and benefits. The protection of non-prime agricultural use will be determined through

8	Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the <i>Water Management</i> <i>Act 1999</i> and may be made for the protection of other areas that may benefit from broad-scale irrigation development.	The site is not contained within an irrigation district.
9	Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.	Not applicable.
10	New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.	No plantation forestry proposed.
11	Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.	No plantation forestry proposed.

The rezoning is consistent with the Policy as it has minimal impact on the wider agricultural estate.

## 15.2 State Coastal Policy 1996

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

### 15.3 State Policy on Water Quality Management 1997

The provisions of this Policy are reflected in the C7.0 Natural Assets Code in the planning scheme. The assessment of the application addresses this Code to achieve the objectives of this Policy.

### 15.4 National Environment Protection Measures

Section 12A of the *State Policies and Projects Act 1993* states that a National Environment Protection Measure (NEPM) is taken to be a State Policy. The following, therefore, require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The Codes within the planning scheme deal in detail with the relevant matters listed above.

### 15.5 Gas Pipelines Act 2000

The gas pipeline is not available in proximity to the site. Therefore, the *Gas Pipelines Act* 2000 is not applicable to the proposed development.

### **16. REFERRAL AGENCIES**

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The proposed amendment will be referred to TasWater if the amendment is initiated. Under section 56S(2) of the *Water and Sewerage Industry Act 2008*, the relevant regulated entity may provide comment during the public notification period.

REFERRAL	COMMENTS		
INTERNAL			
Infrastructure and Assets Network	N/A		
Environmental Health	N/A		
Heritage/Urban Design	N/A		
Building and Plumbing	N/A		
	EXTERNAL		
TasWater	To be referred		
State Growth	To be referred		
TasFire	N/A		
Tas Heritage Council	N/A		
Crown Land	N/A		
TasRail	N/A		
EPA	N/A		
Aurora	N/A		

# 17. CONCLUSION

The amendment has been assessed to be consistent with all requirements of the *Land Use Planning and Approvals Act 1993* as set out in this report.

### **RISK IMPLICATIONS:**

Not considered relevant to this report.

### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The application has been assessed against relevant provisions and as such the economic, environmental and social impacts have been considered.

### STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993 Tasmanian Planning Scheme - Launceston Launceston Residential Strategy 2009-2029 Northern Regional Land Use Strategy

### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

### **DISCLOSURE OF INTERESTS:**

The Author and General Manager have no interests to declare in this matter.

### ATTACHMENTS:

- 1. PSA-LLP0003 Agriculture Report Relbia [9.2.1 66 pages]
- 2. PSA-LLP0003 Instrument 3 Agriculture to Rural [9.2.2 1 page]
- 3. PSA-LLP0003 Instrument 4 Biodiversity [9.2.3 1 page]
- 4. PSA-LLP0003 Instrument 5 SAP Map [9.2.4 1 page]
- 5. PSA-LLP0003 Rural Design Guidelines [9.2.5 10 pages]
- 6. PSA-LLP0003 Instrument 1 Rural Living B to Rural Living A [9.2.6 1 page]
- 7. PSA-LLP0003 Instrument 2 Rural to Rural Living B [9.2.7 1 page]
- 8. PSA-LL P0003 Specific Area Plan [9.2.8 5 pages]

# RMCG

28 FEBRUARY 2022

# **Agricultural Report - Relbia**

Report for: City of Launceston

Property Location: Relbia

Prepared by: Michael Tempest & Astrid Ketelaar

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250 (03) 6334 1033 – rm@rmcg.com.au rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd Victoria — Tasmania — ACT — NSW

SUMMARY			
Client:	City of Launceston		
Property identification:	Relbia, Launceston Zoning: Agriculture, Rural, Rural Living, Tasmanian Planning Scheme - Launceston		
Proposal:	Rezoning of titles to align with the Planning To	ogether for the Future of Relbia Strategy	
Land capability	Published Land Capability of assessed areas	(1:100,000) Class 4 & Class 5	
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by visual road side inspections and interviews with target land holders on the 6 <sup>th</sup> and 10 <sup>th</sup> of February 2023, to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.		
Conclusion:	of 55ha of Rural zoned land. In a regional conte For the assessed Western Precinct (W4 & W5), uses, which is a requirement under the Strateg not feasible to rezone these two areas to Rural to partially rezone some of the area to Rural Liv to Rural. This would provide a zoning pattern t and development pattern, and provides a bette If a proposal was developed to rezone the entii need to be developed to protect the existin development.	Setbacks between future dwellings and adjacent agricultural use should be assessed on	
Assessment by:	M. 5 Michael Tempest Senior Consultant	A.Ketelaar Astrid Ketelaar Associate	

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# 1 Introduction

An Agricultural Assessment has been requested to review and consider the agricultural implications of the proposed rezoning of land at Relbia from 'Rural' or 'Agriculture' to 'Rural Living'. The proposal is to rezone land in line with the 'limited change scenario' of the *Planning Together for the Future of Relbia Report*, by Mesh Consulting (October 2020) (the Relbia Strategy), which was initiated by City of Launceston (see Figure A1-1). This strategy has been adopted by Council.

As part of the proposal, there are 28 titles that are currently zoned as a mix of 'Agriculture' and 'Rural' under the *Tasmanian Planning Scheme – City of Launceston* (the Planning Scheme) that are proposed to be rezoned to 'Rural Living'. These titles are contained within two distinct precincts:

- The Eastern Precinct this area contains the zones E2 & E4 from the Relbia Strategy and has five titles which are all currently zoned 'Rural' under the Planning Scheme
- The Western Precinct this area contains the zones W4 & W5 from the Relbia Strategy and has 23 titles associated with it. Nine of these titles are currently zoned 'Agriculture' whilst the remaining 14 are zoned 'Rural'.

All other sub-precincts of the Eastern and Western Precincts, and the Central precinct are not impacted by the proposed rezoning from an agricultural perspective, as there is either no change to existing 'Rural' and 'Agriculture' zoning, or the land is already zoned 'Rural Living', 'Low Density Residential' or 'General Residential'. A detailed desktop assessment, including current agricultural use, enterprise scale, land capability, water resources, and the presence of dwellings was undertaken for each title affected by the proposed rezoning within the above Western and Eastern Precincts. This can be found in *Appendix 3: Impacted Properties Agricultural Assessment.* To further test the desktop assumptions, targeted interviews were undertaken with four landholders (1 in the eastern precinct & 3 in the western precinct) to gain a further understanding of the agricultural activities that occur on site, and how these may be affected by the proposed zoning from the Relbia Strategy.

For W5 within the Western Precinct, while the limited change scenario mapping shows this area as 'Rural Living' 2ha lots, the Recommendations on p57 of the Relbia Strategy states:

#### <sup>(</sup>Potential consideration of rezoning of precinct W5 <u>but only if the current non-residential land uses were to be</u> <u>relocated and all landowners are supportive of the rezoning and subject to demonstrated need for additional</u> <u>land supply</u>. If land within precinct W5 is considered for rezoning a 2ha subdivision is recommended.<sup>(</sup>

In our assessment we have therefore assumed these requirements have not or cannot be met and hence the land with non-residential uses must remain as currently zoned. However, we have assessed each title on its merits for existing and future agricultural production and made recommendation for rezoning with the assumption that there may be alternate pathways for rezoning at some stage

# 2 Zoning Considerations

To assist with understanding the agricultural implications of the various zones of the identified precincts there is a need to consider the purpose and allowable uses of each zone (Agriculture, Rural & Rural Living). Table 2-1 lists the Purpose Statement for each zone, while Table 2-2 lists the uses for each zone.

#### **Table 2-1: Zone Purpose Statements**

AGRICULTURE	RURAL	RURAL LIVING
<ul> <li>AGRICOLITORE</li> <li>The purpose of the Agriculture Zone is:</li> <li>To provide for the use or development of land for agricultural use:</li> <li>To protect land for the use or development of agricultural use by minimising:</li> <li>a) conflict with or interference from non-agricultural uses;</li> <li>b) non-agricultural use or development that precludes the return of the land to agricultural use; and</li> </ul>	<ul> <li>The purpose of the Rural Zone is:</li> <li>To provide for a range of use or development in a rural location:</li> <li>a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</li> <li>b) that requires a rural location for operational reasons;</li> <li>c) is compatible with agricultural use if occurring on agricultural land;</li> </ul>	<ul> <li>The purpose of the Rural Living Zone is:</li> <li>To provide for residential use or development in a rural setting where:</li> <li>a) services are limited; or</li> <li>b) existing natural and landscape values are to be retained.</li> <li>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</li> <li>To provide for other use or development that does</li> </ul>
<ul> <li>c) use of land for non-agricultural use in irrigation districts;</li> <li>To provide for use or development that supports the use of the land for agricultural use.</li> </ul>	<ul> <li>d) minimises adverse impacts on surrounding uses.</li> <li>To minimise conversion of agricultural land for non-agricultural use.</li> <li>To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</li> </ul>	To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

AGRICULTURAL REPORT - RELBIA

# City of Launceston Council Meeting Agenda

#### Table 2-2: Zone Allowable Uses

	AGRICULTURE	RURAL	RURAL LIVING
No Permit Required	<ul> <li>Natural &amp; Cultural Values Management</li> <li>Passive Recreation</li> <li>Resource Development, if; on land other than prime agricultural land; or an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium</li> <li>Utilities – if for minor utilities.</li> </ul>	<ul> <li>Natural &amp; Cultural Values Management</li> <li>Passive Recreation</li> <li>Resource Development</li> <li>Utilities – if for minor utilities.</li> </ul>	<ul> <li>Natural &amp; Cultural Values Management</li> <li>Passive Recreation</li> <li>Residential – if for a single dwelling</li> <li>Resource Development – if for grazing</li> <li>Utilities – if for minor utilities.</li> </ul>
Permitted	<ul> <li>Food Services – if associated with Resource Development or Resource Processing</li> <li>General Retail &amp; Hire – if associated with Resource Development or Resource Processing</li> <li>Pleasure Boat Facility – if for a boat ramp</li> <li>Residential – if for; a home-based business in an existing dwelling; or alterations or extensions to an existing dwelling.</li> </ul>	<ul> <li>Business &amp; Professional Services – if for a veterinary centre; or an agribusiness consultant or agricultural consultant</li> <li>Domestic Animal Breeding, Boarding or Training</li> <li>Educational and Occasional Care – if associate with Resource Development or Resource Processing</li> <li>Emergency Services</li> <li>Extractive Industry</li> <li>Food Services – if associated with Resource Development or Resource Processing</li> <li>General Retail &amp; Hire - if associated with Resource Development or Resource Processing</li> <li>Manufacturing &amp; Processing – if for the processing of materials from Extractive Industry</li> <li>Pleasure Boat Facility – if for a boat ramp</li> <li>Research &amp; Development – if associated with Resource Drocessing</li> <li>Residential – if for; a home-based business in an existing dwelling; or alterations or extensions to an existing dwelling</li> <li>Resource Processing</li> </ul>	<ul> <li>Residential – if for a home-based business</li> <li>Visitor Accommodation.</li> </ul>

AGRICULTURAL REPORT - RELBIA

	AGRICULTURE	RURAL	RURAL LIVING
Discretionary	<ul> <li>AGRICULTURE</li> <li>Bulky Goods Sales – if; a supplier for Extractive Industry, Resource Development, or Resource Processing; a garden and landscape supplier; or a timber yard</li> <li>Domestic Animal Breeding, Boarding or Training</li> <li>Educational and Occasional Care</li> <li>Emergency Services</li> </ul>	<ul> <li>Storage – if for; a contractors yard; freezing and cooling storage; grain storage; a liquid, solid or gas fuel depot; or a woodyard</li> <li>Utilities – if not listed as No Permit Required</li> <li>Visitor Accommodation – if for guests accommodated within an exiting building.</li> <li>Bulky Goods Sales – if; a supplier for Extractive Industry, Resource Development, or Resource Processing; a garden and landscape materials supplier; a timber yard; or rural supplies</li> <li>Business &amp; Professional Services – if not listed as Permitted</li> <li>Community Meeting &amp; Entertainment</li> <li>Crematoria and Cemeteries</li> </ul>	<ul> <li>RURAL LIVING</li> <li>Business &amp; Professional Services – if for a veterinary centre</li> <li>Community Meeting &amp; Entertainment – if for a place of worship, art and craft centre or public hall</li> <li>Domestic Animal Breeding, Boarding or Training</li> <li>Educational and Occasional Care –</li> </ul>
	<ul> <li>Entregency services</li> <li>Extractive Industry</li> <li>Food Services – if not listed as Permitted</li> <li>General Retail &amp; Hire - if not listed as Permitted</li> <li>Manufacturing &amp; Processing- if for; the manufacturing or agricultural equipment; or the processing of materials from Extractive Industry</li> <li>Research &amp; Development</li> <li>Residential – if not restricted by an existing agreement under section 71 of the Act; and not listed as Permitted</li> <li>Resource Development – if not listed as No Permit required</li> <li>Resource Processing</li> <li>Storage – if for; a contractors yard; freezing and cooling storage; grain storage; a liquid, solid or gas fuel depot; or a woodyard</li> <li>Tourist Operation</li> </ul>	<ul> <li>Custodial Facility</li> <li>Educational and Occasional Care – if not listed as Permitted</li> <li>Food Services – if not listed as Permitted</li> <li>General Retail &amp; Hire - if not listed as Permitted</li> <li>Manufacturing &amp; Processing - if not listed as Permitted</li> <li>Motor racing Facility</li> <li>Pleasure Boat Facility - if not listed as Permitted</li> <li>Recycling Waste Disposal</li> <li>Research &amp; Development - if not listed as Permitted</li> <li>Residential – if for a single dwelling and not restricted by an existing agreement under section 71 of the Act</li> <li>Service Industry – if associated with Extractive Industry, Resource Development or Resource Processing</li> <li>Sports &amp; Recreation</li> <li>Storage – if not listed as Permitted</li> </ul>	<ul> <li>Educational and Occasional Cale – if for a childcare centre or primary school; or an existing respite centre</li> <li>Emergency Services</li> <li>Food Services – if for a gross floor area of not more than 200m<sup>2</sup></li> <li>General Retail &amp; Hire – if for; primary produce sales; sales related to Resource Development; or a local shop</li> <li>Manufacturing &amp; Processing – if for alterations or extensions to existing Manufacturing &amp; Processing</li> <li>Resource Development – if; not for intensive animal husbandry or plantation; or not listed as No Permit required</li> <li>Resource Processing – if not for an abattoir, animal saleyards or sawmilling</li> <li>Sports &amp; Recreation – if for an</li> </ul>
	<ul> <li>Transport Depot &amp; Distribution – If for the transport and distribution of agricultural produce and equipment</li> </ul>	<ul> <li>Tourist Operation</li> <li>Transport Depot &amp; Distribution</li> </ul>	<ul> <li>Sports &amp; Recreation – if for an outdoor recreation facility</li> <li>Utilities – if not listed as Permitted</li> </ul>

