



LAUNCESTON CITY COUNCIL

# **COUNCIL AGENDA**

**COUNCIL MEETING  
TUESDAY 12 MARCH 2013**

# LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

Tuesday 12 March 2013

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Notice is hereby given that the Ordinary Meeting of the Launceston City Council will be held at the Council Chambers -

Date: 12 March 2013

Time: 1.00 pm

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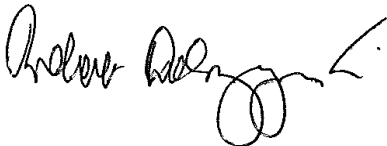
## Section 65 Certificate of Qualified Advice

### Background

Section 65 of the Local Government Act 1993 requires the General Manager to certify that any advice, information or recommendation given to council is provided by a person with appropriate qualifications or experience.

### Declaration

I certify that persons with appropriate qualifications and experience have provided the advice, information and recommendations given to Council in the agenda items for this meeting.



**Robert Dobrzynski**  
General Manager

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# LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

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**1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES**

**2 DECLARATION OF PECUNIARY INTERESTS**

**3 CONFIRMATION OF MINUTES**

**RECOMMENDATION:**

1. That the Minutes of the meeting of the Launceston City Council held on 25 February 2013 be confirmed as a true and correct record.

**4 DEPUTATION**

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**5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME**

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
25 Feb 2013 9.1	DA0470 /2010	<p>Aldermen's Question: Alderman A L Waddle asked:</p> <p>1. Regarding the text message received by Aldermen in regards to alleging illegal parking, would Council be pursuing this matter?</p>	<p>Response provided at meeting:</p> <p>The General Manager took the question on notice, requested that the text message be forwarded to him to assess possible action.</p> <p>Further reply - Council staff have contacted the complainant and organise to meet to discuss their concerns. Council staff will liaise with both the business and Tasmania Police concerning the ongoing parking problems in this area.</p>	Michael Stretton

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
25 Feb 2013 9.2	SF0975 SF2346	<p>Aldermen's Question: Alderman J D Ball asked:</p> <p>1. Whether Council is planning to hold any Council Meetings/Forums in the Municipality's outlying communities over the coming year? Areas suggested for future visits were, Blessington, Dilston, Patersonia/ Wanamara.</p>	<p>Response provided at meeting:</p> <p>The General Manager took the question on notice.</p> <p>Further reply -</p> <p>On 31 January 2011 Council reviewed the April 2008 decision to hold meeting forums in outlying areas of the Launceston Municipal Area. Council resolved to ask the GM to make arrangement for events similar to the City of Ballarat's free bbq as a means of engaging with the outlying communities of Launceston. One such bbq was held on Sunday 20 November 2011- at Lilydale as part of the Lilydale Village market. Limited numbers attended.</p>	Rod Sweetnam



Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
			<p>It was considered this process did not deliver effective community engagement. The Council has increasingly adopted contemporary techniques for community engagement including: Facebook, Twitter and, in particular, Your Voice Your Launceston (YVYL). Since the inception of YVYL approximately 18 months ago, there have been 6300 site visits. Council has 795 Launceston residents registered on the site and 220 of these have made comments on issues posted.</p> <p>It is considered that by engaging with the Community via social media and Web based processes that a broader cross section of people with a greater socio economic diversity can be connected with.</p>	

**6 PUBLIC QUESTION TIME**

**7 ANNOUNCEMENTS BY THE MAYOR****7.1 Mayor's Announcements****FILE NO:** SF2375

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**Tuesday 26 February**

Attended Official Opening of Cancer Support Centre, Launceston

Attended Launceston Cup Eve Calcutta

**Wednesday 27 February**

Attended Launceston Cup

**Friday 1 March**

Officiated at Welcome to 2013 Students (UTAS)

**Saturday 2 March**

Officiated and attended RACT "Symphony Under the Stars" TSO Concert

**Sunday 3 March**

Officiated at Women's 5Km Run Event (City Park)

**Tuesday 5 March**

Attended International Women's Day Luncheon with Catriona Rowntree

**Wednesday 6 March**

Attended Official Launch of 2013 CentrStage Season

**Friday 8 March**

Attended Rotary Club of Central Launceston - Duck Drop

Officiated NTFA 2013 Season Launch

**Saturday 9 March**

Attended Tassie Hawks Season Launch and Match at Aurora Stadium

**Sunday 10 March**Officiated at Launceston Regatta

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8 ALDERMEN'S/DELEGATES' REPORTS

9 QUESTIONS BY ALDERMEN

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**10 COMMITTEE REPORTS****10.1 Pedestrian and Bike Committee Meetings 13 November 2012 and 12 February 2013****FILE NO:** SF0618**AUTHOR:** Julie Tyres (Administration Officer - Road Assets)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive and consider reports from the Pedestrian and Bike Committee.

**RECOMMENDATION:**

That the reports from the Pedestrian and Bike Committee meetings held on 13 November 2012 and 12 February 2013 be received.

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**REPORT:**

November 13, 2012 Meeting

- Bike Committee requested incorporation of recreational considerations with the North Bank Levee project planning - concrete levee design
- Chair to discuss with the General Manager the recreational interface with the Launceston Flood Authority
- Launceston Flood Authority, Infrastructure Services and Facility Management & Governance Services to improve cohesion.

February 12, 2013 Meeting

- Technical Workshop on future bike strategy to be held March 1 with Consultants - Aldermen invited

- Process for review of the Bike Strategy:

Stage 1 - Independent appraisal of the Bike Network

Stage 2 - Technical workshop including presentation from Stage 1 - 1 March 2013

Stage 3 - Special workshop meeting of Bike Committee to develop Strategy - 20 March 2013

Stage 4 - Consultation on draft Strategy

Stage 5 - Strategy adopted by Council

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## 10.1 Pedestrian and Bike Committee Meetings 13 November 2012 and 12 February 2013...(Cont'd)

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### **ECONOMIC IMPACT:**

The increasing use of non-motorised transport, such as bikes and walking, will provide a net positive economic benefit.

### **ENVIRONMENTAL IMPACT:**

Promoting travel by bicycle reduces the negative impacts of motorized transport and the use of finite fuel resources.

### **SOCIAL IMPACT:**

Increasing opportunities for travel by bicycle will improve access to employment, schools and other services.

### **STRATEGIC DOCUMENT REFERENCE:**

Goals that are considered relevant from the Cycling Strategy are:

- Goal 2.1 - Facilitate a sustainable approach to enhance access to and within the municipality.
- Goal 3.4 - Provide and promote safe city environment.

### **BUDGET & FINANCIAL ASPECTS:**

N/A

### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Harry Galea: Director Infrastructure Services**

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**10.2 Tender Review Committee Meeting 25 February 2013****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To receive and consider reports from the Tender Review Committee (a delegated authority committee).

**RECOMMENDATION:**

That the reports from the Tender Review meeting held on 25 February 2013 be received.

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**REPORT:**

The Committee held a meeting on 25 February 2013 and determined to award the following contracts:

1. Guy Street (Bond Street to Ryton Street) - Stormwater Upgrade - CD.040/2012
  - The Tender Review Committee accepted the tender submitted by Crossroads Civil Contracting for Guy Street Stormwater Upgrade at a cost of \$142,774.25 (excl. GST).
2. Appointment of Insurance Broker - CD.002/2013
  - The Tender Review Committee accepted the tender submitted by Marsh Pty Ltd for Insurance Brokerage Services for the Launceston City Council at a cost of \$27,500 (excl. GST).

**ECONOMIC IMPACT:**

The economic impact has been considered in the development of each project.

**ENVIRONMENTAL IMPACT:**

The environmental impact has been considered in the development of each project.

**SOCIAL IMPACT:**

The social impact has been considered in the development of each project.

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## 10.2 Tender Review Committee Meeting 25 February 2013...(Cont'd)

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### **STRATEGIC DOCUMENT REFERENCE:**

Launceston City Council Budget 2012/2013.

### **BUDGET & FINANCIAL ASPECTS:**

The project is funded in accordance with the approved 2012/2013 Budget.

### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Harry Galea: Director Infrastructure Services**

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**11    PETITIONS**

Nil

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**Under the provisions of the Land Use Planning and Approvals Act 1993, Council acts as a Planning Authority in regard to items 12.1 - 12.2**

## **12 PLANNING AUTHORITY**

### **12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993**

**FILE NO:** SF3854, SF5038

**DIRECTOR:** Michael Stretton (Director Development Services)

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#### **DECISION STATEMENT:**

To endorse a report to the Tasmanian Planning Commission pursuant to Section 30J of the *Land Use Planning and Approvals Act 1993* in respect of the Launceston Interim Planning Scheme 2012.

#### **PREVIOUS COUNCIL CONSIDERATION:**

- 8 October 2007 – Council adoption of the Draft Launceston Planning Scheme Issues Paper for community consultation
  - 17 March 2008 – Council consideration of the Draft Launceston Planning scheme Issues Paper public submissions
  - 4 October 2010 – Council adoption of City Strategic Statement
  - 11 July 2011 – Council adoption of the draft scheme for public comments
  - 5 September 2011 – Council consideration of public submissions
  - 12 September 2011 – adoption of the Draft Launceston Planning Scheme subject to notification of potentially impacted parties
  - 14 November 2011 – Deferred pending further briefing of Aldermen
  - 28 November 2011 – Briefing of Alderman
  - 12 December 2011 – Final adoption of Draft Launceston Planning Scheme 2011
  - 27 February 2012 – Council consideration of amendments to the Draft Planning Scheme 2011
  - 24 September 2012 – Council approved the Draft Interim Launceston Planning Scheme
  - 17 December 2012 – Council adoption of a representation in respect of the Launceston Interim Planning Scheme
-

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

**RECOMMENDATION:**

1. That in respect of the representations made on the Launceston Interim Planning Scheme 2012, the following table, which is to be read in conjunction with the representations, is endorsed pursuant to Section 30J of the *Land Use Planning and Approval Act 1993* as the Planning Authority's view:
  - a) on the merit of each representation in relation to a local and common provisions in the interim planning scheme;
  - b) the need for modification of the interim planning scheme in the light of the representations;
  - c) the impact of representations on the scheme as a whole; and
  - d) the operation of the interim planning scheme:

Number	Representor
1	D Rhodes and V Gilbody
	<b>Issues</b>
	1. Invermay/Inveresk Flood Precinct - The Eastern residential area above the inundation line needs to have it's predominate residential and historic character recognised with suitable provisions to protect those traits and prevent encroachment of industrial/commercial uses from impacting on residential amenity including noise, traffic, odours and appearance of buildings.
	2. Zone of 10-12 South Street, Churchill Park end of Forster Street, and Industry backing South Street residential properties (eg. 4 Forster Street). Existing and increasing land use conflict between the existing commercial/industrial use on this site and adjoining residential properties. Recommend removal of spot zone and inclusion in the surrounding residential zone and stricter controls.
	<b>Representation Merit and Impact</b>
	1. Existing residential development in Invermay is primarily zoned General Residential. It is a dedicated residential zone intended to retain the prevailing residential character of the area.
	2. Parts of Invermay are characteristically mixed use and the zones used are intended to retain and protect the existing character of those areas as well as to provide amenity protection.
	<b>Modifications/Actions</b>
	No change required.