AGRICULTURAL REPORT - RELBIA

	AGRICULTURE	RURAL	RURAL LIVING
	<ul> <li>Utilities – if not listed as No Permit Required</li> <li>Visitor Accommodation.</li> </ul>	<ul> <li>Visitor Accommodation – if not listed as Permitted.</li> </ul>	Vehicle Fuel Sales & Service.
Prohibited	All other uses	All other uses	All other uses

A further key consideration from an agricultural perspective is that land within the 'Agriculture' and 'Rural' zones is still considered to be within the Tasmanian Agricultural Estate, and is thus protected by the Tasmanian Government's *Protection of Agricultural Land Policy 2009* (PAL Policy). However, land that is zoned 'Rural Living' is considered residential land, hence resource development and associated uses have a lower priority than residential uses. This is reflected in the allowable uses for each zone, with a single dwelling being a 'No Permit Required'' use in the Rural Living Zone, compared to being a 'Discretionary Use' in the 'Agriculture' and 'Rural' Zones. Furthermore, the only 'No Permit Required' Resource Development in the 'Rural Living Zone' is grazing, meaning any other proposed agricultural use (such as horticulture, grapes, cropping) is a 'Discretionary' application and requires a Planning Permit. If there is an existing use occurring on a site that is then rezoned to 'Rural Living' then it is the author's understanding that, that use is still allowed. However, if the use is proposed to be expanded then it will likely be subject to requiring a Planning Permit through submitting a Development Application.

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# 3 Method of Assessment

All relevant information available at desktop level was considered to gain an understanding of the existing agricultural uses in the two assessed precincts and associated titles, as well as their ability to support agricultural use either individually or in conjunction with land in the vicinity. Publicly available data sets have been considered. These are available on LIST (www.maps.thelist.gov.au) and include:

- Existing land uses Land Use Mapping 2021
- Building points
- Soils
- Enterprise suitability mapping
- Cadastral Parcels
- Hydrographic lines
- Contours (5m)
- Tasmanian Interim Planning Overlay
- Tasmanian Interim Planning Scheme Zones
- TASVEG 4.0
- Land Capability
- Underlying Geology
- Landslide Hazard Bands
- Threatened Flora Point
- Threatened Fauna Point
- Land Potentially Suitable for the Agriculture Zone

Imagery including:

- Google Earth (2004-2022)
- State Aerial Photography (Available on LIST)
- ESRI Imagery (Available on LIST)

Other data sets and published information such as:

- Water Information Management System
- Tasmanian Irrigation Active and Proposed Schemes
- Water Assessment Tool
- Grice, 1995, Soil and Land Degradation on Private Freehold Land
- Groundwater Information Access Portal

Land Capability has previously been assessed for the subject land through:

- Published Land Capability by Tas Government at a Scale of 1:100,000
  - Pipers Report, 1991
  - South Esk Report, 1996.

No on site Land Capability Assessments were undertaken as part of the study and the published Land Capability is assumed to be correct for the purposes of this assessment.

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### City of Launceston Council Meeting Agenda

Soils have previous been assessed for the majority of land associated with the Western Precinct but not the eastern Precinct, this was through:

- Reconnaissance Soils Map Series of Tasmania by Tas Government at a Scale of 1:100,000
  - Longford Soil Report, 1999.

To further test the desktop assumptions, targeted interviews were undertaken with four landowners (1 in the eastern precinct & 3 in the western precinct), between the 6<sup>th</sup> of February and the 10<sup>th</sup> of February 2023. Visual inspection from the roadside was also undertaken during this period.

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# 4 Relbia Landscape Context

Relbia is an outer suburb of Launceston, located 10-15 minutes from the Central Business District (CBD). It makes up the southern most area of the City of Launceston municipal area, with Northern Midlands Council forming its southern and western boundary. The North Esk River forms its eastern boundary and the suburbs of Youngtown and Norwood form its northern boundary.

The total study area from the Relbia Strategic Plan is approximately 1100ha in area. Within this area are approximately 340 private parcels of land. Zoning in the area is a mixture of Agriculture, Rural, Rural Living, General Residential (in the north western corner), and Low Density Residential (in the north eastern corner).

The dominant activity in the Relbia area is Rural Living. However, there are also a number of existing vineyards within and directly adjacent to Relbia, and widespread grazing occurs at various levels of intensity. Relbia forms an interface between the urban fringe of Launceston and agricultural land and associated activities.

The North Esk River forms the area's eastern boundary. There are holdings within the Relbia Strategic Plan's E8 area that have water allocations from the North Esk for irrigation, and the majority of titles adjacent to the North Esk are within the North Esk Irrigation Scheme area (NEIS). No titles within the NEIS area from the Eastern Precinct are proposed to have their existing zoning changed as part of the Relbia Strategic Plan proposal. The NEIS area also includes one title from the W6 area and one title from the W5 area. The title within the W5 is discussed below in the Western Precinct section. The title within the NEIS in W6 is proposed to retain its existing zoning (Agriculture).

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# 5 Eastern Precinct

### 5.1 LANDSCAPE CONTEXT

The Eastern precinct that has been assessed is mapped within the Relbia Strategic Plan as E2 and E4. These areas include five titles which are currently zoned Rural. These titles are located on the fringe of the residential zones of Norwood and Youngtown. Three of the five titles have dwellings and appear to be small lifestyle<sup>1</sup> to hobby scale properties, with limited agricultural potential (see Figure A2-4). The total area is approximately 55ha.

### 5.2 SOILS AND GEOLOGY

There is no soils mapping within this area. Published underlying Geology Mapping (mapped at 1:25,000) maps the dominant geological group as 'Tsa', which is described as; poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite, some iron oxide' cemented layers and concentrations, plus some leaf fossils. The eastern portion of CT 181433/1 is steep and is mapped as having 'medium' and 'medium to active' landslip risk.

### 5.3 VEGETATION

Based on Tas Veg 4.0 the majority of vegetation is mapped as agricultural land (FAG), with the northern section mapped as weed infestation (FWU). Parts of the area are mapped within the Planning Scheme's *Natural Assets Code*. There are no mapped threatened vegetation communities located within the area, but there are threatened fauna and flora records located either within the area or nearby.

### 5.4 LAND CAPABILITY

Land Capability of the titles is mapped as Class 5, with the southern three quarters of CT 181433/1 unmapped, however, based on slope and surrounding mapping it is assumed this land is also Class 5. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use' (Grose 1999). Class 5 land is not considered 'prime agricultural land' as under the PAL Policy.

#### 5.5 EXISTING AND POTENTIAL IRRIGATION RESOURCES

There are no existing irrigation water licences associated with any of the assessed titles in the area and the area is not within an Irrigation District. Jinglers Creek runs through this area. According to NRE's Water Assessment Tool there is potential 90ML of surety 5 water and 35ML of Surety 6 water available for irrigation from a winter take allocation from where Jinglers Creek leaves the most northern point of the title. To utilise this water a storage dam would need to be constructed. Anecdotal evidence indicates water quality (salinity) could be an issue for water storages on Jinglers Creek.

<sup>&</sup>lt;sup>1</sup> As defined by RMCG 2022, see Appendix 6

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#### 5.6 EXISTING AGRICULTURAL USES

Current agricultural activity in the area appears to be limited to CT 181433/1, which has 30ha of pasture which is used for dryland livestock grazing and occasional fodder production at a hobby scale. There has been a dwelling constructed on this title within the last 12 months which further consolidates the title's 'hobby scale' characteristics.

Individual title characteristics are considered in Table A3-1 in Appendix 3 and the scale of production is shown in Figure A2-4.

### 5.7 DISCUSSION

Given the mapped Land Capability, existing residential development on three of the five titles, adjacent residential development and current lack of agricultural activity, there appears to be limited potential for further agricultural development in this area, even with the potential availability of irrigation water. In our opinion it is unlikely the land within this area would be developed for a commercial scale agricultural enterprise.

In our opinion applying the Rural Living zone to these titles appears feasible and will not result in the unreasonable removal of productive agricultural land from the agricultural estate.

# 6 Western Precinct

### 6.1 LANDSCAPE CONTEXT

The Western precinct to be assessed includes 23 titles, ranging in size from 0.1ha to 21.3ha and are all located in the W4 and W5 areas from the Relbia Strategic Plan. Nine of these titles are currently zoned 'Agriculture' whilst the remaining 14 are zoned 'Rural'. The total area is approximately 106ha. There appears to be a variety of uses, both agricultural and non-agricultural, on these titles. Some titles are utilised for agricultural production at various scales. Two of these titles are used for wine grape production, with one of these (CT 144388/1) has commercial scale characteristics<sup>2</sup>. A majority of titles (20 out of 22) have dwellings constructed on them with many appearing to be used for lifestyle purposes as the primary use.

### 6.2 SOILS AND GEOLOGY

Soils within the area are partially mapped (see Figure A2-7). The dominant soil type mapped, which is mainly associated with the lower elevation and less sloped areas, is Relbia Association (Ra) soils. These are described as; soils developed on deeply dissected tertiary sediments of the Launceston Basin. They are widely utilised for improved pastures, even on steep slopes where landslip can be a risk. Along the western boundary of the area, on the higher elevations as well as a gully associated with Jinglers Creek, the soils are mapped as Eastfield Association (Ea). These soils are described as; imperfectly drained texture contrast soils developed from Jurassic dolerite on rugged hilly land with frequent rock outcrops. Land associated with these soils is general a mix of native vegetation and partially cleared land for rough grazing. It is noted that part of the vineyard at 194 Relbia Rd (CT 129968/2) is located within the mapped Ea soils are described as; Brown clayey soils developed on Tertiary basaltic remnants within the Launceston Basin on gently undulating to rolling (3-32%) land. These soils have mostly been developed for agricultural use. Surface stoniness is a known problem with these soils.

Published underlying geology loosely conforms with the soils mapping, with the majority of land associated with the Ra soils mapped as Tsa (see Section 5.2 for description). Geology associated with the Ea soils is mapped as Jb (dolerite and related rocks). Sections of the area are mapped as having 'low' to 'medium' landslip potential.

### 6.3 VEGETATION

The majority of land is mapped as FAG, while land associated with the gully near the western boundary that Jingles Creek flows through is mapped as FWU.

<sup>2</sup> As defined by RMCG 2022

#### 6.4 LAND CAPABILITY

Land Capability across the Western area is a mix of Classes 4 and 5. Class 4 Land Capability is described as 'land that is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use'. The existing vineyards are located partly on Class 4 and Class 5 land (see Figure A2-6 and Appendix 4 for more detailed Land Capability Class descriptions from Grose 1999). Neither Class 4 or Class 5 land is not considered 'prime agricultural land' under the PAL Policy.

### 6.5 EXISTING AND POTENTIAL IRRIGATION RESOURCES

The vineyard at 194 Relbia Rd has two winter-take water allocations, totalling 46ML on the title, and a registered dam with capacity of 23ML. The irrigation water resources associated with the title supports the commercial scale of production of the vineyard. Many of the other titles have small, unregistered stock dams on their titles. There is a 2.3ML, registered existing catchment dam which is used to irrigated wine-grapes on Jinglers Creek Vineyard (288 Relbia Rd) in conjunction with main water when needed.

One title within the W5 area is mapped within the NEIS area (234 Relbia Rd, CT 130808/2), however, this title does not have an Irrigation Right with the NEIS and no irrigation occurs on this title (Tasmanian Irrigation).

### 6.6 EXISTING AGRICULTURAL USES

There are two titles that are used for wine grape production, with one of these (194 Relbia) having boarder line commercial scale characteristics<sup>3</sup>. This enterprise contract grows grapes for a larger wine maker, as well as producing grapes for their own label. In total there are 9.6ha of grapes on this title.

The second vineyard, at 288 Relbia, is known as Jinglers Creek Vineyard. This vineyard has a cellar door<sup>4</sup> and approximately 2ha of vines, plus 0.3ha of olives. This enterprise would best be described as a small-scale producer (RMCG 2022).

There is also some livestock grazing activity occurring on several titles (including 200 & 234 Relbia Rd), however, these appear to be at hobby scale. A majority of titles (20 out of 22) have dwellings constructed on them and most appear to be used for lifestyle purposes. A majority do not appear to have any agricultural production associated with them.

Individual title characteristics are considered in Table A3-1 in Appendix 3 and the scale of production is shown in Figure A2-8.

#### 6.7 DISCUSSION

Given the statement from the Relbia Strategy:

'Potential consideration of rezoning of precinct W5 <u>but only if the current non-residential land uses were to be</u> relocated and all landowners are supportive of the rezoning and subject to demonstrated need for additional <u>land supply</u>.'

<sup>&</sup>lt;sup>3</sup> As defined by RMCG 2022

<sup>&</sup>lt;sup>4</sup> The Jinglers Creek Cellar door has been closed this summer, however, will be reopening next summer (2023-24).

In our assessment we have therefore assumed these requirements have not or cannot be met and hence those titles with non-residential uses must remain as currently zoned. However, we have assessed each title on its merits for existing and future agricultural production and made recommendation for rezoning with the assumption that there may be alternate pathways for rezoning at some stage.