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>2</b>	<b>Representor</b>
	Barry Williams, Cement Concrete & Aggregates Australia
	<b>Issues</b>
	Congratulates LCC for exempting level 2 activities from the water quality and biodiversity codes as these are issues covered in the assessment done by the Environmental Protection Authority under the Environmental Management and Pollution Control Act 1994.
	<b>Representation Merit and Impact</b>
	Noted
	<b>Modifications/Actions</b>
No change. Retain existing level 2 exemptions in the Water Quality and Biodiversity Code.	

<b>3</b>	<b>Representor</b>
	R and M Otley
	<b>Issues</b>
	Zone of 105 Abels Hill Road, St Leonards. Objects to zone change from Rural Resource to Rural Living due to ability to increase residential density and the associated impacts of that. Request retention of Rural Resource zone.
	<b>Representation Merit and Impact</b>
	This property as well as other properties along Abels Hills Road have a strong rural living character. Their proximity to the urban area and access to services makes them well suited for Rural Living zone. It is recommended that these properties be zoned Rural Living however it's subject to further work including amending the Northern Regional Land Use Strategy then amending the planning scheme.
	<b>Modifications/Actions</b>
Prepare case and support amending the Northern Regional Land Use Strategy to broaden the Rural Living objectives and alter the zone to Rural Living via a planning scheme amendment process.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

4	<b>Representor</b>
	Robert Burns
	<b>Issues</b>
	38609 Tasman Highway, Targa (CT vol 157010 Fol 4) is currently zoned Open Space which reflected its historic recreation use. It has not been used for that purpose for at least two decades. Requests Rural Living zone.
	<b>Representation Merit and Impact</b>
	There is Myrtle Park and other parks within the area that provides adequate recreation opportunities for the local community. Council's Open Space Strategy 2007 does not identify this land as open space. Furthermore, the strategy recommends that as the area is not experiencing any major population growth, there is no need to acquire more public open space.  The Rural Living zone is not appropriate because the land does not meet the criteria for that zone outlined in the Launceston Residential Strategy. The area is characteristically rural and the prevailing zone is Rural Resource.
	<b>Modifications/Actions</b>
Change the zone of 38609 Tasman Highway, Targa from Open Space to Rural Resource.	

5	<b>Representor</b>
	J Bushby
	<b>Issues</b>
	Zone of 188 Outram Street, Summerhill - zoned Environmental Living. Objects to zone. Land on same contour as this land is zoned Low Density Residential. See also representation number 62.
	<b>Representation Merit and Impact</b>
	Both the Environmental Living and Low Density Residential zones allow for subdivision. The outstanding issue that will affect subdivision and requires resolution, regardless of which zone is applied to this, is the achieving adequate frontage to a road.
	<b>Modifications/Actions</b>
No change, retain Environmental Living zone.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>6</b>	<b>Representor</b>
	Ian Abernathy, Pitt and Sherry
	<b>Issues</b>
	Zone of 20, 30, 34, 44, 62 and 64 Dilston Road, Dilston - currently zoned Rural Living. Requests Village zone. Reasons - central location, the land has two road frontages, it will improve the sustainability of the community by encouraging a greater range of community facilities, and it's consistent with the regional strategy.
	<b>Representation Merit and Impact</b>
	The concept of having a Village zone within Dilston is supported however further analysis of the size and location for the zone is required.
	<b>Modifications/Actions</b>
Conduct strategic analysis for a Village zone in Dilston.	

<b>7</b>	<b>Representor</b>
	Ian Murfett
	<b>Issues</b>
	Zone of 2 Rosslyn Road, Invermay (CT vol 103679 fol 72) - currently zoned Inner Residential. Requests commercial or similar type of zone. Land has had a warehouse/workshop onsite for several decades.
	<b>Representation Merit and Impact</b>
	Property has a long standing commercial history. Support rezoning the land.
	<b>Modifications/Actions</b>
Rezone 2 Rosslyn Road, Invermay to Commercial.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>8</b>	<b>Representor</b>
	Ian Abernathy, Pitt and Sherry
	<b>Issues</b>
	Zone of 2-20 Cowley Street, White Hills and adjoining land considered for Rural Living in the Launceston Residential Strategy. Currently zoned Rural Resource. Request Rural Living zone due to its location close to Launceston, availability of public services and the existence of a scattered settlement.
	<b>Representation Merit and Impact</b>
	It is recommended that this property be zoned Rural Living, however, the recommendation is subject to further work including amending the Northern Regional Land Use Strategy then amending the planning scheme.
	<b>Modifications/Actions</b>
Prepare a case and support amending the Northern Regional Land Use Strategy to broaden the Rural Living objectives and alter the zone to Rural Living via a planning scheme amendment process.	

<b>9</b>	<b>Representor</b>
	Jack Birrell, Birrelli Architects
	<b>Issues</b>
	127 George Street, Launceston - Request inclusion in the Launceston CBD Parking Exemption area. Property is wholly located within Urban Mixed Use zone. Currently mix of uses onsite. Recommends that this and other properties within the Urban Mixed Use zone along this part of George Street and part of York Street be included.
	<b>Representation Merit and Impact</b>
	The representation has merit and it is recommended that as the site is located within the CBD area, the boundary of the car parking exemption area to be reviewed.
	<b>Modifications/Actions</b>
Move car parking exemption area boundary to include properties 125, 127, 135,137, 143 and 145 George Street and 19-21, 23-25, 31 and 41 York Street, Launceston.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

10	<b>Representor</b>
	Greg Johnston
	<b>Issues</b>
	General Industrial. Under previous planning scheme caretakers dwelling was permitted in the Industrial zones. It is prohibited now. For better security and site management it is recommended this use be included as a discretionary use in the zone.
	<b>Representation Merit and Impact</b>
	Caretakers dwellings are permissible in the interim scheme, it's the mechanism that is different. There is no separate use class defining a caretakers dwelling because it is a subservient use. Therefore a caretakers dwelling is assigned the use class of the business it is associated with.
	<b>Modifications/Actions</b>
No change required, the interim scheme allows for caretakers dwellings. The representor has been advised accordingly.	

11	<b>Representor</b>
	Rebecca Green, PDS
	<b>Issues</b>
	Zone of 240 Vermont Road, Mowbray - currently zoned Rural Resource. Request General Residential zone. The site is close to the Ravenswood and Mowbray shopping precincts and is fully serviced. The site has a higher ranking under the LCC residential strategy than many other areas that have been zoned General Residential.
	<b>Representation Merit and Impact</b>
	The land is sloping, is adjacent to the railway track and is located within the Scenic Management area. Low Density residential could be considered however, as there is sufficient residential land zoned in this area it is recommended that the existing zone be retained.
	<b>Modifications/Actions</b>
Existing zone to remain at this time.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

12	<b>Representor</b>
	Mr and Mrs Roberts
	<b>Issues</b>
	Zone of 16-18 Reuben Court, Kings Meadows - currently zoned part Inner Residential and part zoned General Business. Request that whole of property be zoned residential to protect residential amenity.
	<b>Representation Merit and Impact</b>
	Not Supported at this time. Retain existing zoning.
	<b>Modifications/Actions</b>
The existing zoning is to remain at this time, however, the Council intends to review the zoning of this site as part of a separate planning scheme amendment process.	

13	<b>Representor</b>
	Alex Schaap, Environmental Protection Authority
	<b>Issues</b>
	Particular Purpose Zone 7 - Boags Brewery Issue - Boags Brewery is a level 2 activity. Condition 17 of their Environmental Protection Notice states: 17(a) Noise emissions from the activity when measured at any domestic premises in other ownership and expressed as the adjusted time average A-weighted sound pressure level must not exceed: 55 dB(A) between the hours of 0700 and 1800; 50dB(A) between the hours of 1800 and 2200; 46dB(A) between the hours of 2200 and 0700.
	There maybe a conflict with this EPN and clause 38.3.1 where the acceptable solution states:
	A1 Noise levels at the boundary of the site will not exceed: 50dB(A) day time; and 40dB(A) night time; and Intrusive noise will not exceed 5 dB(A) above background.



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>13</b>	<p><b>Representation Merit and Impact</b></p> <p>The representation has merit and it is recommended that the Council review clause 38.3.1 and other noise clauses in the interim scheme. This will include rewording the noise clause to make the acceptable solution apply to permitted uses only and add further assessable criteria to the performance requirement. Additionally, it is proposed to reorganise use tables in the business zones, particularly where residential is permitted, to make potential noise generating uses discretionary.</p>
	<p><b>Modifications/Actions</b></p> <p>Reorganise use tables in the Particular Purpose Zone 2 - Coats Patons Complex, Particular Purpose Zone 3 - Seaport, Particular Purpose Zone 4 - Inveresk Site, Particular Purpose Zone 5 - University of Tasmania Newnham Campus, Particular Purpose Zone 6 - Prospect Business Precinct, Particular Purpose Zone 7 - Boags Brewery, Urban Mixed Zone, Local Business Zone, General Business zone, and Central Business Zone to have activities that are unlikely to produce noise listed as permitted, and noise generating activities listed as discretionary. Reword clauses 15.3.1 A3, 20.3.1 A2.1 and A2.2,21.3.1, A3, 22.3.1 A3, 33.3.1 A3, 34.3.1 A3, 35.3.1 A3, 37.3.1 A3, 38.3.1 A1 to say for no permit required and permitted uses only. In clause 38.3.1 A1 also include the words 'or if the noise levels for a level 2 activity will not exceed the noise limits specified in the Environmental Protection Notice.' Reword clauses 20.3.1 P2, 21.3.1 P3 and 22.3.1 P3 to say it must be demonstrated that the amenity of sensitive uses within the surrounding area will not be unduly impacted upon by noise from operations or deliveries to and from the site.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

14	<b>Representor</b>
	Jack Birrell, Birrelli Architects
	<b>Issues</b>
	Zone of 11-25, 27, 29-45 William Street and 3-7 George Street, Launceston - currently zoned Urban Mixed Use. Request inclusion in the Particular Purpose 7 - Boags Brewery zone as that land is used for the Brewery operation.
	<b>Representation Merit and Impact</b>
	The representation has merit as it is logical that all land associated with the brewery be in the same zone. Support zone change.
	<b>Modifications/Actions</b>
Rezone 37770/1, 37767/1, 5088/1, 106340/1, 232632/1, 63834/1, 63811/1, 37769/1, 37769/2, 37769/3, 198972/1, 247999/1 from Urban Mixed Use to Particular Purpose 7 - Boags Brewery zone.	

15	<b>Representor</b>
	Peter Lynam, Lilydale Village Market Committee
	<b>Issues</b>
	Market to be included as a use permissible in the Community Purpose zone and Recreation zone.
	<b>Representation Merit and Impact</b>
	A market is classed within the General Retail and Hire use class in the Scheme. This use is prohibited in both zones which is an oversight.
	<b>Modifications/Actions</b>
Include General Retail and Hire with a qualification for market and art gallery only as a discretionary use in the Community Purpose zone and General Retail and Hire for market only in the Recreation zone.	

15a	<b>Representor</b>
	Brenda Bryce, Lilydale Arts
	<b>Issues</b>
	Support for Lilydale Village Market Committee submission.
	<b>Representation Merit and Impact</b>
	See comments in Representation number 15.
	<b>Modifications/Actions</b>
As per representation 15.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

16	<b>Representor</b>
	W & M Quaile
	<b>Issues</b>
	Zone of 570 Blessington Road, White Hills - currently zoned Rural Resource. Supports the Rural Living zone. Requests Tourism accommodation use to be possible in either zone
	<b>Representation Merit and Impact</b>
	Tourist accommodation, defined as Visitor Accommodation in the Interim Planning Scheme is a use that is possible within the Rural Resource and Rural Living zones, subject to Council approval. It is Council's desire to have this land in the Rural Living zone.
	<b>Modifications/Actions</b>
Support alterations to Northern Regional Land Use Strategy to broaden scope of Rural Living then once approved, alter zone via planning scheme amendment process.	

17	<b>Representor</b>
	Alex Schaap, Environmental Protection Authority
	<b>Issues</b>
	6-16 Fawkner Street, Kings Meadows - confirm that current scheme does not prevent level 2 activity onsite, that cheese making is a permissible use and any other impediments that the EPA should know about with regards to issuing an EPN for the use.
	<b>Representation Merit and Impact</b>
	6-16 Fawkner Street, Kings Meadows is zoned Commercial. Cheese manufacturing is classed as Resource Processing which is a prohibited use in the Commercial zone. Manufacturing is a preferred activity in the Industrial zones, not the Commercial zone. The cheese factory does have existing use rights and can continue to operate as a non-conforming existing use on the site. The scheme provides limited scope for improvements.
	<b>Modifications/Actions</b>
No change to the Commercial zone.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

18	<b>Representor</b>
	I Routley
	<b>Issues</b>
	1. Landscaping provision for commercial development to be completed at the time of a certificate of occupancy is issued. 2. Clause 10.4.4.8, acceptable solution for a lot to be not more than 400m from a bus stop should be an objective only.
	<b>Representation Merit and Impact</b>
	1. The timing of when landscaping is installed is typically applied by planning permit condition. At present it's to be installed within 3 months of the use commencing. 2. This is an acceptable solution. Where the subdivision cannot meet this, there is the associated performance criteria.
	<b>Modifications/Actions</b>
1. No change to scheme however, the Council will review its current practice. 2. No change to the scheme.	

19	<b>Representor</b>
	Ian Abernathy, Pitt and Sherry
	<b>Issues</b>
	Zone of 163 Poplar Parade - currently zoned open space, request low density residential zone.
	<b>Representation Merit and Impact</b>
	This is strategic land for open space, however, only a linear corridor with a minimum width of 50 metres is required to link the existing parks in the area. There is a dispensation application currently being considered by the Tasmanian Planning Commission (TPC) and it is appropriate to await the outcome of this application.
<b>Modifications/Actions</b>	
No action at this time. Await TPC decision on dispensation application.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

20, 21, 22 & 23	<b>Representor</b>
	R Doak, S Chilcott, F Pfundt, NR Saunders, EE Saunders, G Coulson and L Coulson
	<b>Issues</b>
	Supports zone change proposed to zone 20,30,34,44,62 and 64 Dilston Road, Dilston (representation number 6)
	<b>Representation Merit and Impact</b>
	See representation 6.
	<b>Modifications/Actions</b>
See representation 6.	

24	<b>Representor</b>
	Alex Brownlie, GHD
	<b>Issues</b>
	Zone of 345A St Leonards Road, St Leonards (CT 34409/1 and part 34409/2 and CT198822/1). Currently zoned Rural Resource. Requests General Residential. Reasons include capable of being fully serviced, close to St Leonards township.
	<b>Representation Merit and Impact</b>
	Sufficient land already zoned General Residential in St Leonards to meet projected residential demand. Further Residential land not required at this time.
	<b>Modifications/Actions</b>
Retain existing Rural Resource zone.	

25	<b>Representor</b>
	Brian Hauser, Cement Concrete & Aggregates Australia
	<b>Issues</b>
	Covers same issues as representation 2.
	<b>Representation Merit and Impact</b>
	See comments under representation 2.
	<b>Modifications/Actions</b>
See comments under representation 2.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

26	<b>Representor</b>
	David Dornauf
	<b>Issues</b>
	Zone of 110 Doaks Road, Lilydale. Currently zoned Rural Resource. Requests Rural Living zone.
	<b>Representation Merit and Impact</b>
	Council supports a Rural Living zone.
	<b>Modifications/Actions</b>
Support alterations to the Northern Regional Land Use Strategy to broaden scope of Rural Living then once approved, alter zone via planning scheme amendment process.	

27	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	Zone of 22 Ellison Street, Newstead (CT 13276/26). Currently zoned Community Purpose. Request General Residential zone as land is surplus to St Giles requirements.
	<b>Representation Merit and Impact</b>
	Other than this land, the street is zoned General Residential. Therefore, the Council supports this proposed zone change.
	<b>Modifications/Actions</b>
Rezone 22 Ellison Street CT 13276/26 to General Residential.	

28	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	Zone of 171 Glenwood Road, Relbia (CT 122735/11).Currently zoned Rural Living. The zone does not follow the title boundary of the site. Request that this occurs.
	<b>Representation Merit and Impact</b>
	On the Council map it appears that the zone does in fact follow the title boundary.
	<b>Modifications/Actions</b>
No change.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

29	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	Zone of land - 47 Benvenue Road, St Leonards (CT 12639/2). Currently zoned Low Density Residential. Request General Residential zone. Reasons include: the demand in St Leonards, Cost per block, Adequate services and access to St Leonards township.
	<b>Representation Merit and Impact</b>
	Council considered this extensively as part of the Hillary Street Development Plan. Council determined this issue at this time and does not support this change.
	<b>Modifications/Actions</b>
No change. Retain Low Density Residential zone for 47 Benvenue Road, St Leonards.	

30	<b>Representor</b>
	Toni Chirichello
	<b>Issues</b>
	Zone of 98 Abels Hill Road, St Leonards. Current zone Rural Resource. Request Rural Living. Reasons existing character consistent with Rural Living zone, close to services.
	<b>Representation Merit and Impact</b>
	Council supports having this land zoned Rural Living.
	<b>Modifications/Actions</b>
Support alterations to the Northern Regional Land Use Strategy to broaden scope of Rural Living then once approved, alter zone via planning scheme amendment process.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

31	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	1. Clause 26.4.2 (iii) requires that house setbacks to the road meet clause 26.1.2 A2. However it will not allow subdivision where an existing house is closer than the acceptable solution. Requests that the performance criteria excludes existing boundaries.
	2. Clause 26.4.2 P1 f (ii). Requires Section 71 applied to new lot to prevent house being built. Request that this is removed and the discretionary provisions for a dwelling apply.
	<b>Representation Merit and Impact</b>
	1. Agree practically impossible to meet. 2. This restriction is considered to be necessary to prevent contrary objectives from occurring that is the incremental subdivision of land for housing development.
<b>Modifications/Actions</b>	
1. Remove 26.4.2 (f)(iii), leave remaining points and add 26.4.1's P2 performance criteria.	
2. No change.	

32	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	15 Darlyemore Lane, St Leonards (CT 12163/4 and 64785/1) - currently zoned Rural Resource. As part of estate management what to realign boundaries however current subdivision criteria prevents that from occurring because of minimum lot size restriction and no flexibility for anything other than a minor boundary adjustment. Setbacks for dwellings also an issue.
	<b>Representation Merit and Impact</b>
	This representation has merit and it is agreed that the subdivision provisions for Rural Resource zone are too inflexible and require revision.
	<b>Modifications/Actions</b>
Review Subdivision provisions for Rural Resource zone.	