We do not consider it feasible to move an established vineyard, as there is considerable investment that goes into establishing a vineyard, which can be anywhere from \$50,000 to \$100,000 per hectare and take years to fully establish (can take up to 5 years before a vine's first fruit). In our opinion it is highly unlikely that you would attempt to relocate an established vineyard. Because of this, it appears unlikely that the rezoning of all of W5 and the part of W4 that is associated with an established land uses that is also partially located in W5 would currently be feasible under the Strategy.

The other two further requirements identified in the Relbia Strategy is that every landholder would need to agree to the rezoning, and that it would need to be demonstrated there is a need for the additional land supply.

When landholder interviews were conducted this was not articulated during the interview and only the proposed zoning map was presented in the interview. It is noted that if these requirements had been articulated in the interview it may have changed the direction of the landholder conversations.

However, despite the identified requirements, pockets of these areas (W4 & W5) appear to have lifestyle characteristics that appear to be more closely aligned with the Rural Zone Purpose Statement. While, the majority of the land currently zoned in the 'Agriculture' Zone appears to be more closely aligned with the Rural Zone Purpose Statement. Having these titles zoned 'Rural', will also provide a better residential/rural interface, rather than Agriculture to Rural Living. See Figures A-2 and A2-9 for a proposed zoning pattern.

Based on the landholder discussions held, there appears to be mixed feelings as to what the zoning of the area should be. Hence it may also be difficult to get all landholder to agree to W5 being zoned Rural Living.

From purely an agricultural perspective, retaining the vineyards within the agricultural estate (Agriculture or Rural) will provide the landholders with greater protection to continue their existing activities and expand or value add to these enterprises with less zoning restrictions. The offset of that is that it limits their potential for future subdivision, as an alternate future use for the land. If there was an opportunity to provide the titles that are currently within the Agricultural Estate with protections that allow them to continue develop their enterprises while rezoning them to Rural Living, through some form of planning control such as a Specific Area Plan, then this may provide an opportunity to rezone all the land with W4 and W5. However, this is beyond our area of expertise to identify planning solutions, it is also outside of the recommendations from the Relbia Strategic Plan.

With the proposed potential for 2ha lots on the adjacent areas to W4 & W5 impacts of the surrounding intensification of residential use on the existing agricultural uses needs to be considered. There are a range of activities associated with grazing and horticulture. Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses such as residential use in and adjacent to agricultural zones which can constrain primary industry activities (see Appendix 5). Common conflict issues associated with residential use include spray drift from chemicals which would include fungicide, herbicide, and insecticide, noise from equipment (including shooting for game control), irrigation spray drift, odours, and dust.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke, and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. The Planning Scheme requires 200m between a new sensitive use in the Rural Living Zone and adjacent land zoned either 'Rural' or 'Agriculture'. As a general rule this should be maintained as the standard required setback, however each future proposed dwelling should be assessed on its merits as there may be scope to reduce this setback through considering factors such as; topography, adjacent land use, existing dwellings, and potential for vegetation buffers.

# 7 Conclusions

Rezoning the land associated with the assessed Eastern Precinct (E2 & E4) will result in the loss of 55ha of Rural zoned land. In a regional context, the loss of this land is insignificant.

For the assessed Western Precinct (W4 & W5), it is not feasible to 'relocate' the non-residential uses, which is a requirement under the Strategy (Mesh Consulting October 2020). Hence, it is not feasible to rezone these two areas to Rural Living. However, there does appear to be scope to partially rezone some of the area to Rural Living, and rezone titles currently zoned Agriculture to Rural. This would provide a zoning pattern that is more consistent with the current land use and development pattern, and provides a better zoning outcome at the urban to rural interface. If a proposal was developed to rezone the entire area to Rural Living, then mechanisms would need to be developed to protect the existing agricultural activities, to allow for ongoing development.

Setbacks between future dwellings and adjacent agricultural use should be assessed on individual merits.

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West Australian Government. (2012). Guidelines for Separation of Agricultural Land and Residential Land Uses. Department of Health, WA.

# Appendix 1: Limited Change Scenario Zoning Map



Figure A1-1: Limited Change Scenario Map from the *Planning Together for the Future of Relbia Report* 

# **Appendix 2: Maps**



Figure A2-1: Assessed Precincts



Figure A2-2: Aerial Image – Eastern Precinct


Figure A2-3: Eastern Precinct Published Land Capability (1:100,000)



Figure A2-4: Assessed farm business enterprise scale of assessed titles within the Eastern Precinct. See Appendix 6na d 7 for Enterprise Scale definitions.



### Figure A2-5: Aerial Image - Western Precinct



Figure A2-6: Western Precinct Published Land Capability (1:100,000)



Figure A2-7: Western Precinct Published Soils (1:100,000)



Figure A2-8: Assessed farm business enterprise scale of assessed titles within the Western Precinct. See Appendix 6 and 7 for Enterprise Scale definitions.



Figure A2-9: Existing Zoning of Assessed Titles



Figure A2-10: Proposed Zoning



Figure A2-11: Proposed Zoning and adjacent zoning

# **Appendix 3: Impacted Titles Agricultural Assessment**

Table A3-1: Impacted Titles Agricultural Assessment

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND Capability Class	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
1	20 Pegema Place, Norwood	30552/194	7425626	Rural	Rural Living	Eastern (E4)	Class 5	None existing, access to Jinglers Ck	None	None. Lifestyle scale	15.4ha. Does not appear to be used for any Ag purpose – potentially industrial. No dwelling.
2	229 Opossum Road, Norwood	26657/2	7284480	Rural	Rural Living	Eastern (E2)	Class 5	None existing, no feasible potential	One	None. Lifestyle scale	1.8ha. No Agricultural use. Has a dwelling on the property.
3	263 Opossum Road, Norwood	22271/1	7264754	Rural	Rural Living	Western (W4)	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale	3.3ha, does not appear to be used for any Ag production. Has a dwelling. Class 5.
4	276 Opossum Road, Norwood	181433/1	9134748	Rural	Rural Living	Western (W4 & W5)	Part Class 5, remai nder not mapp ed	None existing, access to Jinglers Ck	One	Some dryland grazing activity. Existing shed and stock yards. Hobby scale.	34ha, Jinglers Creek running through the middle of the title south to north. Cleared for pasture, some livestock grazing. No WL or water resources. Residential development along western edge. Extremely steep.

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#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
5		26657/3		Rural	Rural Living	Western (W4)	Class 5	None	None	None	Small, narrow title. Appears to be for subdivided road.
6	483 Hobart Road, Youngtown	26973/1	7249124	Agriculture	Rural Living	Western (W5)	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale.	6.7ha. Does not appear to be used for any Ag purpose. Has a dwelling. Partially covered in vegetation.
7	194 Relbia Road, Relbia	144388/1	2635499	Agriculture	Rural	Western (W5)	75% Class 4, 25% Class 5	# 23ML Surety 6 winter-take allocation from Jinglers Creek, # 23ML Surety 6 winter-take associated with existing 23ML in-stream storage dam.	One	10-11ha wine grape production. Likely commercial scale.	21.3ha. Approximately 10- 11ha of wine grape vines on the property.
8	561 Hobart Road, Youngtown	144388/2	2635501	Agriculture	Agricultur e	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Small title with dwelling. Under same ownership as titles to the south (Northern Midlands municipality) used for grazing.
9	262 Relbia Road, Relbia	24079/1	7249132	Rural	Rural Living	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND Capability Class	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
10	166 Relbia Road, Relbia	35904/1	7514717	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle	0.8ha. Has a dwelling on property, no Ag use. Adjacent to CT 144388/1 – vineyard.
11	228 Relbia Road, Relbia	130686/1	1881938	Agriculture	Rural	Western (W5)	Class 4	Two small unregistered farm dams, no water licence	One, perha ps two	Small area a vineyard, some other horticultural plantings. Hobby scale.	7.9 ha, long and skinny title with dwelling located on it. Perhaps some hobby scale vineyard use on the property (only on very small section).
12	268 Relbia Road, Relbia	28348/2	7358726	Rural	Rural Living	Western (W5)	70% Class 4, 30% Class 5	One small unregistered farm dam, no water licence	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard title to the south.
13	266 Relbia Road, Relbia	28348/3	7249191	Rural	Rural Living	Western (W5)	90% Class 4, 10& Class 5	None	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Surrounded by smaller titles with dwellings on them.
14	238 Relbia Road, Relbia	24079/3	7249263	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Dwelling on property. No Ag use apparent. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
15	200 Relbia Road, Relbia	32517/1	7358689	Agriculture	Rural	Western (W5)	90% Class 4, 10% Class 5	None existing, small tributary on property	One	Potentially some livestock grazing. Hobby scale.	20ha. Cleared, some grazing, however house is centrally located on the property and this appears to be a hobby farm. Adjacent to CT.
16	184 Relbia Road, Relbia	24552/3	7249116	Agriculture	Rural	Western (W5)	Class 4	None	One	None. Lifestyle scale.	0.2ha, has a dwelling. Surrounded by vineyard on CT 144388/1. No Ag use.
17	234 Relbia Road, Relbia	130808/2	1881946	Agriculture	Rural	Western (W5)	70% Class 4, 30% Class 5	None existing, one small tributary on property	One	Some pasture for livestock. Hobby scale.	20ha. Dwelling located on property. Appears to be some grazing for pasture occurring. Adjacent titles under different ownership.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
18	288 Relbia Road, Relbia	129968/2	1906568	Rural (as per TPC recommend ations, shown as Agriculture zone in LIST)	Rural	Western (W5)	40% Class 4, 60% Class 5	One registered dam, 2.3ML capacity. No water licence.	One	2ha vineyard. Has cellar door on property. Small scale producer	Jinglers Creek vineyard. Approx. 2ha of vines, plus some other hort trees. Existing dam registered with 2.3ML capacity. Has dwelling and cellar door.
19	256 Relbia Road, Relbia	24079/2	7249298	Rural	Rural Living	Western (W5)	80% Class 4, 20% Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
20	170 Relbia Road, Relbia	35378/1	7514725	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Small – has dwelling, no Ag use apparent.
21	290 Relbia Road, Relbia	129968/1	1906541	Rural	Rural Living	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Very small – has dwelling, no Ag use. Borders Jinglers Creek vineyard to southwest.
22	224 Relbia Road, Relbia	6529/1	6394653	Agriculture	Rural	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Small 0.65ha – has dwelling, no Ag use apparent.

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#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
23	264 Relbia Road, Relbia	6168/1	6394768	Rural	Rural Living	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
24	236 Relbia Road, Relbia	35943/1	7514688	Rural	Rural Living	Western (W5)	Class 4	None existing, small tributary on property	One	None. Lifestyle scale.	Small, dwelling on property. No Ag use apparent.
25	254 Relbia Road, Relbia	24079/9	7262054	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
26	278 Relbia Road, Relbia	28348/1	7358697	Rural	Rural Living	Western	Class 5	None existing, small tributary on property	One	None. Lifestyle scale.	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard along southern boundary, lifestyle properties on other boundaries.
27	166 Relbia Road, Relbia	9054/1	7514717	Rural	Rural Living	Western	Class 4	None	None	None. Lifestyle scale.	Very small title. Under different ownership to adjacent titles. No Ag use.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
28	563 Hobart Road, Youngtown	144388/3	2635544	Agriculture	Agricultur e	Western	Class 5	None	None	Some grazing occurring in conjunction with title to the south. Hobby scale.	Very small title. Larger title to the south, and title to the north under same ownership.

# Appendix 4: Land capability definitions from Grose (1999)

Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

**CLASS 1:** Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

**CLASS 2:** Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

**CLASS 3:** Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes I and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five yens out of ten in a rotation with pasture or equivalent during normal years.

#### Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

**CLASS 4:** Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

**CLASS 5:** This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

**CLASS 6:** Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7: Land with very severe to extreme limitations which make it unsuitable for agricultural use.

# **Appendix 5: Potential conflict issues**

Tables A5-1 and A5-2 describe the frequency and intensity of existing activities within the assessed precincts and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with these activities Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A5-1). Tables A5-1 and A5-2 provide the rationale behind the recommended minimum buffers contained in Table A7-1 (Appendix 7).

### Table A5-1: Farming activity – Grazing

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation, including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise, odour	
Insecticide spraying	Spray drift, noise	Ground based or aerial – often very early in the morning

### Table A5-2: Farming activity – Vines (after establishment)

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Fungicide spraying (Sep – Mar, max 10 passes)	Spray drift, noise	Ground based, likely to be very early in the morning
Herbicide spraying (Autumn and summer, 2-3 passes)	Spray drift, noise	Ground based, likely to be very early in the morning
Irrigation	Spray drift, noise	Potentially turbid and not potable
Frost fans	Noise	
Pruning, training (Jun – Sep)	Noise (tractor and traffic)	By hand or machinery
Harvesting (Mar – May)	Noise (tractor and traffic)	By hand or machinery

1

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcases/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity Water	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
	Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).

Figure A5-1: Typical rural land use conflict issues (Learmonth et al. 2007)

# **Appendix 6: Farm Business Scale Characteristics**

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table A6-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles. Work with other small scale producers to share marketing and resources.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.	<\$10 000 from the farm business.

#### Table A6-1 Farm Business Scale Characteristics

AGRICULTURAL REPORT - RELBIA

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more. Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.	For livestock producers generally 40- 80ha in one or two titles. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity. The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	Generally, 1-8 ha in area. Land Capability variable. Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	May or may not be recognised by ATO as primary producer. Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.	Are not recognised by ATO as primary producer. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. Dwelling assists with security.	Dwelling is convenient/preferred for lifestyle reasons.	Dwelling is the dominant activity on the title.

# **Appendix 7: Characteristics of a Commercial Scale Farm Business Activity**

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A7-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A6-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	if Generally 3,000–10,000 dse -area depends on rainfall). (2)		Capacity for at least 350 milkers.(3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.		4–10ha.	10–30ha.	5–10ha.	твс		
Irrigation water	Not essential	Not essential	Preferable 4– 6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1– 3ML/ha.	Necessary, 2– 3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract	Irrig facilities. Packing shed	Irrig facilities. Packing shed	Plastic/glass houses.	Firefighting dams. Access roads
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table A7-1: Resource Requirements for Various Land Uses

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.

1. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock

2. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

# **Appendix 8: Separation distances and buffers**

Farm business activity scale (RMCG 2022 and included as Appendix 5) in combination with Table 8-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 5 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

#### Table A8-1: Separation distances

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Recommended min. buffer for individual dwellings (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3).	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	100m from crop for aerial spraying.
Recommended min. buffer for residential areas (1)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	Site specific (1).

Table notes:

1. From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.

2. The State Dairy Effluent Working Group, 1997 uses 50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas. The State Planning Scheme uses 300m to diary shed and 250m to effluent lagoon

3. Learmonth, Whitehead, Boyd & Fletcher, 2007 uses 50m from grazing areas.

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### Document review and authorisation

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1.0	Draft	22/02/2023	M. Tempest	A. Ketelaar	M. Sandford	A. Ketelaar	CoL
1.0	Final	28/02/2023	M. Tempest	A. Ketelaar	-	A. Ketelaar	CoL







#1821

22 December 2022

Iain More City of Launceston Via email: <u>Iain.More@launceston.tas.gov.au</u>

Dear lain,

# Agricultural Assessment proposed Relbia rezoning – Stage 1 Feasibility Assessment

We have undertaken a desktop assessment of the feasibility of rezoning 28 titles in Relbia that are currently zoned as a mix of 'Agriculture' and 'Rural' under the current planning scheme to 'Rural Living'. An agricultural assessment is required to determine the impact to agricultural productivity on affected titles.

The zone purposes for Agriculture, Rural and Rural Living zones are included below:

### 21.0 Agriculture Zone

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use:

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) Conflict with or interference from non-agricultural uses;

(b) Non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) Use of land for non-agricultural use in irrigation districts;

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

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#### 20.0 Rural Zone

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

(a) Where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

(b) That requires a rural location for operational reasons;

(c) Is compatible with agricultural use if occurring on agricultural land;

(d) Minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

#### 11.0 Rural Living Zone

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

(a) Services are limited; or

(b) Existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Potential rezoning of land within the existing Agriculture and Rural zones will depend inter alia on the potential of the existing 28 titles to contribute to agriculture. Agricultural potential of a title is dependent on a range of biophysical and other characteristics. These characteristics include:

- Size,
- Development (particularly residential) on and surrounding the title,
- Surrounding land use,
- Location,
- Potential land use conflict issues (such as spray drift, dust, noise),
- Land Capability (incorporating drainage, soil depth, climate, altitude, etc),

- Water availability (for irrigation),
- Current land use,
- Natural values,
- Infrastructure.

This Stage 1 desktop assessment evaluated existing and potential agricultural and primary industry activity on the subject titles, and the impact of the proposed rezoning on the future use of the land.

For simplicity we have chosen to split the proposed rezoning titles into their respective precincts within Relbia, as identified within the *Planning Together for the Future of Relbia* report<sup>1</sup>, completed by Mesh. The titles proposed to be rezoned to Rural Living are within the Eastern and Western precincts. The Central precinct is not impacted by the proposed rezoning. A detailed desktop assessment, including current agricultural use, enterprise scale, land capability, water resources, and the presence of dwellings was undertaken for each title. This can be found in Appendix 2: Impacted Properties Agricultural Assessment. We have also considered work completed for the Agricultural and Rural Zoning work done by AK Consultants (now RMCG) as part of Council's Local Provisions Schedule (LPS) for the Tasmanian Planning Scheme, as well relevant Representations against the LPS for the area.

Summaries of the desktop assessment for each area can be found below:

## EASTERN PRECINCT

The Eastern precinct includes 5 titles which are currently zoned Rural. These titles are located on the fringe of the residential zones of Norwood and Youngtown. Two of the five titles have dwellings and appear to be small lifestyle<sup>2</sup> properties, with limited agricultural potential. Land Capability of the titles is mapped as Class 5, with the southern three quarters of CT 181433/1 unmapped, however, based on slope and surrounding mapping it is assumed this land is also Class 5. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use' (Grose 1999). Current agricultural activity in the area appears to be limited to CT 181433/1, which has 30ha of pasture used for either livestock grazing and/or fodder production at a hobby scale (see Appendix 3 for RMCG's enterprise scale characteristics).

There are no existing irrigation water licences associated with any of the assessed titles in the area. Jinglers Creek runs through this area. According to NRE's Water Assessment Tool there is potential 90ML of surety 5 water and 35ML of Surety 6 water available for irrigation from a winter take allocation from where Jinglers Creek leaves the most northern point of the title. To utilise this water a storage dam would need to be constructed. Anecdotal evidence indicates water quality (salinity) could be an issue for water storages on Jinglers Creek.

<sup>&</sup>lt;sup>1</sup> Planning Together for the Future of Relbia (2020). Mesh Livable Urban Communities Pty Ltd for City of Launceston.

<sup>&</sup>lt;sup>2</sup> As defined by RMCG 2022

Given the mapped land capability, adjacent residential development and current lack of agricultural activity, there appears to be limited potential for further agricultural development in this area, even with the potential availability of irrigation water. In our opinion it is unlikely this site would be developed for a commercial scale agricultural enterprise.

At this stage, applying the Rural Living zone to these titles appears feasible. We would however seek to interview impacted landholders (specifically the owners of CT 181433/1, 276 Opossum Rd) to better understand their current and proposed future agricultural activities, if any. It is also feasible that the Tasmanian Planning Commission may want an onsite Land Capability completed for this site as part of a submission to them, given that most of the title is currently unmapped.

### WESTERN PRECINCT

The Western precinct to be assessed includes 23 titles, ranging in size from 0.1ha to 21.3ha. Nine of these titles are currently zoned 'Agriculture' whilst the remaining 14 are zoned 'Rural'. There appears to be a variety of uses, both agricultural and non-agricultural, on these titles.

Several titles appear to be used for agricultural production. Two of these titles are used for wine grape production, with one of these (CT 144388/1) has commercial scale characteristics<sup>3</sup>. There also appears to be some livestock grazing activity on several titles, however, this appears to be at a lifestyle scale (see Appendix 3). A majority of titles (20 out of 22) have dwellings constructed on them and most appear to be used for lifestyle purposes. A majority do not appear to have any agricultural production associated with them.

Land Capability across the Western area is a mix of Classes 4 and 5. Class 4 Land Capability is described as 'land that is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use'.

Only one title (CT 144388/1) appears to have any existing irrigation water resources. CT 144388/1 has two winter-take water allocations, totalling 46ML on the title, and a registered dam with capacity of 23ML. The irrigation water resources associated with the title supports the potential commercial scale of production of the vineyard. Many of the other titles have small, unregistered stock dams on their titles. There is a small, registered existing dam which appears to be used to irrigated wine-grapes on CT 129968/2 (however, there is no water licence<sup>4</sup> on the property), hence further investigation during Stage 2 will be required to further investigate the agricultural activities on this title.

At this stage it appears feasible to apply the Rural Living zone to many of the titles within the Western area, given they appear to have limited potential to contribute to agricultural

<sup>&</sup>lt;sup>3</sup> As defined by RMCG 2022

<sup>&</sup>lt;sup>4</sup> It may be that the dam is considered to be a catchment dam and hence no water licence is required

production and are currently used as lifestyle properties. However, further investigation needs to occur assessing the scale of production on the two vineyard titles. Based on our desktop assessment of current agricultural uses on these titles, it does not appear feasible to include these titles (particularly CT 144388/1) in the Rural Living zone, however it may be feasible to propose Rural zoning. For the larger vineyard with commercial scale characteristics, consultation will be required to determine their future intent for the enterprise. Rural zoning may be more suitable if they are wanting to open a cellar door, for example. However, if they are keen on increasing their commercial production, then it is likely the Agriculture zone would be more suitable.

We note also that connectivity needs to be maintained with zoning of adjacent titles to avoid spot zoning, so this may mean that other surrounding titles which retain some marginal agricultural potential aren't able to be also rezoned as Rural Living. With this in mind, please see Figure 1-2 for our proposed rezoning of this area, based on our desktop assessment.

Consultation will occur with impacted landholders as part of Stage 2 to better understand their intended land use and scale of agricultural production. We propose to contact the owners of CT 144388/1 (194 Relbia Rd), CT 130808/2 (234 Relbia Rd) and CT 129968/2 (Jinglers Creek Vineyard, 288 Relbia Rd). Following this we will complete our agricultural assessment, which will include any suggested changes to the proposed re-zoning to Rural Living. We will also consider what type of setbacks would be suitable for future residential development on adjacent land to the titles that will be retained in the agricultural estate.

We will start contacting impacted landholders in January to organise site visits and consultation for early February. Following this we will complete the Agriculture Report for the re-zoning. If you have any further questions or queries', please do not hesitate to contact me.

Kind regards,

Michael Tempest SENIOR CONSULTANT

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# Appendix 1: Maps



Figure A1-1: Current zoning of impacted titles proposed to be re-zoned to Rural Living.



Figure A1-2: RMCG proposed zoning – prior to landholder consultation



Figure A1-3: RMCG proposed zoning and existing adjacent zoning

# **Appendix 2: Impacted Titles Agricultural Assessment**

Table A2-1: Impacted Titles Agricultural Assessment

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
1	20 Pegema Place, Norwood	30552/19 4	7425626	Rural	Rural Living	Eastern	Class 5	None existing, access to Jinglers Ck	None	None	15.4ha. Does not appear to be used for any Ag purpose – potentially industrial. No dwelling.
2	229 Opossum Road, Norwood	26657/2	7284480	Rural	Rural Living	Eastern	Class 5	None existing, no feasible potential	One	None. Lifestyle scale	1.8ha. No Agricultural use. Has a dwelling on the property.
3	263 Opossum Road, Norwood	22271/1	7264754	Rural	Rural Living	Eastern	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale	3.3ha, does not appear to be used for any Ag production. Has a dwelling. Class 5.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND Capability Class	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
4	276 Opossum Road, Norwood	181433/1	9134748	Rural	Rural Living	Eastern	Part Class 5, remainder not mapped	None existing, access to Jinglers Ck	None	Some dryland grazing activity. Existing shed and stock yards. Hobby scale.	34ha, Jinglers Creek running through the middle of the title south to north. Cleared for pasture, perhaps some livestock grazing. No WL or water resources. Residential development along western edge. Extremely steep. We propose to contact this landholder as part of our Stage 2 assessment.
5		26657/3		Rural	Rural Living	Eastern	Class 5	None	None	None	Small, narrow title. Appears to be for subdivided road.
6	483 Hobart Road, Youngtown	26973/1	7249124	Agriculture	Rural Living	Western	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale.	6.7ha. Does not appear to be used for any Ag purpose. Has a dwelling. Partially covered in vegetation.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
7	194 Relbia Road, Relbia	144388/1	2635499	Agriculture	Rural	Western	75% Class 4, 25% Class 5	# 23ML Surety 6 winter-take allocation from Jinglers Creek, # 23ML Surety 6 winter-take associated with existing 23ML in- stream storage dam.	One	10-11ha wine grape productio n. Likely commerc ial scale.	21.3ha. Approximately 10- 11ha of wine grape vines on the property. We propose to contact this landholder as part of our Stage 2 assessment.
8	561 HOBART RD YOUNGTO WN TAS 7249	144388/2	2635501	Agriculture	Agriculture	Western	Class 5	None	One	None. Lifestyle scale.	Small title with dwelling. Under same ownership as titles to the south (Northern Midlands municipality) used for grazing. We propose to discuss this one further with Council.
9	262 RELBIA RD RELBIA TAS 7258	24079/1	7249132	Rural	Rural Living	Western	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
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1 0	166 RELBIA RD RELBIA TAS 7258	35904/1	7514717	Rural	Rural Living	Western	Class 4	None	One	None	0.8ha. Has a dwelling on property, no Ag use. Adjacent to CT 144388/1 - vineyard
1	228 RELBIA RD RELBIA TAS 7258	130686/1	1881938	Agriculture	Rural	Western	Class 4	Two small unregistered farm dams, no water licence	One, perhaps two	Small area a vineyard, some other horticultu ral plantings . Lifestyle scale.	7.9 ha, long and skinny title with dwelling located on it. Perhaps some hobby scale vineyard use on the property (only on very small section).
1 2	268 RELBIA RD RELBIA TAS 7258	28348/2	7358726	Rural	Rural Living	Western	70% Class 4, 30% Class 5	One small unregistered farm dam, no water licence	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard title to the south.
1 3	266 RELBIA RD RELBIA TAS 7258	28348/3	7249191	Rural	Rural Living	Western	90% Class 4, 10& Class 5	None	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Surrounded by smaller titles with dwellings on them.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
1 4	238 RELBIA RD RELBIA TAS 7258	24079/3	7249263	Rural	Rural Living	Western	Class 4	None	One	None. Lifestyle scale.	Dwelling on property. No Ag use apparent. Surrounded by small titles with dwellings.
1 5	200 RELBIA RD RELBIA TAS 7258	32517/1	7358689	Agriculture	Rural	Western	90% Class 4, 10% Class 5	None existing, small tributary on property	One	Potentiall y some livestock grazing. Lifestyle scale.	20ha. Cleared, some grazing, however very house is centrally located on the property and this appears to be a lifestyle property. Adjacent to CT
1 6	184 RELBIA RD RELBIA TAS 7258	24552/3	7249116	Agriculture	Rural	Western	Class 4	None	One	None. Lifestyle scale.	0.2ha, has a dwelling. Surrounded by vineyard on CT 144388/1. No Ag use.
1 7	234 RELBIA RD RELBIA TAS 7258	130808/2	1881946	Agriculture	Rural	Western	70% Class 4, 30% Class 5	None existing, one small tributary on property	One	Some pasture for livestock. Lifestyle or hobby scale.	20ha. Dwelling located on property. Appears to be some grazing for pasture occurring. Adjacent titles under different ownership. We propose to contact this landholder as part of our Stage 2 assessment.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
1 8	288 RELBIA RD RELBIA TAS 7258	129968/2	1906568	Rural (as per TPC recommend ations, shown as Agriculture zone in LIST)	Rural	Western	40% Class 4, 60% Class 5	One registered dam, 2.3ML capacity. No water licence.	One	2ha vineyard. Has cellar door on property. Small scale producer (to be confirme d during consultati on)	Jinglers Creek vineyard. Approx. 2ha of vines, plus some other hort trees. Existing dam registered with 2.3ML capacity. Has dwelling and cellar door. We propose to contact this landholder as part of our Stage 2 assessment.
1 9	256 RELBIA RD RELBIA TAS 7258	24079/2	7249298	Rural	Rural Living	Western	80% Class 4, 20% Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
2 0	170 RELBIA RD RELBIA TAS 7258	35378/1	7514725	Rural	Rural Living	Western	Class 4	None	One	None. Lifestyle scale.	Small – has dwelling, no Ag use apparent.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND Capability Class	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
2 1	290 RELBIA RD RELBIA TAS 7258	129968/1	1906541	Rural	Rural Living	Western	Class 5	None	One	None. Lifestyle scale.	Very small – has dwelling, no Ag use. Borders Jinglers Creek vineyard to southwest.
2 2	224 RELBIA RD RELBIA TAS 7258	6529/1	6394653	Agriculture	Rural	Western	Class 4	None	One	None. Lifestyle scale.	Small 0.65ha – has dwelling, no Ag use apparent.
2 3	264 RELBIA RD RELBIA TAS 7258	6168/1	6394768	Rural	Rural Living	Western	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
2 4	236 RELBIA RD RELBIA TAS 7258	35943/1	7514688	Rural	Rural Living	Western	Class 4	None existing, small tributary on property	One	None. Lifestyle scale.	Small, dwelling on property. No Ag use apparent.
2 5	254 RELBIA RD RELBIA TAS 7258	24079/9	7262054	Rural	Rural Living	Western	Class 4	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND Capability Class	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
2 6	278 RELBIA RD RELBIA TAS 7258	28348/1	7358697	Rural	Rural Living	Western	Class 5	None existing, small tributary on property	One	None. Lifestyle scale.	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard along southern boundary, lifestyle properties on other boundaries.
2 7	166 RELBIA RD RELBIA TAS 7258	9054/1	7514717	Rural	Rural Living	Western	Class 4	None	None	None. Lifestyle scale.	Very small title. Under different ownership to adjacent titles. No Ag use.
2 8	563 HOBART RD YOUNGTO WN TAS 7249	144388/3	2635544	Agriculture	Agriculture	Western	Class 5	None	None	Some grazing occurring in conjuncti on with title to the south. Lifestyle scale.	Very small title. Larger title to the south, and title to the north under same ownership.