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

33	<b>Representor</b>
	Phil Drew, Bunnings
	<b>Issues</b>
	<p>Roads and Railway Assets Code</p> <ol style="list-style-type: none"> <li>1. E4.2.1 b) - applies to any land that needs a new access. Strictly applied it can be extensive eg. second house being built, substantial house extension.</li> <li>2. E4.2.1d) grammatically incomplete and as such has no clear meaning. Has issue with linking a use to speed limits where speed limits could change.</li> <li>3. E4.3 defines category 1, 2.....5 roads but not class 1 or 2 roads.</li> <li>4. E4.4.1 requires a TIA where an acceptable solution is not meet. However at least one of the acceptable solutions would be difficult to achieve even for low impact development.</li> <li>5. Issue with securing DIER approval of TIA. Unnecessarily onerous, since without DIER approval, DA is invalid.</li> <li>6. Recommends TIA approach in car parking and sustainable traffic code (see E6.3.2) should be used in roads and railway assets code.</li> </ol> <p>Car parking and Sustainable Transport Code</p> <ol style="list-style-type: none"> <li>7. Net floor area not defined.</li> <li>8. Mandatory requirement for disabled spaces, taxi drop off and motorbike spaces does not work well where the same applies to all uses. Because what Bunnings requires eg. is very different from what a hospital needs.</li> </ol> <p>Recreation and Public Open Space Code</p> <ol style="list-style-type: none"> <li>9. Application of the code needs to be refined.</li> <li>10. E12.6 A1 Consent in writing from General Manager to take cash in lieu for open space is onerous.</li> <li>11. E12.6 A1 Relates to nature of open space provided rather than any requirement to provide. Need to allow for no open space to be provided too.</li> <li>12. Performance requirements need to better align with objectives</li> <li>13. Local Government (Building and Miscellaneous Provisions) Act covers open space. The code is in effect a duplication.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

33	<p><b>Representation Merit and Impact</b></p> <p>1. Road and Railway Asset Code – acknowledge there are issues with the code. Changes will need to be approved at regional level.</p> <p>2. Car parking and Sustainable Transport Code – acknowledge there are issues with the code.</p> <p>3. Open Space Code – agree is onerous. Recommend code should only apply to newly created lots, that cash can be taken in lieu of land for residential subdivision and land can be taken where there is a strategic need in other zones.</p> <p>4-13. These matters are more comprehensively dealt with in representation 98.</p>
	<p><b>Modifications/Actions</b></p> <p>1. No Action (Road and Railway Code is currently under review)</p> <p>2. Review Car parking and Sustainable Transport Code</p> <p>3. Review Open Space Code</p> <p>Note: Specific recommendations regarding the necessary modifications to these codes are contained in the Council's response to other submissions (refer Representation 98).</p>

34	<p><b>Representor</b></p> <p>Alex Brownlie, GHD</p>
	<p><b>Issues</b></p> <p>Zone of 19 Mount Stuart Drive, Newnham - part zoned Low Density Residential and part zoned Rural Resource. Request that the 20m contour be used as the boundary line between the two zones instead of the 25m and 21m contour. Beyond 20m the property slopes steeply where residential development is not feasible.</p>
	<p><b>Representation Merit and Impact</b></p> <p>This representation has merit and is supported.</p>
	<p><b>Modifications/Actions</b></p> <p>Move the Low Density Zone boundary to the 20m contour at 19 Mount Stuart Drive, Newnham.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

35	<b>Representor</b>
	Betty Fidler
	<b>Issues</b>
	1. Clause 26.3.1 P1.3 - wording needs to be changed so that it's clear that 'frontage to a road' means frontage to a maintained road by a road authority. 2. Clause 26.3.1 P1.3 - should allow a right of way to a maintained road qualify as sufficient access.
	<b>Representation Merit and Impact</b>
	This representation has merit and it is recommended that: 1. Clause 26.3.1 P1.3 – Alter the wording of acceptable solution to make it clearer that its frontage to a maintained road. Additionally, it is proposed to introduce Performance Requirement with limited allowances as follows: a. A minor ROW (ie. no greater than 50m) should still provide frontage to a maintained road.
	<b>Modifications/Actions</b>
Clause 26.3.1 – Create A1.3 to say 'A dwelling may be constructed where it is demonstrated that the lot has frontage to a road maintained by a road authority.' Clause 26.3.1 – Reword P1.3 to say 'A dwelling may be constructed on a lot where it is demonstrated to have a right of way not more 50m long abutting a road maintained by a road authority.'	

36	<b>Representor</b>
	Keith Pybus
	<b>Issues</b>
	Clause 37.5 - limits subdivision to a public use by the Crown, an Agency, or a Corporation whose shares are held solely by Council etc. Unnecessarily restrictive. Request revision of clause.
	<b>Representation Merit and Impact</b>
	This representation has merit and it is agreed that clause 37.5 requires rewording
<b>Modifications/Actions</b>	
Clause 37.5.1 alter A1 to allow for development to meet either A1.1 OR A1.2.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

37	<b>Representor</b>
	Ian Abernathy, Pitt and Sherry
	<b>Issues</b>
	Technopark - Currently zoned Particular Purpose - Technopark. Surplus land to be rezoned part General Residential, part Low Density Residential and an Open Space corridor to link Open Space.
	<b>Representation Merit and Impact</b>
	This site is strategically important and the Council needs to be confident that sufficient land remains in the zone to allow future expansion. Accordingly, it is preferred that the matter be considered through an application for dispensation. This process allows for thorough consideration of the issue and greater opportunity for community consultation.
<b>Modifications/Actions</b>	
No change. Recommend that the request be considered through an application for dispensation process.	

38	<b>Representor</b>
	Ian Abernathy, 80 Correa Drive, Relbia
	<b>Issues</b>
	Relbia and Glenwood Road, Specific Area plan - request removal of minimum lot size of 4ha, or at least a reduction to 2ha. Reasons objective at odds with lot size requirement objective that goes beyond implements strategy timeframe of planning scheme, Relbia well suited to higher density development, better utilisation of infrastructure.
	<b>Representation Merit and Impact</b>
	Relbia has infrastructure constraints, such as the width of Glenwood Road that has determined the density for the area. The 4ha minimum lot size also preserves the future capacity of the area for urban expansion.
<b>Modifications/Actions</b>	
Retain minimum 4ha lot size for Relbia area	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

39	<b>Representor</b>
	Ian Abernathy
	<b>Issues</b>
	<p>1. Validity requirements - unnecessarily onerous (Refer to representation 100)</p> <p>2. Car parking and Sustainable Transport Code - E6.6.1 table is expressed in terms of being acceptable is 90% of the car parking provision is met. To be clearer, reduce the car parking requirement by 10% and make the acceptable solution requirement 100% of carparking to be met</p> <p>3. E6.1 Houses - a lot of people would park their bike in a shed or uncover area on the veranda etc. Why is a dedicated space necessary.</p> <p>4. E6.1 P1 - performance requirement for bikes. Very difficult to provide concrete figures to demonstrate compliance. Recommended bike provision be deleted</p> <p>5. E6.6.3 Taxi drop off and pick up. Recommended deleted. Taxis prefer drop off, pick up areas rather than spaces they have to back out of.</p> <p>6. E6.6.4 Motorbike - recommend deleting. Like bikes, riders can utilise many areas to park, they don't require dedicated spaces.</p> <p>7. E6.7.2 - Design and Layout of Parking - carparking behind the building line, which usually means at the back of the building, is out of public view and not likely to be used.</p> <p>8. E6.7.3 Car parking Access, safety and security acceptable solution - unclear. Does it mean that large car parks eg. Coles, Kmart have to be secured or be discretionary.</p> <p>9. E6.7.4 Parking for Persons with a Disability - this section needs re-writing because it implies that all uses, including houses, must provide a disabled car space.</p> <p>10. General Residential zone - restrictive objective - 400m rule from activity centre for units - doesn't take into account topography and other factors and limits housing diversity in the suburbs.</p> <p>11. Clause 10.4.2 P1.2 - minimum site area per unit kills architectural flair and innovative design solutions. Unnecessarily restrictive.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

39	<p>12. Clause 10.4.4.8 - covers matters that developers have no control eg. Distance from bus stop.</p> <p>13. Clause 10.4.4.9 A1 - odd clause, unclear intended outcome. Subdivision will create new road particular where presumption is against internal lots.</p> <p>14. Requiring Traffic Impact Assessment for 40 vehicle movements per day very restrictive and adds unnecessary expense to the cost of an application - \$2000- \$5000. Suggest requiring TIA for only major developments.</p> <p>15. Contradictions in definitions eg. Gymnasium defined under Sport and Recreation yet Table 6.1 it is Community Meeting and Entertainment. Residential definition too broad.</p> <p>16. Lilydale Rural Living - dropped out of Interim scheme. This is much needed and should be reinstated.</p> <p>17. Relbia - Development Plan be deleted, it is not likely to become the next suburban density area for Launceston. Request removal of minimum lot size of 4ha, or at least a reduction to 2ha. Reasons objective at odds with lot size requirement objective that goes beyond implements strategy timeframe of planning scheme, Relbia well suited to higher density development, better utilization of infrastructure.</p> <p>18. Need user friendly version of the interim scheme on the website. Drop Box option for maps takes to long to download, would prefer PDF.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

39	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Clause 8 Agree validity requirements for an application are onerous (refer to representation 100).</li> <li>2. E6.62 leave unchanged since it is easier to lower the sum of the car parking required for a development but not the unit requirement per use.</li> <li>3. E6.1 agree. Delete bicycle parking requirement for residential.</li> <li>4. E6.1 P1. Disagree, part of promoting a shift towards more sustainable forms of transport.</li> <li>5. E6.6.3 disagree as this provision serves to improve taxi accessibility.</li> <li>6. E6.6.4 disagree, requiring a dedicated area ensures that adequate parking provision is provided.</li> <li>7. E6.7.2 disagree. The Council believes that it provides for better urban design outcome.</li> <li>8. E6.7.3 agree, not practical to secure car parks, especially large ones. Its for individual businesses to decide how to manage those spaces. Delete standard and renumber.</li> <li>9. E6.7.4 Aware of issue. Needs rewording so 1 per 20 spaces are required for non residential use only and introduce Performance Criteria.</li> <li>10. Clause 10.1.6 delete clause</li> <li>11. Clause 10.4.2. P1.2 consistent with expected character for suburbia. Retain as is.</li> <li>12. Clause 10.4.4.8 encourages developers to choose preferred sites. Retain as is.</li> <li>13. Clause 10.4.4.9 A1. Retain as is.</li> <li>14. E4.5. and E4.6.1 A2 agree that the threshold is too low to require a TIA and that a more performance based approach should be adopted. This is a regional issue which needs endorsement of regional to change and it is recommended that the matter be pursued.</li> <li>15. Table 6.1 agree. Need to fix table to align with use class definitions.</li> <li>16. This matter is agreed and has been responded to in representation seeking a Rural Living zoning in this area.</li> <li>17. Relbia and Glenwood Road Specific Area plan disagree. SAP to remain and retain 4ha minimum lot size. Relbia has infrastructure constraints, such as the width of Glenwood Road that has determined the density for the area.</li> <li>18. Noted will explore more user friendly options for online copy of the scheme. The scheme will also be available on The List soon.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

39	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Clause 8 to be altered (refer representation 100).</li> <li>2. E6.6.2 no change.</li> <li>3. E6.1 Delete bicycle parking requirement for residential.</li> <li>4. E6.1 P1. no change.</li> <li>5. E6.6.3 no change.</li> <li>6. E6.6.4 no change.</li> <li>7. E6.7.2 no change.</li> <li>8. E6.7.3 Delete standard and renumber.</li> <li>9. E6.7.4 Reword so 1 per 20 spaces are required for non residential use only and introduce a Performance Criteria.</li> <li>10. Clause 10.1.6 delete clause</li> <li>11. Clause 10.4.2. P1.2 no change.</li> <li>12. Clause 10.4.4.8 no change.</li> <li>13. Clause 10.4.4.9 A1 no change.</li> <li>14. E4.5. and E4.6.1 A2 agree threshold is too low to require a TIA. Regional issue which needs endorsement of regional to change.</li> <li>15. Table 6.1 fix table to align with use class definitions.</li> <li>16. Support alterations to the Northern Regional Land Use Strategy to broaden scope of Rural Living then once approved, alter zone via planning scheme amendment process.</li> <li>17. Relbia and Glenwood Road Specific Area plan, no change.</li> <li>18. Will explore more user friendly options for online copy of the scheme. The scheme will be available on The List soon too.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

40	<b>Representor</b>
	Rebecca Green, PDS
	<b>Issues</b>
	Zone of 23 Lawrence Street. Currently zoned Inner Residential. Request Commercial zone. Hotel Industry prohibited in the Inner Residential zone. Whilst existing use, would prefer either inclusion of use class as discretionary use in the Inner Residential zone or have the Commercial zone applied to the land.
	<b>Representation Merit and Impact</b>
	The representation has merit as the site has long standing use as a hotel and likely to continue and should therefore be recognised.
<b>Modifications/Actions</b>	
Rezone 19 - 23 Lawrence Street, Launceston to the Commercial zone.	