# **Appendix 3: Farm Business Scale Characteristics**

Table A3-1 summarises a number of key characteristics associated with each scale.. No single characteristics is considered definitive and there will be overlap and anomalies. Table A3-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

#### Table A3-1: Farm Business Scale Characteristics

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
		Work with other small scale producers to share marketing and resources.		
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.	<\$10 000 from the farm business.
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more. Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for	For livestock producers generally 40-80ha in one or two titles. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity. The land and/or water resources associated with the farm business may have the capacity to contribute	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business	Generally, 1-8 ha in area. Land Capability variable. Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
	smaller land areas to be viable and/or for higher value products.	to a 'commercial scale' farm business depending on the degree of constraint.	depending on the degree of constraint.	
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	May or may not be recognised by ATO as primary producer. Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.	Are not recognised by ATO as primary producer. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. Dwelling assists with security.	Dwelling is convenient/preferred for lifestyle reasons.	Dwelling is the dominant activity on the title.

This report has been prepared by:

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Document review and authorisation

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1.0	Final	22/12/2022	J. Gaudion M. Tempest	A. Ketelaar	B. Gravenor	A Ketelaar	I. More

Apply the Rural Zone to the following properties at Relbia as shown:

Titles included: 144388/1, 32517/1, 130808/2, 9054/1, 130686/1, 24552/3, 129968/2, 6529/1





Apply the Priority Vegetation Overlay to the following properties at Relbia as shown:

Titles included: 9054/1, 24552/3, 144388/1, 32517/1, 6529/1

Amend the Tasmanian planning scheme maps as below:



Apply the Relbia Subdivision Specific Area Plan to the following properties at Relbia as shown:

Amend the Tasmanian planning scheme maps as below:





# Rural Design Guidelines



Launceston Rural Design Guidelines Version - 1 | October 2021

Attachment 9.2.5 PSA-LLP0003 - Rural Design Guidelines



Rural Design Guidelines

# Introduction

The City of Launceston has a range of low density/rural living areas that are highly valued by the communities that live within them. Residents value the sense of space and the benefits of living in a semi-rural environment.

In these areas, it is expected that dwellings and other structures will `sit lightly' in the landscape and that important site features such slope, significant vegetation and bushfire risk will be taken into account during the design process in order to avoid the need to modify the landscape wherever possible.

Despite having the best intentions, it's not always easy knowing where to start in deciding where to build a home. These design guidelines have been prepared to assist home builders by making important decisions a little easier by highlighting the important matters that need to be considered before designing a home. The guidelines are only intended to assist applicants during the process of choosing where to locate a home, any outbuildings and other infrastructure such as accessways.

During the process of designing a home however, it is important to check what planning or other approvals may be required. As such, applicants are encouraged to contact the City of Launceston Planning Department who can provide advice about other Council requirements and whether planning or other approvals are required.

The Launceston Rural Design Guidelines are an adaptation from the *Melton Design and Siting Guidelines For Rural Zone (1999).* 





Rural Design Guidelines

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SECTION 1 | Page 1

# Where do I site my house and outbuildings?

# i. Choosing a building site is a very important decision

Houses and other structures should generally be located on lower slopes avoiding ridges and hill tops. They should not be evident on the skyline. To avoid this, locate on flat valley floor sites, cluster buildings or locate them adjacent to existing groups of trees. Always consider the view from adjacent roads when siting your house and avoid excessive intrusion into the landscape for example, clearing vegetation, major earthworks, driveways and the like.

Roof line below ridge line

# iii. Building on sloping sitesIt is easier to disguise buildings on lower, gently

sloping sites. Steeper sites often require split level houses to be built. This technique avoids excessive 'cut and fill' and results in a less bulky building.

A low horizontal spreading form will fit into the landscape more successfully than a large, taller single structure.



#### ii. Building on the valley floor

It is difficult to disguise new buildings on a flat site, especially when the block has little vegetation. In these circumstances, it is best to cluster buildings close together, near existing trees and shrubs. The impact can be further reduced by intensively planting quick growing native trees around the building cluster, with appropriate offsets to ensure Bushfire safety. (See Council or CFA for more advice).

#### iv. Separation between neighbouring homes

In addition to identifying the most suitable land for locating a home, it is important to consider the location of neighbouring houses and outbuildings. Ensuring your dwelling is located away property boundaries and outside of direct view lines to and from neighbouring homes, a sense of openness and views of the natural environment can be enjoyed by all.



SECTION 1 | Page 2

# Where do I site my house and outbuildings?

#### v. Building in heavily wooded areas

Structures in forested areas can be more easily concealed if attention is given to careful siting and design. To maintain the landscape character, retain all trees within an adequate setback.

By encouraging the regeneration of the site and by interplanting with similar species trees and shrubs, you will strengthen the area's character. The threat from bushfire in these areas is high.

Care should be taken in the design stage to minimise this risk. (See Council or CFA for more advice).

#### vi. Grouping of houses and outbuildings

Farm sheds are usually wider and taller than the main house and care should be taken to avoid sheds dominating the appearance of your site.

Development can be integrated by clustering buildings together, using similar roof forms and adopting similar materials, finishes and colours. Planting heavily with a single species of tree can also help unify the buildings.



# How will I access my site?

# Poorly designed and constructed driveways can cause soil erosion and look unattractive.

Tracks and paths should follow the contours. Cut and fill areas should be minimised particularly in prominent areas such as hill tops, ridges and sites next to main roads.

Erosion can be minimised by dispersing water runoff through cut off drains and care should be taken to avoid long straight lengths of driveway.

For safety's sake, driveways should be no less than 2.4 m in width.





### A design approach for properties

You should prepare a site analysis plan before you select a house design. A site analysis plan will help you maximise the potential of your site. The plan will also assist you to choose the right house design for your land.

While you can prepare this plan yourself, you are welcome to reach out to Council officers for any assistance. A site analysis plan should show the site boundaries, existing vegetation, creeks, existing structures, soil types and conditions, prevailing winds and views.

Council will require you to submit a site analysis plan with your application for planning approval.

# What should my building look like?

After identifying the most suitable location for your building, you will need to consider what the dwelling will look like. Both Council and the local community are keen to ensure that all development respects the local character of the surrounding area and is in harmony with the natural environment.

#### i. House type and style

Council supports the diversification of housing typologies within rural areas, from ranch to contemporary, as long as they are sympathetic to the surrounding context. More important to the housing style, the scale and massing of a dwelling should be unimposing on view lines and views of the natural environment and meet local planning requirements. Further, Council will always encourage developments that demonstrate an excellence in design and style.



#### ii. What colours and materials should be used?

You can help to blend buildings into the landscape by choosing colours and materials from a palette of earth tones-grey-green, green, beige, ochres and browns. Highly reflective or shiny materials should be avoided (that is, zinc aluminium roof). Generally materials which evoke a rural atmosphere are preferred over those which have an 'urban character', that is, timber surfaces, colourbond roofs, slate and masonry, gravel drives rather than aluminium

#### iii. House orientation and energy conservation

While sustainable building construction, technologies and materials are strongly encouraged by Council, a more sustainable building that will reduce financial and environmental impacts in the long run can be achieved by successfully orienting a house. Good housing design generally orients living areas to the north to maximise solar access in the winter.

This allows the dwelling to be naturally warmer in winter and will reduce your heating and lighting costs. Excessive summer heat can be reduced by ensuring cross flow ventilation, shade planting and the installation of sun awnings. An easterly aspect will receive the sun early in the morning while westerly and southerly aspects will be in sun later or never in winter.

#### iv. Roofs and roof form

Roof forms should complement the landscape. Flat or low pitched roofs are preferable. High pitched roofs should be avoided on flat sites. Highly reflective roofing materials should also be avoided.



# How do I protect the local vegetation?

#### i. Maintaining the indigenous vegetation

Remnant vegetation should be preserved by restricting stock or other vehicle access and fencing out areas suitable for natural regeneration and/or replanting.



#### ii. New planting and weed invasion

Throughout the conservation area the use of indigenous plant species-preferably propagated from local seed-is preferred for new plantings. For bushfire protection certain species of fire retardant non-indigenous vegetation may be preferable adjacent to houses and outbuildings. Many environmental weeds have been inadvertently introduced into bushland and farmland areas throughout Australia from rural gardens. Care should be taken in introducing plants into the area and they should be removed if they prove invasive.

#### iii. Fencing my property and paddock fences

Conventional plain wire farm fences are preferred for boundary and internal paddock subdivisions. Painted timber rail fences and prominent masonry gateways are not encouraged in rural areas. Fencing within farm properties should be based on land classes and preferably applied consistently across a property.



Plain Rail Fencing

Plain Wire Fencing

#### iv. How do I avoid erosion?

Soil typology and topography ranges throughout Launceston and in some instances can contribute to erosion problems. Care should be taken in the alignment of access tracks, batters and fill areas during and after construction so as to reduce erosion. Farming management practices such as stock control, rabbit eradication and road maintenance also need to be employed. Stream-side environments and steep slopes should always be avoided for development, and ideally be fenced off from grazing or access, then revegetated where practicable. development, and ideally be fenced off from grazing or access, then revegetated where practical.

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# How do I protect the local vegetation?

#### v. Building near creeks

Buildings should be set back from creeks and natural vegetation should be re-established along the banks. Effluent disposal lines should be located 30 m from the creek or beyond the immediate seep areas of the creek.

#### vi. Effluent disposal

Effluent run-off should not seep into drainage pipes or watercourses. Reducing the chances of effluent entering the water system around your house should be a priority.

Minimising water consumption and the careful design of on-site wastewater treatment will improve local water quality.

Design your system in accordance with the EPA Guidelines for Septic Tanks.



along creek

#### vii. Ongoing management of the land

Good land management requires ongoing maintenance in order to prevent environmental degradation.

Practices include the development of a site management plan, good grazing management, environmental weed control and monitoring erosion spots.

#### viii. Encouraging the wildlife back

Careful siting and design of dwellings can also assist in protecting native habitat and will encourage native wildlife to return.

Do not interrupt major vegetation corridors, links to streams or known habitats with new buildings or other breaks (such as tree removal for fire breaks or access tracks).

#### ix. Bushfire/wildfire

The location of dwellings on the south or east side of hills or preferably on flat land, can reduce bushfire hazard.

Cutting your house into the hill instead of using pole construction also increases protection against bushfire.

SECTION 5 | Page 7

# **Assessment Checklist**

# Before you purchase land or make a development application to Council, check that you have satisfactorily answered the following questions.

The information that will assist Council's review and approval will vary according to the size and impact of the proposed development, however it should include a site analysis plan that demonstrates the following points:

1. The Land	Yes	No	Partly
» Has the property been identified as a site of botanical or geological significance?			
» Does it have all weather access to a public road?			
» Is the lot subject to site specific planning controls, covenants or any agreements?			
» Have you examined a copy of title (attach a copy to your application).			
2. Site Analysis Plan			
Have you identified the whole lot, correctly numbered and given clear lot particulars? On this plan have you shown:			
» Contours and areas of slope greater than 20%.			
» Existing vegetation soil conditions and land capacity.			
» Presence of any visible erosion.			
» Visibility of the site from adjacent public viewing points (that is, roads or parks).			
» Existing land uses and structure features.			
» Existing easements and other legal covenants.			
» Existing watercourses or wetlands.			
3. Your application should contain the following information:			
» The location of sensitive landscape areas and native vegetation.			
» Areas for appropriate development that avoid steep slopes, ridge-lines and poor soils (you should identify a building envelope for the proposed development).			

» Servicing availability or area for waste treatment on site.

### 4. The submitted plans must allow Council to clearly understand your ideas

# Plans must be drawn to a suitable scale (e.g. 1:1000) and must show layout, elevations, sections and perspectives, where appropriate, of the proposed development. Have you included:

- » All site works including schedule of finishes and materials.
- » Vehicular and pedestrian access and parking-including all new tracks, roads etc.
- » Landscaping design and species list including trees, buffer areas, habitat links and management of remnant bushland.
- » Service provisions and mechanisms and construction time.

Apply the Rural Living Zone A to the following properties at Relbia as shown:

Titles include:14032/20, 14032/2, 14032/5, 14032/3, 144295/1, 14032/14, 14032/14, 14032/15, 117535/2, 14032/4, 14032/19, 14032/6, 14032/18, 144295/2, 14032/16, 117535/1, 14032/1

Amend the Tasmanian planning scheme maps as below:



Apply the Rural Living Zone B to the following properties at Relbia as shown:

Titles included: 26657/2, 6168/1, 181433/1, 24079/9, 35943/1, 30552/194, 22271/1, 24079/2, 24079/3, 24079/1, 28348/2, 28348/3, 9054/1, 28348/1, 129968/1, 35904/1, 35378/1, 26973/1

Amend the Tasmanian planning scheme maps as below:



### LAU-S6.0 Relbia Subdivision Specific Area Plan

#### LAU-S6.1 Plan Purpose

LAU-S6.1.1 The purpose of this specific area plan is to provide for a lot size consistent with the character of the area.

### LAU-S6.2 Application of this Plan

LAU-S6.2.1 The specific area plan applies to the area of land designated as LAU-S6.0, identified in the Scheme as a number of Precincts. A map of LAU-S6.0 is shown here in Figure 6.1.



### Figure F6.1

### LAU-S6.3 Local Area Objectives

This sub-clause is not used in this specific area plan

#### LAU-S6.4 Definition of Terms

This sub-clause is not used in this specific area plan

#### LAU-S6.5 Use Table

This sub-clause is not used in this specific area plan

#### LAU-S6.6 Use Standards This sub-clause is not used in this specific area plan

# LAU-S6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan

### LAU-S6.8 Development Standards for Subdivision

This clause is in substitution to:

(a) Rural Living Zone - 11.5.1 Development Standards for Subdivision A1 and P1

LAU-S6.8.1 Lot size and dimensions

#### Objective:

That subdivision preserve the character of the area by limiting subdivision potential and ensuring appropriate parcels of land are identified for future development for larger scale uses.

Acceptable Solution	Performance Criteria

<ul> <li>A1.1</li> <li>Each lot, or a lot proposed in a plan of subdivision, within precincts C1, C3, C4, C5, C6, C7, E2, E3, E4, and E5 must:</li> <li>(a) have an area of not less than 4ha;</li> <li>(c) be required for public use by the Crown, a Council, or a state Authority</li> <li>(d) be required for the provision of utilities; or</li> <li>(e) be for the consolidation of a lot with another lot, provided each lot is within the same zone</li> </ul>	<ul> <li>P1.1</li> <li>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a minimum lot size of 1ha, with a lot density of not less than one lot per 4ha, and must have sufficient useable area and dimensions suitable for its intended use having regard to all of the following matters:</li> <li>(a) the relevant requirements for development of existing buildings on the lots;</li> </ul>
<ul> <li>A1.2</li> <li>Each lot, or a lot proposed in a plan of subdivision, within precincts W1, W2, W3, W4, W5, E6, and E7 must:</li> <li>(a) have an area of not less than 2ha;</li> <li>(b) if less than 2ha per lot, subdivision must ensure an averaging provision of 2ha, with a minimum lot size of 1ha;</li> <li>(c) be required for public use by the Crown, a Council, or a state Authority</li> <li>(d) be required for the provision of utilities; or</li> <li>(e) be for the consolidation of a lot with another lot, provided each lot is within the same zone</li> </ul>	<ul> <li>(b) The character of the area;</li> <li>(c) The location of natural hazards;</li> <li>(d) The topography of the site;</li> <li>(e) Any natural or landscape values;</li> <li>(f) The impact of driveways and access points on the road network measured by and in terms of maintaining character;</li> <li>(g) The pattern of development existing on established properties in the area;</li> <li>(h) The functionality and useability of the frontage with respect to lot shape and surrounding character;</li> </ul>
<ul> <li>A1.3</li> <li>Each lot, or a lot proposed in a plan of subdivision, within precinct C2 must:</li> <li>(a) have an area of not less than 1ha;</li> <li>(b) be required for public use by the Crown, a Council, or a state Authority</li> <li>(c) be required for the provision of utilities; or</li> <li>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone</li> </ul>	<ul> <li>(i) The ability to manoeuvre vehicles on site;</li> <li>(l) Any advice from the road authority; and</li> <li>(m) An agreement under Section 71 of the act must be entered into and registered on all lots within the subdivision preventing future subdivision of any lots created at a density greater than that allowable under the acceptable solution.</li> </ul>

P1.2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a minimum lot size of 1ha, with a lot density of not less than one lot per 2ha, and must have sufficient useable area and dimensions suitable for its intended use having regard to all of the following matters:
(a) the relevant requirements for development of existing buildings on the lots;
(b) The character of the area;
(c) The location of natural hazards;
(d) The topography of the site;
(e) Any natural or landscape values;
(f) The impact of driveways and access points on the road network measured by and in terms of maintaining character;
(g) The pattern of development existing on established properties in the area;
(h) The functionality and useability of the frontage with respect to lot shape and surrounding character;
(i) The ability to manoeuvre vehicles on site;
(I) Any advice from the road authority; and
(m) An agreement under Section 71 of the act must be entered into and registered on all lots within the subdivision preventing future subdivision of any lots created at a density greater than that allowable under the acceptable solution
P1.3 No Performance Criteria.

# LAU-S6.9 tables

This sub-clause is not used in this specific area plan

# 10. ANNOUNCEMENTS BY THE MAYOR

### **10.1.** Mayor's Announcements

FILE NO: SF2375

### Monday 20 March 2023

• Attended a briefing at the Launceston Airport

# Friday 24 March 2023

- Officiated at the Launceston Community Harmony Day Event at the Haig Community Space
- Presented the Queen Victoria Museum and Art Gallery Arts Foundation Medallion at Queen Victoria Museum and Art Gallery
- Spoke at the Buckby SKODA Rally Launceston Rally Show in The Avenue (represented by Deputy Mayor, Councillor M K Garwood)
- Attended the Northern Tasmanian Football Association's 2023 season launch at the University of Tasmania Stadium (represented by Deputy Mayor, Councillor M K Garwood)

# Sunday 26 March 2023

- Attended the 2023 ParaQuad Tasmania Boccia State Titles at the Elphin Sports Centre
- Presented a podium finish trophy for the Bucky SKODA Rally Launceston (represented by Deputy Mayor, Councillor M K Garwood)

# Tuesday 28 March 2023

- Attended the Tourism Industry Council Tasmania Northern Outlook
- Officiated at the dAda mUse Surrealist Art Museum opening in Cimitiere Street

### Thursday 30 March 2023

• Presented the opening address at 2023 Tasmanian Suicide Prevention Forum (represented by Councillor A E Dawkins)

# Friday 31 March 2023

- Attended the Pay It Forward Official 2023 launch at Mish
- Attended Cricket North's presentation dinner at the University of Tasmania Stadium (represented by Councillor D H McKenzie)
- Opened the Launceston Ukulele Jamboree Concert at Pilgrim Church (represented by Deputy Mayor, Councillor M K Garwood)

# Saturday 1 April 2023

• Enjoyed popup events around the City provided by the Launceston Ukulele Jamboree

# Sunday 2 April 2023

• Attended the book launch for *H J King: cameras & carburettors* at the Queen Victoria Museum and Art Gallery

# Tuesday 4 April 2023

- Conducted a Citizenship Ceremony at Tramsheds
- Provided a welcome to Launceston for the official opening of Indie School Launceston

# Wednesday 5 April 2023

- Attended the Northern Tasmanian Development Corporation Members Representative meeting
- Attended *Earl Cinq A Sept* with special guest: Dr Jane Woollard at the Earl Art Centre

# 11. COUNCILLORS' 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).

# 12. QUESTIONS BY COUNCILLORS

# 12.1. Councillors' 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 Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be provided in writing).

# 12.1.1. Councillors' Questions on Notice - Councillor S Cai - Vandalism Issues

# FILE NO: SF6381

**AUTHOR:** Anthea Rooney (Council and Committees Officer)

# CHIEF EXECUTIVE OFFICER: Michael Stretton

# **QUESTIONS AND RESPONSES:**

The following question, asked at the Council Meeting on 23 March 2023 by Councillor S Cai, has been answered by Dan Ryan (General Manager Community and Place Network).

### Questions:

1. Are we, as a Council, actively helping to prevent vandalism, such as youth and people getting on to roof tops in the CBD?

### Response:

The City of Launceston works closely with its community to proactively address safety in the City, including through active participation in the Launceston Safer Community Partnership. Established in 2013, the focus of this inter-organisational partnership is to raise and address community safety concerns through a collaborative and informed approach. These concerns are wide ranging and include issues such as vandalism, road safety and urban safety.

Tasmania Police are one of multiple agencies represented on this partnership and City of Launceston has a strong, long-term relationship with this organisation. If notified of any unlawful activity, such as unauthorised access to CBD rooftops, the Council engages with Tasmania Police and offers its full support in any subsequent investigation. This support can include access to CCTV footage that is captured and managed by the City of Launceston.

Where possible, the Council applies a preventative approach to managing the vandalism of the Council's owned infrastructure and facilities with vandalism risk being a consideration during design stages.

It is also worth noting that the Council's approach to managing graffiti vandalism is outlined on the Council's website at www.launceston.tas.gov.au/community/graffiti.

# **12.2.** Councillors' 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).

# 13. COMMITTEE REPORTS

# 13.1. Homelessness Advisory Committee - 23 January 2023

# FILE NO: SF7447

**AUTHOR:** Nindarra Wheatley (Community Development Officer Inclusion)

**GENERAL MANAGER APPROVAL:** Dan Ryan (Community and Place Network)

# **DECISION STATEMENT:**

To receive a report from the City of Launceston Homelessness Advisory Committee.

# **RECOMMENDATION:**

That Council receives the report from the City of Launceston Homelessness Advisory Committee Meeting held on 23 January 2023.

### **REPORT**:

The Homelessness Advisory Committee Meeting held on 23 January 2023 was attended by two Councillors - one from City of Launceston and one from a neighbouring Council, homelessness service providers, State government, community member representatives and four City of Launceston staff.

The new committee member was introduced by the Chair with the Committee's purpose as defined in the Terms of Reference and the agreed Code of Conduct reiterated for the benefit of new members.

Key discussion items included:

- Review of current action items
  - Convening of a forum for surrounding the Council's community development staff (or similar) to connect regularly.
  - Identification of appropriate conduit for local outreach workers to feed into the Committee.
  - Update of documentation detailing services available to homeless community.
- Outcomes of meeting with David Pearson, Chief Executive Officer (Australian Alliance to End Homelessness) were discussed with the Committee, including the opportunity to develop a *By Names List*.
- It was agreed by the Committee that a *By Names List* or similar shared database to improve general visibility and understanding off factors impacting the homeless community was important to pursue.
- A draft of the City of Launceston's Protocol for Homeless People in Public and Shared Spaces was tabled for discussion.
- The vacant Community Representative Committee Member vacancy.

 Management of rubbish at homeless camp sites was raised with the City of Launceston's officers to investigate additional options to support rubbish removal through the Council's cleansing crews.

# **RISK IMPLICATIONS:**

Not considered relevant to this report.

# ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

# STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities. Focus Areas:

- 1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
- 2. To define and communicate our role in promoting social inclusion and equity.
- 3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.

# **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

# **DISCLOSURE OF INTERESTS:**

The Author and General Manager have no interests to declare in this matter.

# ATTACHMENTS:

Nil
#### 13.2. Heritage Advisory Committee - 15 February 2023 and 15 March 2023

#### FILE NO: SF2965

**AUTHOR:** Michelle Ogulin (Team Leader Environmental Health)

**GENERAL MANAGER APPROVAL:** Dan Ryan (Community and Place Network)

#### **DECISION STATEMENT:**

To receive the Heritage Advisory Committee Meeting report for meetings held on 15 February and 15 March 2023.

#### **RECOMMENDATION:**

That Council receives the Heritage Advisory Committee Meeting report for Meetings held on 15 February and 15 March 2023.

#### **REPORT:**

#### 15 February 2023

This was the first Heritage Advisory Committee Meeting for 2023.

The Committee welcomed new Councillors S Cai and J Pentridge and farewelled retiring members, National Trust Representative Ray Foley and Community Representative Anne Neale.

Following the nomination and election of Councillor S Cai as Chair, the retiring members were thanked for their long and valued service on the Committee and for the contribution they have made to the understanding and protection of Launceston's historic heritage. Ray and Anne were then wished well in their future endeavours before departing. As a quorum was not reached at this Meeting, Agenda items were discussed but not raised for a Committee decision or recommendation to Council. The Agenda items were re-listed for further consideration at the next Meeting on 15 March 2023, following ratification of the appointment of new community representatives.

The following items were discussed at this Meeting:

#### 1. Community Representation

In January 2023, expressions of interest were called to fill at least two Community Representative positions on the Committee. Four applications were received. Due to the high quality and diversity of the applicants, all four have been accepted as appointments (ratified at the 9 March 2023 Council Meeting).

#### 2. Development Applications

It was reported that another property identified as historic heritage significance has been proposed for demolition. Discussion followed regarding the politics of *11<sup>th</sup>* hour listings, the status of the heritage list review and how its recent progress should begin to address this issue in future.

#### 3. Heritage List Review

Following a presentation to Councillors on 8 February 2023, it was reported that the datasheets prepared over the past four years to support existing and proposed local heritage place listings in the planning scheme are ready to be sent to property owners for their information and input. The implementation of the new and amended listings will require at least one planning scheme amendment which will include a formal process to alter the content of the local provisions schedule, programmed for completion by the end of 2023.