41	<b>Representor</b>
	Cynthia Shapiiro
	<b>Issues</b>
	1. Zone of 194 - 206 Lilydale Road, Rocherlea - currently zoned Rural Resource. Request Low Density Residential. Reasons - no agricultural potential, Valuer General sites land use as vacant rural residential/low density residential, lots size is consistent with residential character. 2. Maps incorrectly mark Boucher Creek as Open space. It is Boucher Creek Conservation Area.
	<b>Representation Merit and Impact</b>
	1. Council's analysis of rural land illustrates that there is significantly more land suitable for low density residential/rural living development that is required to meet development. The interim planning scheme currently has sufficient land zoned Rural Living to meet conservation growth projections. This land is not within an identified preferred rural residential expansion area or meets the important attributes for rural residential development. 2. The zone maps identify the zone that land is located in. Its purpose is to identify the development controls that apply to land. No change required.
<b>Modifications/Actions</b>	
No action, retain existing zone.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

42	<b>Representor</b>
	Wendy Lane
	<b>Issues</b>
	Section E6.7.4 Parking for Persons with a Disability - Need to include a clause that the location of ticket machines (where these are provided) must be close/adjacent to a disabled space. eg. new LGH carpark provides disabled spaces near the corner, yet the ticket machine is no where in sight.
	<b>Representation Merit and Impact</b>
	Not a planning matter.
	<b>Modifications/Actions</b>
No change.	

43	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	Zone of 40 Boland Street, Launceston (CT 132470/1) - Currently zoned Rural Resource. Request Commercial zone for the part of the land has been filled to the 5m contour so it's above the flood prone area.
	<b>Representation Merit and Impact</b>
	Not supported. The levee bank provides a natural barrier and growth boundary. The subject land is located within the river plain with high scenic landscape values.
	<b>Modifications/Actions</b>
Retain existing Rural Resource zone for 40 Boland Street, Launceston.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

44	<b>Representor</b>
	Greg Cooper, Department of Health and Human Services
	<b>Issues</b>
	1. Zone of Launceston General Hospital and key facilities (Drysdale House and Viewpoint) - Currently zoned Urban Mixed Use, Community Purposes and Inner Residential. Mixed zones will inhibit future projects planned, request special purpose zone.
	2. Need use class definition to cover residential use that include live in professional care and supported accommodation for people seeking emergency refuge or people with physical or mental disability.
	3. Need Psychiatric Facility use definition to clearly distinguish between criminal and mental health detention facilities for those subject to social instruments such as the Mental Health Act 1996.
	<b>Representation Merit and Impact</b>
1. 52 Frankland Street, Launceston rezone to Community Purpose to reflect long standing existing use. Retain existing zone for the other properties. 2 & 3. Planning Directive 1 issue. It's a matter for the TPC to determine.	
<b>Modifications/Actions</b>	
1. 52 Frankland Street, Launceston - Rezone to Community Purpose 2. Advise TPC aware of definition issue for residential, psychiatric facility	

45	<b>Representor</b>
	Gary Fisher, Fisher Survey and Design
	<b>Issues</b>
	1. Zone of 165-167 Pipers River Road, Turners Marsh (CT 160202/1) - currently zoned Rural Resource. Request Environmental Living zone. Reasons - close proximity to city, provide for mix of uses within the natural environment.
	<b>Representation Merit and Impact</b>
	Not supported. The area is not within the Council's nominated area for the Environmental Living zone and would constitute a spot zoning.
<b>Modifications/Actions</b>	
No action.	

12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)

46	<b>Representor</b>
	Petra Strich, Forest Industries Association of Tasmania
	<b>Issues</b>
	1. Limited exemptions- covers certified forest practises plans (clause 6.3.2 b) and Landcare activities for conservation and weed removal but not if it's within 30m of a watercourse (clause 6.3.1 g). In reality most FPPs and Landcare activities include watercourses, therefore it would not be exempt and a permit would be required.
	2. Rural Resource zone use table - prevents plantation forestry on prime agricultural land yet clause 10 of Prime Agricultural Land Policy recognises in certain instances it is appropriate. Recommends that this use be discretionary.
	3. E7 Scenic Management Code - plantation forestry singled out as the only non exempt tree crop, yet there are many other types of tree crops.
	4. E7 Scenic Management Code - requires forestry operations to comply with forest practises code. This is a legal requirement, so it is to be mentioned in the scheme.
5. E8 Biodiversity Code - Works under Forest Practises Act 1985 should be listed as a general exemption under E8.4.1.	
6. E8 Biodiversity Code - adoption of IBRA bio-regions, or habitat recognised as important in Threatened Species Recovery Plans would be better than Priority Habitat.	
<b>Representation Merit and Impact</b>	
1.Fundamentally supported, however, this is a PD1 issue and is for the Tasmanian Planning Commission to decide.	
2.Clause 26.2 resource development, delete e) from qualification.	
3.E7.4 – delete wording ‘not including plantation forestry’ from exemption clause.	
4.E8 fundamentally agree.	
5 & 6 Acknowledge there are issues with the mapping and the Code generally. Further analysis is required.	
<b>Modifications/Actions</b>	
1. Clause 6.3.2 b) and clause 6.3.1 g make TPC aware of the need to exempt Landcare and Certified Forest Practices from requiring a permit if within 30m of a watercourse.	
2. Clause 26.2 resource development, delete e) from qualification.	
3. Schedule project to review Biodiversity Code.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

47	<b>Representor</b>
	Dr Ian Scott
	<b>Issues</b>
	Zone of 75 Lalla Road, Lilydale - currently zoned Rural Resource. Request Rural Living zone.
	<b>Representation Merit and Impact</b>
	Supported. This land is located within Council's nominated area for Rural Living zone.
	<b>Modifications/Actions</b>
Pursue amendment of the Northern Regional Land Use Strategy for Rural Living and then undertake a planning amendment process to rezone land to Rural Living.	

48	<b>Representor</b>
	Andrew Flair, Door of Hope Christian Church
	<b>Issues</b>
	Particular Purpose Zone 2 - Coates Paton Complex 1. Clause 33.1.3 - remove word 'limited.' It is accepted that commercial or business activities in this zone should not threaten activities outside the zone. 2. Clause 33.1.4 - propose using words 'primarily within the upper floors' be removed. This limits wider redevelopment for residential use. 3. Use table - delete restriction 'for local shop' from General Retail and Hire use class. We envisage warehouse space being used for small scale retail outlets. 4. Use table - request vehicle parking, hospital services and tourism operation as discretionary uses. Zone could support such uses and improve opportunities onsite. 5. Clause 33.3.1 Amenity A3. Is unworkable with regards to Auditorium. Criteria too difficult to meet. Performance requirement too subjective. Suggest limited hours of operation for permitted use.
	<b>Representation Merit and Impact</b>
	1. Clause 33.1.3 agree. Remove 'limited' from the objective 2. Clause 33.1.4 accept needs revision 3. Clause 33.2 not supported as this is contrary to the Launceston retail strategy. 4. Clause 33.2 include vehicle parking and hospital services. 5. Clause 33.3.1 accept there's an issue. Revision required.

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

48	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Clause 33.1.3 remove 'limited' from the objective.</li> <li>2. Clause 33.1.4 reword to state 'To provide for residential uses capable of co-existing with the mix of non residential activities permitted to operate within the zone.'</li> <li>3. Clause 33.2 no change.</li> <li>4. Clause 33.2 include vehicle parking and hospital services.</li> <li>5. Clause 33.3.1. Reorganise the use table to have activities that are unlikely to produce noise listed as no permit required or permitted, and noise generating activities listed as discretionary. Clause 33.3.1 A3. Reword to say 'for no permit required and permitted uses only. Renumber P3 to P3.1 and create P3.2, add the following 'sensitive uses are designed to minimise noise impacts from operations within the surrounding area to maintain an adequate level of amenity.'</li> </ol>
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49	<p><b>Representor</b></p> <p>Simon Perraton</p> <p><b>Issues</b></p> <p>70 and 72 Bain Road, West Launceston - overlay map incorrectly puts these properties into Cataract Gorge Management Area 18. They should be in Management Unit 6.</p> <p><b>Representation Merit and Impact</b></p> <p>Agree. This is a drafting error.</p> <p><b>Modifications/Actions</b></p> <p>Alter the overlay map boundary to include 70 and 72 Basin Road, West Launceston in the Cataract Gorge Management Area 6.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

50	<b>Representor</b>
	Gary Atkinson
	<b>Issues</b>
	Zone of 26 Montagu Street, Invermay (CT 62242/11) - Currently zoned Inner Residential. Request Light Industrial zone. Reasons - Property within Ti Tree Bend Sewerage Treatment plant buffer and Invermay/Inveresk Flood inundation area, non-residential activity would be more compatible with the character of the area.
	<b>Representation Merit and Impact</b>
	The zone is a direct translation from the old Planning Scheme. It is a reflection of the existing land use and provides a natural transition line between the light industrial area and residential area. The Representation is not supported.
<b>Modifications/Actions</b>	
No change. Maintain Inner Residential zone for 26 Montagu Street, Invermay.	