#### 15 March 2023

The following items were discussed:

#### 1. Community Representation

The Committee welcomed new and continuing community representatives, Bruce Crerar, Dr John Forge, Rocelyn Ives and Lez Penzes (continuing).

#### 2. Launceston's Victorian Streetscapes

University of Tasmania PhD candidate, Geoff Counsell, provided a briefing on his thesis, titled *Building a Tasmanian City: Critical influences on Launceston's buildings and streetscapes*. Its outputs may provide the City with assistance in describing, understanding and valuing the built heritage in the area.

#### 3. Heritage List Review

A discussion was held about resources in regard to internal capacity required to respond to community suggestions and enquiries about heritage matters, highlighted in the recent heritage list review notification process. The Committee strongly sought that City of Launceston planners are upskilled and provided with professional development in order to administer the planning scheme's Local Historic Heritage Code and provide advice on heritage matters.

#### 4. Planning for Heritage Promotion and Youth Engagement

Discussion included consideration of engagement with QVMAG (Queen Victoria Museum and Art Gallery) and their *ArtStart* children's program. In addition, exploration of avenues to encourage young people to seek out and engage in career opportunities in heritage construction and associated built heritage fields.

#### 5. Paterson Barracks

It was reported that the Paterson Barracks site at 2-10 St John Street, Launceston is coming up for sale. The Committee discussed potential positive uses for the heritage buildings on the site and they supported a proposal that Council seek to acquire Paterson Barracks to allow for community-based uses and for the public good.

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

#### STRATEGIC DOCUMENT REFERENCE:

#### City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

#### **DISCLOSURE OF INTERESTS:**

The Author and General Manager have no interests to declare in this matter.

#### ATTACHMENTS:

Nil

#### 14. CREATIVE ARTS AND CULTURAL SERVICES NETWORK

#### 14.1. Queen Victoria Museum and Art Gallery Report - October to December 2022

FILE NO: SF5784

**GENERAL MANAGER:** Shane Fitzgerald (Creative Arts and Cultural Services Network)

#### **DECISION STATEMENT:**

To receive the Queen Victoria Museum and Art Gallery October to December 2022 Quarterly report.

#### **RECOMMENDATION:**

That Council receives the Queen Victoria Museum and Arts Gallery's quarterly report for the period October to December 2022 (ECM Doc Set ID 4869145).

#### **REPORT**:

The Queen Victoria Museum and Art Gallery's (QVMAG) quarterly report outlines key activities during the October to December 2022 reporting period and includes reporting across the following areas of QVMAG:

- Collections and Curatorial
- Exhibitions
- Programming
- Communications
- Customer Service
- QVMAG Friends
- QVMAG Arts Foundation

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The QVMAG's activities and programs are intended to attract new audiences to the museum and to the region, particularly those communities who have previously been under-represented.

#### STRATEGIC DOCUMENT REFERENCE:

#### City of Launceston Corporate Strategic Plan 2014 - 2024

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

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

#### Focus Areas:

- 1. To actively market the City and region and pursue investment.
- 4. To promote tourism and the development of a quality tourism offering for Launceston.

Strategic Priority 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.

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

Focus Areas:

1. To promote and enhance Launceston's rich heritage, culture and natural environment.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

#### DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

#### ATTACHMENTS:

1. Queen Victoria Museum and Art Gallery - Quarter 2 Report [14.1.1 - 26 pages]

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City of Launceston Council Meeting Agenda



# OV MAG

### QUARTERLY REPORT

О С Т О В Е R — D Е С Е М В Е R 2022



Attachment 14.1.1 Queen Victoria Museum and Art Gallery - Quarter 2 Report

### SUMMARY

During the last quarter of 2022, QVMAG welcomed a range of vibrant exhibitions and programs for audiences state-wide, including the blockbuster *Archie 100: A Century of the Archibald Prize* Tasmanian tour.

The institution welcomed **48,803** visitors through its doors, resulting in an increase of **126%** compared to the same period in 2021. The Museum saw a fantastic visitation increase of **158%** while the Art Gallery welcomed a **40%** visitation increase. Public enquiries during this period also saw an increase of **14%**, largely in response to the Archie 100 exhibition queries.

Positive online audience growth and engagement was reported for the period, with an increase of **1,347** followers on Facebook since the same reporting period in 2021. Compared to the 2021 period, Facebook reach increased by **32%** and Instagram by **514%**. The QVMAG website also saw a increase of **87%** for website page views in comparison to the 2021 period.

The QVMAG Shop experienced a brilliant increase in total shop sales, increasing by **\$154,217 (176%)** compared to the same quarter the year prior. During this same quarter, the shop engaged in a range of merchandising to leverage new exhibitions such as *Jimmy Possum: an unbroken tradition* and the *Archie 100: A Century of the Archibald Prize* tour.

	2021	2022	%
VISITORS (CUMULATIVE)	21,527	48,803	+126%
ART GALLERY	5,736	8,035	+40%
MUSEUM	15,791	40,768	+158%
PUBLIC ENQUIRIES	886	1012	+14%
RESEARCH ENQUIRIES	54	137	+151%
MEDIA CALLS	8	9	+12.5%
SOCIAL MEDIA POSTS (FEED, STORIES AND REELS)	122	214	+75.4%
FACEBOOK REACH	148,534	196,252	+32%
INSTAGRAM REACH	2,577	15,845	+514%
SHOP SALES	87,152	241,369	+176%
DONATION TOTAL	13,074	6,891	-47%





Thursday 6 April 2023



### ► NATURAL SCIENCES

In November 2022, the Queen Victoria Museum and Art Gallery enjoyed a week-long visit from Professor Kipling Will (University of California, Berkeley), the world authority on several major groups of Australian carnivorous ground beetles in the Family Carabidae.

Tasmania has a rich ground beetle fauna comprising more than 300 known species, and QVMAG has a large collection of specimens from field work conducted over the last decade.

Many of these specimens were not identified, so through a combined QVMAG/TMAG funding arrangement with the Council of Heads of Australian Faunal Collections (CHAFC), Professor Will was able to visit the QVMAG entomology collection for a week alongside Dr Lynne Forster (Honorary Research Associate, TMAG).

Having reliably named specimens by the world's leading experts is one of the most critical aspects of any natural history collection. There are more species of insects than any other group of animals, and beetles are the most diverse group of insects.

Insects are sensitive to environmental changes such as habitat loss, pollution and climate change, making them important 'bioindicators'—meaning that changes in their abundance and distribution can indicate changes in the environment that we might not notice until that change had become much greater.

Professor Will's expertise will enable QVMAG to register the specimens and upload the information onto international digital platforms where the information is available to anyone, anywhere in the world.

While visiting the institution, Professor Will and Dr Forster discovered 4 new Genera, 10 entirely new species, and at least 6 new Tasmanian records.

Several prominent and diverse groups of ground beetles have had no modern revision of taxonomy and so remain a challenge to identify.

6	12	6,213
RESEARCH	COLLECTION	ALA RECORD
ENQUIRIES	ENQUIRIES	UPLOADS

### > PUBLIC HISTORY

During the reporting period QVMAG attended and was involved with the organisation of two national conferences: *The Oral History Australia National Conference*, which he attended, moderated sessions and gave a tour to delegates of the *First Tasmanians: our story* exhibition (when a previously organised tour of Cataract Gorge had to be cancelled due to flooding).

The institution also attended and helped to organise the Dragon Tails conference on Chinese-Australian diaspora history. For this, the institution gave 7 tours to delegates, totalling 160 people, including two walking tours, two collection tours and a bus tour to Tasmania's north east. An additional three tours were given to employees of the City of Launceston.

Work also continued on exhibition development, with exhibitions including the *Signwriters Shop*, and preparation for the current programmed offering as part of the work of the Programmatic Development Group.

During this period QVMAG received three certificates; two Keep Australia Beautiful awards for the *HJ King: Cameras and Carburettors* exhibition, and a certificate of appreciation from Scotch Oakburn College.

An additional highlight during this period was developing the *Art Tent* component of the yearly *Mannarlargenna Day* event at Little Swanport, run by the melythina tiakana warrana Aboriginal Corporation.

The *HJ King: Cameras and Carburettors* exhibition continued to be popular, and objects have been changed over and rotated as part of a regular planned sequence in the exhibition. Work continued on the publication of the book of this exhibition, which will be published in early 2023.

40	4	1
R E S E A R C H E N Q U I R I E S	COLLECTION ENQUIRIES	COLLECTION

### VISUAL ART AND DESIGN

This quarter saw the closure of *Tao Sublime: the art of Tony Smibert* in the main gallery at the Art Gallery at Royal Park to make way for the co-curated exhibition *Jimmy Possum: an unbroken tradition*.

This exhibition opened in in late November and features over 50 pieces of furniture alongside the story of Australia's foremost vernacular furniture making tradition.

QVMAG co-curated the exhibition with Dr. Mike Epworth and serves as example and exemplar of how things were and how they might be again.

There are no primary sources documenting this mysterious artisan, however circumstantial evidence suggests he could have been an ex-convict, equally he may have been a refugee from the Irish famine, or a First Nations man from the mainland.

Their chairs were made for family and friends and reflect the dimensions of who they were intended for, as the makers enjoyed the ultimate creative freedom of making for loved ones rather than for profit. Alongside the exhibition, a publication was printed to share insight to the makers and artists on display.

In December the institution welcomed another vibrant year of *ArtRage*. *ArtRage* is an annual initiative of QVMAG and showcases works from student artists in Year 11 and 12 from around the state. In 2022, more than 100 student artists were selected to be featured within the exhibition.

This period also marked the opening of an emotionally resonant commission from artist Fiona Hall titled A Tarkine Thine: A log for our Forsaken Forest.



### ► LIBRARY AND ARCHIVES

Efforts in the Library and Archives once again focussed on the latter. Work in Archives centered on the ongoing registration, reorganization, evaluation, tidying and shuffling of the Community History Series and Cosmic Ray collections.

Eighty-six manuscripts (Archives) and books (Library) were registered; registration and audit work also continued on the Photographs Collection, with 563 items audited and 145 items registered.

The final transfer of State records held out of custody by QVMAG Archives and earmarked for return to State Archives occurred in December.

Once again, public enquiries and bookings for the History Centre research room remained strong with 59 public enquiries and 26 History Centre bookings.



### > COLLECTION AUDIT

During the October to December period, QVMAG implemented a new Found In Collection (FIC) procedure to manage unregistered objects within QVMAG's Collection Management System.

This represents a significant improvement in the management of previously undocumented collections, and greater efficiency and transparency of Auditing workflows and statistics.

Location mapping and barcoding was completed for the Royal Park Ceramics store and Inveresk History Strong Room. A total of 850 collection items were audited during the three month reporting period.

850 ITEMS AUDITED



**QVM:1986:P:1532** | Comic portrait (manipulated photo) of William Masters as if in repose on a crescent moon, and holding a cane across his lap, Tasmania.



Image: *Jimmy Possum: an unbroken tradition* exhibition on display at the Queen Victoria Art Gallery at Royal Park. **Photo**: QVMAG



Thursday 6 April 2023



### ► EXHIBITIONS

During the October to December reporting period, a total of 6 new exhibitions opened across the institution.

The Art Gallery at Royal Park welcomed *Jimmy Possum: an unbroken tradition, ArtRage* 2022, and the primary school art exhibition *ArtStart*.

While the Museum at Inveresk welcomed the Archie 100: A Century of the Archibald Prize tour, a community exhibition with the Migrant Resource Centre North titled United in Pink, and the annual community exhibition aligned to Mental Health Week titled Minds do Matter.

Finally, planning efforts shifted to the quarter ahead for the delivery of the following exhibitions;

- Southern Sky Astrophotography: 2022 David Malin Awards
- Inner Sanctums
- Witness





**Image:** Archie 100: A Century of the Archibald Prize exhibition tour at QVMAG. **Photo**: QVMAG

Image: United in Pink exhibition at the Museum at Inveresk. Photo: QVMAG

Image: Minds do Matter exhibition at the Museum at Inveresk. Photo: QVMAG

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### > LEARNING AND ENGAGEMENT

Throughout the October to December period a series of formal and informal public programs and education programs were successfully activated both the institution and surrounds.

In October, QVMAG celebrated a highly successful Masterclass series with Tasmanian artist Tony Smibert. This series was a direct link to the major exhibition on display at the Art Gallery at Royal Park, *Tao Sublime: the art of Tony Smibert*.

During this same period, QVMAG delivered five School Holiday Program events, 2 free family craft 'Make it Place' sessions and the family favourite 'Dinosaur Clue Hunt' at the Museum at Inveresk. Children's Week offered free educational programs for 2-6 year olds including Paint and Play at the Art Gallery's Creativity Centre and Amazing Baby Animals in the Museum Learning Centre.

Following the opening of the Archie 100: A Century of the Archibald Prize exhibition in October, a series of public programs launched in November. Programs included the 'Pop-up portrait' activations at markets across northern Tasmania, weekly floor talks of the Archie 100 exhibition, a charcoal portraiture workshop with Tasmanian artist Leoni Duff, the second installation of our popular live art to live music event series, and a floor talk within the exhibition *Jimmy Possum: an unbroken tradition*.

Finally, December was activated with a range of activities for all ages including more pop-up portrait sessions, an extended three day portraiture workshop with artist Leoni Duff, a free

Attachment 14.1.1 Queen Victoria Museum and Art Gallery - Quarter 2 Report

evening floor talk at the Art Gallery with Tasmanian artist Ray Arnold, family-fun drawing workshops with artist Ben Winwood, holiday activities and a children's jewellery making activity. The Launceston Planetarium continued to see positive monthly visitation throughout October, November and December with **751** visitors enjoying weekly shows.

In addition to a busy calendar of events, the institution welcomed **1,605** school student visitors as part of educational tours and supported a total of **418** booking queries from the public.

This quarter has been a vibrant period across both the Art Gallery and Museum, welcoming visitors of all ages to engage with exhibitions, programs and events.