51	<b>Representor</b>
	Gary Atkinson
	<b>Issues</b>
	Zone of 18 Howard Street, Invermay (CT 62242/10)- Currently zoned Inner Residential. Request Light Industrial zone. Reasons - Property within Ti Tree Bend Sewerage Treatment plant buffer and Invermay/Inveresk Flood inundation area, non-residential activity would be more compatible with the character of the area.
	<b>Representation Merit and Impact</b>
	The zone is a direct translation from the old Planning Scheme. It is a reflection of the existing land use and provides a natural transition line between the light industrial area and residential area. The Representation is not supported.
<b>Modifications/Actions</b>	
No change. Maintain Inner Residential zone for 18 Howard Street.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

52	<b>Representor</b>
	Gary Atkinson
	<b>Issues</b>
	Zone of 16 Howard Street, Invermay (CT 62242/9) - Currently zoned Inner Residential. Request Light Industrial zone. Reasons - Property within Ti Tree Bend Sewerage Treatment plant buffer and Invermay/Inveresk Flood inundation area, non-residential activity would be more compatible with the character of the area.
	<b>Representation Merit and Impact</b>
	The zone is a direct translation from the old Planning Scheme. It is a reflection of the existing land use and provides a natural transition line between the light industrial area and residential area. The Representation is not supported.
<b>Modifications/Actions</b>	
No change. Maintain Inner Residential zone for 16 Howard Street.	

53	<b>Representor</b>
	Gary Atkinson
	<b>Issues</b>
	Zone of 14 Howard Street, Invermay (CT 62242/8) - Currently zoned Inner Residential. Request Light Industrial zone. Reasons - Property within Ti Tree Bend Sewerage Treatment plant buffer and Invermay/Inveresk Flood inundation area, non-residential activity would be more compatible with the character of the area.
	<b>Representation Merit and Impact</b>
	The zone is a direct translation from the old Planning Scheme. It is a reflection of the existing land use and provides a natural transition line between the light industrial area and residential area. The Representation is not supported.
<b>Modifications/Actions</b>	
No change. Maintain Inner Residential zone for 14 Howard Street.	



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

54	<b>Representor</b>
	Brett Woolcott, Woolcott Surveys
	<b>Issues</b>
	<p>1. Primary frontage definition - refers to frontage with shortest dimension. Should this be the frontage with either the largest dimension or highest traffic volume?</p> <p>2. Right of Way, Right of Carriageway - definition missing. Would help interpretation is definition included.</p> <p>3. Clause 8.1 - information requirements for applications. Need more flexibility to allow Planner's to determine level of info required, particularly for simple applications, a lot of the info required by the Interim scheme is unnecessary.</p> <p>4. Clause 8.2 - use class listing doesn't allow for development (subdivision) without a use. It is very difficult to classify a use for a subdivision where the use is unknown eg. commercial sites, or where the use is mixed.</p> <p>5. Clause 9.4 - scheme is performance based, where if the acceptable solution pathway can be followed for both zones and codes the application should be permitted. This permitted pathway option however is not possible with this clause making all subdivisions discretionary.</p> <p>6. Clause 10.1 - terms suburban densities and neighbourhood character used but there are no definitions.</p> <p>7. Clause 10.4.1.1 Setbacks from a Frontage for Single Dwelling - A1 (d) should be deleted as there are no specific roads listed.</p> <p>8. Clause 10.4.2.1 Performance requirement P1.2 is not a performance requirement because sets a minimum area. The criteria should instead refer to the appropriate level of standard for access, open space, solar efficiency etc.</p> <p>9. Clause 10.4.2.1 A2 should have at least some assessable performance requirement.</p> <p>10. Clause 10.4.2.1 A3 excessively restrictive and should be removed.</p> <p>11. Clause 10.4.4.2 A1 - has high minimum lot size. If greater use of services is the objective, the minimum lot size should be less.</p> <p>12. Clause 10.4.4.2 A2 - 4m is wider than previously requirement. 3.6m works, it should be retained.</p> <p>13. Clause 10.4.4.4 - could be very restrictive for in fill development. Some more variation should be permissible in the performance requirement.</p> <p>14. Clause 10.4.4.5 A1 - is contrary to the objectives of the scheme for infill development. Performance Requirement should allow some flexibility where adequate levels of visibility and surveillance can be achieved.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

54	<p>15. Clause 10.4.4.6 A1 - needs rewording.</p> <p>16. Clause 10.4.4.7 - needs rewording.</p> <p>17. Clause 10.4.4.8 A1 - presumes that there is an existing public transport network. Too restrictive, should be amended or removed. PR needs clarification.</p> <p>18. Clause 10.4.4.9 A1 needs rewording.</p> <p>19. Clause 11.1.7 &amp; 11.1.8 contain no information.</p> <p>20. Clause 11.4.4.2 A1.1 c) i) allows boundary wall to satisfy setback requirement, yet clause 11.4.2.7 does not. Inconsistency needs to be fixed.</p> <p>21. Clause 11.4.4.2 A1.2 - no PR. Perhaps these should be listed as alternative options to A1.1</p> <p>22. Clause 11.4.4.2 A4 - 4m excessive minimum. Recommend 3.6m.</p> <p>23. Clause 11.4.4.4 - see point 13.</p> <p>24. Clause 12.4.3.1 A1 b) - too restrictive for internal lots. P2 doesn't exist, some allowance to reduce to 3.6m should be possible.</p> <p>25. Clause 13.4.3 - P1d prevents boundary adjustment on lots less than 1ha. A3 needs PR to allow 3.6m frontage.</p> <p>26. Clause 14.4.3 A2 - need PR to allow 3.6m frontage.</p> <p>27. Clause 15.4.4 A2 - 3.6m should be minimum frontage. PR3 should include standards to allow for disposal to combined system or for pumping, or discharge to kerb.</p> <p>28. Clause 16.4.2 A1 b - incompatible with A2. Circle proposal should be removed.</p> <p>29. Clause 24.4.5 P4 - need provision for pumping.</p> <p>30. Clause 25.4.5 P4 - see point 29.</p> <p>31. Clause 26.3.1 PR1.3 - should allow for properties that have a right of way to a maintained road to qualify.</p> <p>32. Clause 26.4.2 P1 - Agree. Clause needs to be added to allow for boundary adjustments where lots maybe below minimum lot size but outcome will further scheme objectives.</p> <p>33. Clause 26.4.2 P1b - minimum frontage should be 3.6m. Right of way, crown license should also be allowed as suitable access. Minimum 100m circle hard to achieve on existing lots, should be concession for those.</p> <p>34. Clause 29.4.3 A2 - should allow minimum frontage of 3.6m. PR2 should allow appropriate access to include right of way or crown license.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

54	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. The primary frontage definition is considered appropriate and works when read in conjunction with the standards. The definition is from the PD1 planning scheme template, so ultimately it's for TPC to determine.</li> <li>2. Right of way definition. Would be best suited as a definition as part of the PD1 planning scheme template, for TPC to determine.</li> <li>3. Clause 8.1 Fundamentally agree needs revisions. PD1 template issue, for TPC to determine.</li> <li>4. Clause 8.2 Whilst maybe difficult, it works on 'best fit' principle and is how the scheme is structured. It's a PD1 issue.</li> <li>5. Clause 9.4 TPC legal direction has been followed.</li> <li>6. Clause 10.1 Correct. Should be definitions for suburban densities and neighbourhood character</li> <li>7. Clause 10.4.1.1 PD1 planning scheme requirement therefore must stay.</li> <li>8. Clause 10.4.2.1 P1.2. This representation is partially supported. The Council proposes to amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles.</li> <li>9. Clause 10.4.2.1 A2 This is to control character. It results in about 1 in 4 being units which is about right for a suburban area. Retain as is.</li> <li>10. Clause 10.4.4.2 A3 For character control. Retain as is.</li> <li>11. Clause 10.4.4.2 A1 Local provision Ok as is.</li> <li>12. Clause 10.4.4.2 A2 Alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage.</li> <li>13. Clause 10.4.4.4 is considered to be appropriate.14. Clause 10.4.4.5 A1 Delete A1 and P1. Retain A2, P2 as is. Provides focus on units and strata division instead of Torrens subdivision.</li> <li>15. Clause 10.4.4.6 A1 is considered to be appropriate.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

54	<p>16. Clause 10.4.4.7 is considered to be appropriate.</p> <p>17. Clause 10.4.4.8 A1 is considered to be appropriate as it compels the Council to consider public transport outside of the existing network.</p> <p>18. Clause 10.4.4.9 A1 Ok as is.</p> <p>19 Clause 11.1.7 &amp; 11.1.8 PD1 scheme template requirement. Retain as is.</p> <p>20. Clause 11.4.4.2 A1.1 c) i) Where there is a building on the boundary 11.4.2.6 applies not 11.4.2.7. Is considered to be appropriate.</p> <p>21. Clause 11.4.4.2 A1.2 P1 applies. Is considered to be appropriate.</p> <p>22. Clause 11.4.4.2 A2 Agree see point 12.</p> <p>23. Clause 11.4.4.4 Agree see point 13.</p> <p>24. Clause 12.4.3.1 A1 b) written to purposefully dissuade multiple internal lots as access instead of building roads. Retain as is.</p> <p>25. Clause 13.4.3 P1d Correct appropriate to have a minimum. Alter AS to be a minimum access width of 3.6m not 4m and reword PC to include wording that each lot must have an appropriate frontage.</p> <p>26. Clause 14.4.3 A2 same issue see point 25.</p> <p>27. Clause 15.4.2 A2 P3 no change. AS allows it.</p> <p>28. Clause 26.4.2 A1b Ok as is.</p> <p>29. Clause 24.4.5 P4 Does not prevent pumping. Just requires connections to the reticulated supply. No change.</p> <p>30. Clause 25.4.5 P4 See point 29.</p> <p>31. Clause 26.3.1 PR1.3 Agree not right. P1.3 should be an AS and include additional point to allow road extension where road authority agrees. Introduce new P1.3 to allow limited access via right of way based on an appropriate distance from a maintained road.</p> <p>32. Clause 26.4.2 P1 Alter to allow boundary adjustment that brings the lot towards the minimum lot size and where the other lot is not reduced to below the minimum lot size.</p> <p>33. Clause 26.4.2 P1b Retain minimum lot size as is. Don't agree for remainder.</p> <p>34. Clause 29.4.3 A2 Provides minimum frontage of 3.6m and PC pathway therefore, no change is recommended.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

54	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Review Primary frontage definition and make recommendation to TPC.</li> <li>2. Recommend inclusion of Right of way definition to TPC.</li> <li>3. Clause 8.1 make TPC aware of issue, recommend changes to PD1 template.</li> <li>4. Clause 8.2 No change.</li> <li>5. Clause 9.4 No change.</li> <li>6. Recommend definitions for suburban densities and neighbourhood character to be incorporated into PD1 template to the TPC.</li> <li>7. Clause 10.4.1.1 No change.</li> <li>8. Clause 10.4.2.1 P1.2. Amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles.</li> <li>9. Clause 10.4.2.1 A2 No change.</li> <li>10. Clause 10.4.4.2 A3 No change.</li> <li>11. Clause 10.4.4.2 A1 No change.</li> <li>12. Clause 10.4.4.2 A2 Alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage. Alter other residential zones to be the same.</li> <li>13. Clause 10.4.4.4 is considered to be appropriate.</li> <li>14. Clause 10.4.4.5 A1 Delete A1 and P1. Retain A2, P2 as is.</li> <li>15. Clause 10.4.4.6 A1 No change.</li> <li>16. Clause 10.4.4.7 No change.</li> <li>17. Clause 10.4.4.8 A1 No change.</li> <li>18. Clause 10.4.4.9 A1 No change.</li> <li>19. Clause 11.1.7 &amp; 11.1.8 No change.</li> <li>20. Clause 11.4.4.2 A1.1 c) i) No change.</li> <li>21. Clause 11.4.4.2 A1.2 P1 No change.</li> <li>22. Clause 11.4.4.2 A2 Agree see point 12.</li> <li>23. Clause 11.4.4.4 Agree see point 13.</li> <li>24. Clause 12.4.3.1 A1 b) no change.</li> <li>25. Clause 13.4.3 P1d Correct appropriate to have a minimum. Alter AS to be a minimum access width of 3.6m not 4m and reword PC to include wording that each lot must have an appropriate frontage.</li> <li>26. Clause 14.4.3 A2 same issue see point 25.</li> <li>27. Clause 15.4.2 A2 P3 no change.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

54	<p>28. Clause 26.4.2 A1b no change.</p> <p>29. Clause 24.4.5 P4 no change.</p> <p>30. Clause 25.4.5 P4 See point 29.</p> <p>31. Clause 26.3.1 PR1.3 Agreed. P1.3 should be an AS and include additional point to allow road extension where road authority agrees. Introduce new P1.3 to allow limited access via right of way based on an appropriate distance from a maintained road.</p> <p>32. Clause 26.4.2 P1 Add g) to P1 to say: A boundary realignment between lots may occur where the productivity of the land will not be materially diminished and; i) there is no net increase in lots; and ii) the lot size increases towards the minimum lot size and the other lot is not reduced to below the minimum lot size; or iii) lots below the minimum lot size will not be less than 2.0ha and will have the ability to contain and treat waste water and stormwater onsite.</p> <p>33. Clause 26.4.2 P1b no change.</p> <p>34. Clause 29.4.3 A2 no change.</p>
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55	<p><b>Representor</b></p> <p>Andrew MacGregor, MacGregor Enterprises Pty Ltd</p> <p><b>Issues</b></p> <p>1. Zone of Tasmanian Land Conservancy Properties</p> <p>2. Access/Frontage requirements for Rural Areas</p> <p><b>Representation Merit and Impact</b></p> <p>1. This matter was supported by the Council but not by the TPC. The Council will seek to do further work in future.</p> <p>2. Frontage and access requirements are designed to ensure dwellings have an appropriate means of access and also to encourage development on lots that are not remotely located. Make existing P1.3, an AS and introduce new P1.3 to allow limited access via right of way based on an appropriate distance from a maintained road.</p> <p><b>Modifications/Actions</b></p> <p>1. Prepare case for TPC in conjunction with the Tasmanian Land Conservancy.</p> <p>2. Clause 26.3.1, P1.3 should be an AS and include additional point to allow road extension where road authority agrees. Introduce new P1.3 to allow limited access via right of way based on an appropriate distance from a maintained road.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

56	<b>Representor</b>
	Theresa L. Hatton Building Designer
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. General Residential Zone - restriction to higher density development being 400m from activity centre, overly restrictive.</li> <li>2. What zones can a granny flat be built?</li> <li>3. Minimum residential zone frontage now 4m instead of 3.6m. Means a lot of existing lots don't comply.</li> <li>4. Low Density Residential Zone - A1 25m radius from frontage prevents internal lots. This denies housing choice. Some people like being away from the road.</li> <li>5. Clause 12.4.3.2 A1 must not remove vegetation. Unrealistic, always have to remove vegetation when doing subdivision works.</li> <li>6. Rural Living zone - 20m setback unworkable given slope of land at times. Less setback would be better.</li> <li>7. E1.6 TFS or accredited person - there are no accredited people at this time. TFS are doing them but there is no time frame given. Unreasonable requirement that is obstructing development.</li> </ol>
	<b>Representation Merit and Impact</b>
<ol style="list-style-type: none"> <li>1. Clause 10.1.6 - This matter is agreed and it is recommended that the clause be deleted.</li> <li>2. A granny flat that is meets the definition of ancillary dwelling in the scheme can be built in any zone that allows a residential use where the qualification that does not specifically prohibit ancillary dwellings.</li> <li>3. Clauses 10.4.4.2 A2, 11.4.4.2 A4, 12.4.3.1 A2, 13.4.3 A3, 14.4.3 A2, Alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage.</li> <li>4. Clause 12.4.3.1 A1b written to purposefully dissuade multiple internal lots as access instead of building roads. Retain as is.</li> <li>5. Clause 12.4.3.2 A1 The performance requirement provides scope to justify removal.</li> <li>6. Clause 13.4.1 A4 Don't agree. There is a performance requirement that allows scope to vary setback in appropriate circumstances.</li> <li>7. Fundamentally agree it's an issue that needs resolving. It's a Statewide code that needs TPC to agree to change. The issue however will resolve itself over time as more practitioners become accredited.</li> </ol>	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>56</b>	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Clause 10.1.6 – delete</li> <li>2. no change.</li> <li>3. Clauses 10.4.4.2 A2, 11.4.4.2 A4, 12.4.3.1 A2, 13.4.3 A3, 14.4.3 A2, Alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage.</li> <li>4. Clause 12.4.3.1 A1b no change</li> <li>5. Clause 12.4.3.2 A1 no change.</li> <li>6. Clause 13.4.1 A4 no change.</li> <li>7. No action recommended.</li> </ol>
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<b>57</b>	<p><b>Representor</b></p> <p>GHD</p> <p><b>Issues</b></p> <p>Zone of 123 Westbury Road, South Launceston - Currently zoned Low Density Residential. Detailed report supplied providing justification. In summary justification provided includes: The site is located central to two business districts, can be readily connected to infrastructure, and has direct access to arterial road. Scenic values can be managed and reporting supplied shows that priority habitat overlay is note required.</p> <p><b>Representation Merit and Impact</b></p> <p>Support rezoning of 123 Westbury Road, South Launceston subject to traffic management issues being adequately resolved and endorsed by the Council.</p> <p><b>Modifications/Actions</b></p> <p>Circulate proposed outline development plan and traffic management solution to Aldermen.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

58	<b>Representor</b>
	John Hepper, Inspiring Place Pty Ltd
	<b>Issues</b>
	Particular Purpose - Prospect Business Precinct. 1. Storage to be permitted use (no permit required) with the qualification that it's associated with an approved use onsite, instead of being only a discretionary use. 2. Has Call centre being included in Business and Professional Services use class? 3. Clause 37.4.1 A3 - amended to allow existing buildings to be altered or extended at the same existing setback. 4. Low Density Residential adjoining precinct. Silent on residential development needing to respect adjoining non residential development. Need to special provisions on where there are zone changes for setbacks, amenity etc. 5. Clause 37.5.1 - needs to be amended to allow subdivision for private and public use.
	<b>Representation Merit and Impact</b>
	1. Storage associated with the operation of an approved use would fall under the same use class as the use. The storage use class would only be applied where that is the primary use. 2. Yes call centre is included in the Business and Professional Services use class. 3. Clause 37.4.1 A3. The Council disagrees. Performance requirement there to allow considerations of variations to setbacks. 4. It would be desirable to include enhanced provisions do deal with the interfaces between residential and business/ industrial zones generally. This work is considered to be outside of the scope of what can be addressed in response a representation. This could proceed subject to future resources. 5. Clause 37.5.1 AS needs to include an OR to allow either A1.1 or A1.2 to be met
	<b>Modifications/Actions</b>
1. No change 2. No change 3. Clause 37.4.1 A3 no change. 4. Clause 37.5.1 Alter A1 to allow for development to meet either A1.1 OR A1.2.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

59	<b>Representor</b>
	Ray McKenzie, MFC
	<b>Issues</b>
	Telecommunications Code
	<ol style="list-style-type: none"> <li>1. Omits all direction on information requirements to meet the code.</li> <li>2. E15.5.1 - Too restrictive and onerous to preclude skyline locations if strictest interpretation taken and to require screening for ancillary equipment from public view when they are typically housed in a small unobtrusive shed.</li> <li>2. A2 - should not impose height restriction but rather assessed against relevant zone and other code requirements (eg heritage, scenic) or</li> <li>3. P2 and Clause E15.5.2 should not impose outright prohibition in residential areas. This restriction may result in insufficient or severely limited coverage.</li> <li>3. E15.5.3 - needs to recognise impact typically less than a dwelling. Vegetation removal typically inevitable.</li> <li>4. E15.5.4 - Requirement arbitrary and inconsistent with achieving the best outcome, may prevent minimising visual impact or other more important objectives.</li> </ol>
	<b>Representation Merit and Impact</b>
Changes to the Telecommunications Code to be as per suggested changes in supplementary submission received from Ray McKenzie, MFC.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