27	<b>21</b>	<b>751</b>
PUBLIC	EDUCATION	PLANETARIUM
PROGRAMS	PROGRAMS	VISITORS
<b>90</b>	<b>210</b>	<b>1,605</b>
PUBLIC	EDUCATION	SCHOOL
PROGRAM	PROGRAM	STUDENT
ATTENDEES	ATTENDEES	VISITORS



<image>

Image: Live Art to Live Music event at the Museum at Inveresk during the Archie 100 tour. Photo: QVMAG

 $\textbf{Image:} \textit{ The pop-up portrait program at Harvest Market, Launcestron. Photo: QVMAG$ 

Image: Live music within the Archie 100 exhibition as part of the Live Art to Live Music event at the Museum at Inveresk. Photo: QVMAG

Thursday 6 April 2023



### MARKETING AND COMMUNICATION

During the October to December period of 2022, QVMAG enjoyed a high profile of marketing activities state-wide largely in promotion of the *Archie 100: A Century of the Archibald Prize* exhibition tour to Launceston.

In-market activations included advertising across television, radio and newspaper, poster drops, corflute CBD promotions, social media advertising, new bus wraps, advertising on the Spirit of Tasmania, state-wide brochure coverage for the tourism market and a new window wrap for the Launceston Planetarium in the CBD.

Social media channels saw a healthy level of growth and engagement during this period in comparison to the 2021 reporting period. New Facebook advertising campaigns were largely to thank for this, sharing the QVMAG offer to state-wide audiences and travellers while in the state.

During the month of November QVMAG and Visit Northern Tasmania held a 'weekender competition' in celebration of the Archie 100 exhibition targeted to interstate audiences. The competition prize pack included flights to Launceston, a nights accommodation with dinner at Pepper's Silo hotel, wine from local vineyard Velo, and tickets to the Archie 100 exhibition.

The following entries were received from across Australia: VIC (163), NSW (30), QLD (80), TAS (72), SA (38) WA (27), ACT (11), NT (4).

O C T O B E R	ΝΟΥΕΜΒΕΡ	DECEMBER
Exploring the faces of a nation through 100 years of the Archibald Prize Migrant communities uniting through art for breast cancer awareness	<ul> <li>Archie 100 welcomes nearly 3,000 visitors in first two weeks</li> <li>Exploring the mystery of Jimmy Possum</li> </ul>	<ul> <li>Final weeks of Archie 100 in Tasmania</li> <li>Visitor favourite ArtRage returns for 2022</li> <li>ArtStart showcases youth talent</li> <li>Niche Market moves to QVMAG in 2023</li> <li>The first aerial survey of Launceston</li> </ul>

<b>12,573</b> FACEBOOK FOLLOWERS	<b>87</b> FACEBOOK POSTS	<b>2,901</b> INSTAGRAM FOLLOWERS
107		
127	124,741	47,774

#### Thursday 6 April 2023

# City of Launceston Council Meeting Agenda

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Image: Social media advertising for the Archie 100 campaign.



Image: Poster promotions within the CBD.





Image: Bus advertising in Launceston.



Image: Bus advertising in Launceston.



Image: Staff wishing visitors a happy holiday period on QVMAG social media.



Image: Advertising on ArtsHub Australia.



Image: Temporary marketing activations in the CBD.

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#### Thursday 6 April 2023

#### City of Launceston Council Meeting Agenda

### ► VISITOR EXPERIENCE

QVMAG's biggest project within the reporting period was the management of visitation to the popular Archie 100 exhibition, with visitors reaching over **16,000** in **3 months** our visitor attendants managed additional responsibilities such as daily security patrols, data collection and ticket sales with professionalism and a smile.

During the exhibition period visitor satisfaction was high. Feedback from visitors during this time continually noted the high standard of customer service received from visitor attendants, particularly the knowledge and time that staff shared with visitors.

Throughout October, November and December the institution welcomed **8,053** visitors to the Art Gallery at Royal Park and **40,768** visitors to the Museum at Inveresk.

A total of **1,012** public enquiries were received, of which **298** were queries relating to the collection.

The QVMAG Shop experienced a busy period with a total of **\$241,369** sales; an increase of **\$154,217 (176%)** in sales compared to the same reporting period in 2021. Donations for the quarter tallied to a total of **\$6,891**.



Thursday 6 April 2023



#### Thursday 6 April 2023

#### City of Launceston Council Meeting Agenda

### > OVERVIEW

Following our AGM in September, a new Committee took up the reins of the Friends group. It's an exciting time to be involved as so many changes and initiatives are taking place.

Having 'The Archies' come to Launceston was a particular highpoint. Many members came to the opening on 21 October when Bob Brown opened the Exhibition. Friends were also delighted with the talk on Saturday 22 October at which Curator of the travelling exhibition, Natalie Wilson, outlined and explained the background to the Archibald prize, the controversies it has engendered and the changes in taste over the years since its inception. The popularity of this exhibition and the discount admission price given to Friends, seems to have contributed to a number of new people joining the Friends. We hope this trend will continue with future opportunities.

The Friends' program 'Our people, their stories ' continued in October and November with increasing numbers attending this regular and popular event:

- 26 October Art by chance and design with local artist Penny Mason.
- 23 November A life in, around and beside the theatre with Dr Donald Pulford, teacher, actor, director and arts administrator.

The 'Source to Sea' bus trip on 2 November, organized by committee member Trish Haeusler in co-operation with NRM North was very successful. Participants were able to follow the Kings Meadows Rivulet from the Kate Reed Reserve, under Kings Meadows High School playing fields, under the road through the centre of Kings Meadows, down to Punchbowl Reserve and then into the North Esk at the bottom of Queechy Hill. We were treated to enjoyable talks by experts at every stop. We look forward to a repeat this trip in the near future so that more people can be involved.

Friends were pleased to be invited to the opening of the Jimmy Possum Exhibition on 25 November and another edition of Curator + Artist + Community Conversations with Ray Arnold on 15 December.

During the last few months we have being carrying out the administrative work involved in maintaining the Friends membership in a space provided for us by QVMAG at Inveresk. We thank the staff, especially Shane Fitzgerald for enabling this to happen, and Errin Chapple and Jo Worsfold, for their practical help and patience in getting this area to functioning efficiently.

Friends of QVMAG have been delighted to see so many new exhibitions and events being held and the return of invitations to openings. We thank Shane Fitzgerald and his staff for listening to our requests and concerns and we look forward to being closely involved with the major changes projected for the future.

#### Prue McCausland

Secretary, QVMAG Friends



Image: 'Source to Sea' bus trip on 2 November.

Thursday 6 April 2023



### > OVERVIEW

The QVMAG Arts Foundation contributed \$60,000 towards the purchase of the Fiona Hall artwork which is now on exhibition at Royal Park.

This is an important work which will inform our views on Tasmania's environmental issues for the present and future generations.

The Foundation also agreed to purchase a set of eight prints by Milan Milojevich for \$8,000. The works will fit perfectly with the Botanica exhibition planned for the Winter/Spring 2023 program at QVMAG.

We organised social events for our members including the much appreciated *Archie 100: A Century of the Archibald Prize* exhibition. Members are encouraged to donate for the benefit of QVMAG collections.

The next event will be a public lecture on 17 February to be given by Nick Mitzevich Director of the National Gallery of Australia.



Image: Fiona Hall, Tarkine Thine (a log of our undoing).

#### 15. COMMUNITY AND PLACE NETWORK

## **15.1.** Homelessness Advisory Committee - Appointment of Community Representative

FILE NO: SF7447

AUTHOR: Linda Page (Team Leader Community Development)

**GENERAL MANAGER APPROVAL:** Dan Ryan (Community and Place Network)

#### **DECISION STATEMENT:**

To consider the appointment of a Community Representative to the Homelessness Advisory Committee.

#### **RELEVANT LEGISLATION:**

Local Government Act 1993 (Tas)

#### **RECOMMENDATION:**

That Council appoints Oliver MacDonald Garden as a Community Representative on the Homelessness Advisory Committee until 28 July 2024.

#### **REPORT**:

At the Council Meeting on 28 July 2022, Council endorsed the appointment of six Community Representatives to the Homelessness Advisory Committee (the Committee) for a period of two years. A Community Representative position has been vacated by Philip Redmond and requires the appointment of an additional Committee member.

The initial election of the Community Representatives was determined by an Assessment Panel through an Expression of Interest process. Three of the Council's Officers formed the Assessment Panel and reviewed the applications in accordance with both the City of Launceston's Values and Selection Criteria listed in the Terms of Reference endorsed at the Council Meeting on 16 June 2022.

Oliver MacDonald Garden submitted an application as part of the Expression of Interest process for Community Representatives in 2022 but was unsuccessful at the time due to the volume of applications received. As a Special Committee, under section 24 of the *Local Government Act 1993* (Tas), representatives need to be appointed to the Committee by Council.

If endorsed, Oliver's appointment to the Committee will be until 28 July 2024. This aligns to the appointment term which is to expire at the same time as existing Community Representatives.

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

#### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities. Focus Areas:

- 1. To plan for and provide services and facilities that recognises the changing demographics and needs of our community.
- 2. To define and communicate our role in promoting social inclusion and equity.
- 3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

#### **DISCLOSURE OF INTERESTS:**

The Author and General Manager have no interests to declare in this matter.

#### ATTACHMENTS:

Nil

#### 16. INFRASTRUCTURE AND ASSETS NETWORK

#### **16.1.** Petition Response - Youngtown Regional Park

FILE NO: SF0097/SF0920

**AUTHOR:** Kathryn Pugh (Manager Infrastructure and Engineering)

**GENERAL MANAGER APPROVAL:** Shane Eberhardt (Infrastructure and Assets Network)

#### **DECISION STATEMENT:**

To consider the Petition received on 23 February 2023.

#### **RELEVANT LEGISLATION:**

Local Government Act 1993 (Tas)

#### PREVIOUS COUNCIL CONSIDERATION:

Council - 23 February 2023 - Agenda Item 9.1 - Petition - George Manifold - Installation of Public Toilets at Youngtown

#### **RECOMMENDATION:**

That Council:

- 1. maintains the current level of service provided at the Alma Street Park.
- reviews the level of service, in particular the provision of public toilets for District Parks, as part of the Open Space Strategy Review being undertaken across 2023 and 2024.

#### **REPORT**:

At its Meeting on 23 February 2023, Council received a petition from George Manifold containing 219 signatures.

The petition stated:

We request that the City of Launceston Council install new public toilets at the Alma Street playground in the Youngtown Regional Park by the end of 2023 or as soon as practical thereafter.

It is required, under section 60(2)(b) of the *Local Government Act 1993* (Tas), that a report will be brought back to Council within 42 days for Council to determine any action to be taken in respect of the petition.

This report provides background to the matter and responds to the request outlined in Mr Manifold's petition.

#### Background:

The Youngtown Regional Park is one of more than 300 parcels of open space managed by the City of Launceston; there are 11 open space parcels in Youngtown (Figure 1).

The Council owns and maintains a playground, drinking fountain and recreational trails at the Alma Street playground within the 30ha Youngtown Regional Park (Figure 2).

The playground contains play equipment, swings, a basketball hoop, seating, a drinking fountain and garden beds. The basketball hoop, drinking fountain and new garden beds were installed in 2018, along with repainting of some of the swings and other play equipment. The broader park contains walking trails, high conservation value bushland, urban waterways and areas of bushland rehabilitation undertaken as a partnership between Tamar NRM, Youngtown Primary School and the City of Launceston.



Figure 1: Public Open Spaces in Youngtown



Figure 2: Alma Street Playground in Youngtown Regional Park

The Launceston Play Space Strategy 2013 categorises open spaces as either Local, District or Regional; ideally, there is a Local or District open space within 400m of every residential property. The broader Youngtown Regional Park is a District park, being located on a collector road and on public transport and off-road trail routes and provides areas for social gathering.

The level of service for district parks includes seating, drinking fountains, built shade/shelter, tree shade and soft landscaping, bins and play equipment, as provided at the Alma Street playground. Toilets are not a standard provision for Local or District parks as it is generally accepted that they are within easy walking distance (400m) of facilities at home. Regional Parks, such as Riverbend in Invermay, have a higher level of visitation and service and toilets are a standard provision for these parks.

As the Alma Street/Youngtown Regional is a District park, the request from the petitioners to install new toilets at Alma Street Park by the end of 2023, or as soon as practical, is not supported and it is recommended that the current level of service is maintained. Provision of public toilets would be a significant increase in the level of service provided at this park and would raise expectations for local and district parks across the municipality.

The cost to provide toilet facilities at Alma Park is estimated at around \$34,300 per annum as described below:

Depreciation	\$10,000
Daily Cleaning	7,300
Daily Opening and Closing	6,000
Service Fees (Water, Sewage and Power)	8,000
Maintenance and vandalism	3,000
Total	\$34,300

In the coming 12 months, the City of Launceston will be reviewing the Open Space and Play Space Strategies with work on the Open Space Strategy currently underway. These documents will provide the strategic direction for the future planning, provision, design and management of open space and play space in the City of Launceston. The documents will form the basis of planning for new and renewed recreational assets, review and set the level or service for the hierarchy of parks and will enable the Council's officers to respond quickly to planning enquiries and guide the Council's decisions in the provision of open space.

It is, therefore, recommended that the strategy update incorporate a review of the level of service, in particular the provision for public toilets for Launceston's istrict parks.

The capital investment required to provide toilets is estimated to be in the order of \$250,000 to \$350,000.

#### **RISK IMPLICATIONS:**

Not considered relevant to this report.

#### ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

#### STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

10-Year Goal: To ensure decisions are made in a transparent and accountable way, that effectively meet our statutory obligations, support quality services and underpin the long-term sustainability of our organisation.

Focus Areas:

5. To maintain a financially sustainable organisation.

Strategic Priority 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.

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

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Not considered relevant to this report.

#### **DISCLOSURE OF INTERESTS:**

The Author and General Manager have no interests to declare in this matter.

#### ATTACHMENTS:

Nil

#### 17. MEETING CLOSURE

#### 18. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 20 April 2023 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.