59	<p><b>Modifications/Actions</b></p> <ul style="list-style-type: none"> <li>• Omit Clause 15.1.4 – as this “Purpose” of the Schedule has no corresponding standards;</li> <li>• Amend Clause 15.5.1, P1(d)- concerning visual amenity in skyline positions</li> <li>• Amend Clause 15.5.1, P2(c)- concerning visual amenity in Residential Zones</li> <li>• Omit Clause 15.5.2- concerning residential amenity as this can be dealt with in Clause 15.5.1 P2©</li> </ul> <p><b>15.5.1, P2(c);</b></p> <ul style="list-style-type: none"> <li>• Omit Clause 15.5.3- concerning environmental values, as this is covered in other sections of the Scheme; and,</li> <li>• Amending Clause 15.5.4, A1- concerning agricultural land.</li> </ul> <p><b>Clause 15.5.1, P1(d)</b> Interim provision: <i>New telecommunications infrastructure should avoid skyline positions (i.e. where a structure would be seen in silhouette) unless a need to do otherwise is demonstrated.</i></p> <p>Suggested amendment: New telecommunications infrastructure is sited and designed to limit visual impacts on prominent skylines.</p> <p><b>Clause 15.5.1, P2</b> <i>Telecommunications infrastructure must only exceed specified height limits if:</i> c)</p> <p>Interim provision: <i>No freestanding aerials, towers and masts must be located within Residential Zones</i></p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

59	<p>Suggested amendment: It can be demonstrated that the impact on visual amenity of the siting and design of new infrastructure within or nearby a Residential Zone is not unreasonable.</p> <p>Common solutions such as the replacement of existing light poles in Recreation Reserves near residentially zoned land with a new facility to accommodate lights and antennas (or other similar solutions) could be precluded unless the suggested amendment is included.</p> <p><b>Clause 15.5.4, A1</b> Interim provision <i>Infrastructure is placed within 5m of property boundaries or fence lines.</i></p> <p>Suggested amendment: Infrastructure is placed within reasonable proximity to property boundaries or fence lines, or within reasonable proximity to existing buildings, or at a location that does not adversely fragment the land.</p> <p>Additionally, further consideration is to be given to the proposed amendment of Clause 15.5.1, P1 (e) relating to equipment housing.</p> <p><b>Clause 15.5.1, P1 e)</b> Interim provision: <i>Equipment housing and other visually intrusive infrastructure is screened or concealed from public areas.</i></p> <p>Suggested amendment: Equipment housing and other visually intrusive infrastructure is sited and designed to limit visual prominence in public areas.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

60	<b>Representor</b>
	Martin Le Fevre, Pitt and Sherry
	<b>Issues</b>
	Relbia and Glenwood Road Specific Area Plan - should be removed. Detailed report supplied.
	<b>Representation Merit and Impact</b>
	The Council disagrees with deleting Relbia and Glenwood Road Specific Area plan. SAP to remain and retain 4ha minimum lot size. Relbia has infrastructure constraints, such as the width of Glenwood Road that has determined the density for the area. The 4ha minimum lot size also preserves the future capacity of the area for urban expansion. (refer Representation 38)
<b>Modifications/Actions</b>	
No change	

61	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	Request to provide further details on issues when Hearings are held 2013 as we'll continue to find more issues post closing date as we continue to work with the document.
	<b>Representation Merit and Impact</b>
	Council want to improve the scheme, so notification of mistakes and issues are welcomed.
<b>Modifications/Actions</b>	
Accept and review any further information received identifying issues with the scheme.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

62	<b>Representor</b>
	Alex Brownlie, GHD
	<b>Issues</b>
	Zone of 188 Outram Street, Summerhill- Current zone Environmental Living. Request Low Density Residential zone. Reason to maintain consistency for mapping, scenic values can be protected by codes rather than zone, better integration of uses with urban area, site capable of being serviced. See also representation number 5.
	<b>Representation Merit and Impact</b>
	Both the Environmental Living and Low Density Residential zones allow for subdivision. The outstanding issue that requires resolution, regardless of which zone is applied to this land, is achieving adequate frontage to a road.
<b>Modifications/Actions</b>	
No change, retain Environmental Living zone.	

63	<b>Representor</b>
	Frazer Read, GHD
	<b>Issues</b>
	Zone of 1 Connector Park Drive, Kings Meadows - use range and development criteria of zone in Interim Planning Scheme significantly reduced compared to old scheme. Impact:
	1. Height - reduced from 13m to 10m
	2. Streetscape - PR requires not more than 5 spaces be located between building and primary frontage. This effectively precludes any further development.
3. Landscaping - large site, acceptable solution too onerous to meet. AS means that the site would need 111 trees of 10m height to comply.	
4. Car parking and Sustainable Transport Code - very onerous for existing development.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

63	<b>Representation Merit and Impact</b>
	<ol style="list-style-type: none"> <li>1. Under the previous scheme the Connector Park area was located within a special purpose zone so it could be developed for a particular purpose. That is no longer relevant, and the area is best characterised as Light Industrial. This is the zone that has been applied.</li> <li>2. Clause 24.4.2 P2 Amend to remove 'not more than 5 spaces in front.'</li> <li>3. Clause 24.4.4 There is a performance requirement option that allows consideration of alternative forms of landscaping. The Criteria is considered acceptable and the example sited is not typical.</li> <li>4. Agreed. Recommend that the Code be reviewed.</li> </ol>
	<b>Modifications/Actions</b>
	<ol style="list-style-type: none"> <li>1. No change.</li> <li>2. Clause 24.4.2 P2 Amend to remove 'not more than 5 spaces in front.'</li> <li>3. Clause 24.4.4 no change.</li> <li>4. Review Car parking and Sustainable Transport Code</li> </ol>

64	<b>Representor</b>
	The Environment Association Inc
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Concerned interim planning scheme finalised before Regional Land Use Strategy was finalised.</li> <li>2. Interim scheme has deviated from strict interpretation of Solicitor General's advice for active rezonings.</li> <li>3. Interim scheme does not fully comply with regional provisions.</li> <li>4. Interim scheme does not support people wanting to live a rural lifestyle. There should be greater use of Rural Living and Environmental Living zones.</li> <li>5. Inadequate land clearance controls. Need to be tougher like mainland standards.</li> <li>6. Open slather Rural Resource zone won't resolve land use conflicts, especially over forestry. Rural Resource zone purpose needs to better reflect the diverse character of the zone. Tourism needs more priority.</li> <li>7. Massive setbacks for residential users in the rural resource zone.</li> <li>8. Many unjustifiable exemptions for forestry. Forestry should be discretionary.</li> <li>9. Inadequate use of Environmental Management zone.</li> <li>10. Inadequate scenic protection measures - not enough areas of high value covered. Need tourist corridors including roads to tourist destinations needs to be included.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

64	<p>11. Inadequate mapping for priority habitat and associated biodiversity code.                  12. Inadequate protection of acid sulphate soils.                  13. Plantation forestry erroneously regarded as agriculture.                  14. Flood prone mapping probably inadequate, inaccurate and under mapped.                  15. Zones for rural living and environmental living do not solve problems with building a dwelling in rural resource zone.                  16. Rural living zone allows Rural Resource but does not consider 200m setback from sensitive use.                  17. Onerous requirements for living in rural areas.                  18. Lack of salinity code                  19. Rural salinity and private timber reserves should be mapped.                  20. Interim scheme doesn't adequately address climate change.                  21. Need aboriginal heritage provisions.                  22. Need consistent approach to utilities zone for roads.</p>
	<p><b>Representation Merit and Impact</b></p> <p>1. Incorrect. Strategy was in place well in advance of planning scheme being finalise.                  2. This is disagreed. The Council has sound strategic basis for its zoning which has been endorsed by the TPC.                  3. Acted on direction from TPC to correct typos. Some changes have occurred to non statutory mandatory regional provisions where they have not been relevant to Launceston's circumstances. Other drafting errors have been identified and will be corrected.                  4. The Council disagree. Significant areas of Rural Living have been zoned throughout the municipality.                  5. There's parallel legalisation, the Forest Practices Act. There is no benefit to duplicating permit and approval requirements.                  6. The Council disputes this. There are objectives, use table of requirements and so forth.                  7. Clause 26.4.1 It is an acceptable solution only. There is a performance requirement available for variations.                  8. Disagree. Parallel permit and approval process under the Forest Practices Act.                  9. Environmental Management zone is applied to reserves and significant management areas                  10. Scenic management code – acknowledge broader scale review is required.</p>



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

64	<p>11. Biodiversity Code - Acknowledge there are issues with mapping for code. Further analysis is required.</p> <p>12. Acid Sulphate Soil code – code is not mandatory or scientifically robust enough to be included. There is also no proven need for the code at this stage.</p> <p>13. This is a prime agricultural land state policy issue.</p> <p>14. Council has most up to date and accurate flood data, particularly for the Invermay area. We have used LIDAR data.</p> <p>15. The Council does not agree. Rural living and environmental living zones provide legitimate option for living within rural area. Rural Resource has assessment criteria to address rural land use conflict with dwellings.</p> <p>16. Agricultural generally of lower intensity and covering smaller areas in Rural Living, therefore the impacts are lower.</p> <p>17. Rural Resource zone is intended to facilitate primary production not houses. Rural living and Environmental Living zones provide areas for living within a rural area.</p> <p>18. There is no proven need for the Salinity Code.</p> <p>19. This is not agreed.</p> <p>20. The representation is not specific enough and is not supported.</p> <p>21. Parallel legislation to be introduced and the Council does not want to unnecessarily duplicate approval process.</p> <p>22. This is a mapping convention and statewide direction on how to map roads.</p>
	<p><b>Modifications/Actions</b></p> <p>Scenic Management Code - prepare project plan for review of code and secure funding for work.</p> <p>Biodiversity Code - prepare project plan for review of code and secure funding for work.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

65	<b>Representor</b>
	Ireneinc
	<b>Issues</b>
	CT 246452/40 - 33 Hogarth Street, Waverley Clause E19.3.2 - prevents subdivision on this title. This was because contaminated drums known to be buried onsite couldn't be found. These have since been recovered (September 2012) and scientific analysis has shown the site is fit for residential use (documentation attached). Request removal of clause.
	<b>Representation Merit and Impact</b>
	Requires sign off from the Environmental Protection Agency before clause can be revoked. We are collaborating on this issue.
	<b>Modifications/Actions</b>
Clause E19.3.2 retain until EPA have signed off.	

66	<b>Representor</b>
	Meindert Van Der Molen, M V Consulting
	<b>Issues</b>
	Zone of 47 Howick Street, South Launceston - Currently zoned Community Purpose. Request Inner Residential. Reason - property not required for community purpose use.
	<b>Representation Merit and Impact</b>
	Agree. Change zone
	<b>Modifications/Actions</b>
Rezone 47 Howick Street, South Launceston to Inner Residential.	

67	<b>Representor</b>
	Michael and Anne Bowden
	<b>Issues</b>
	Zone of 112A Talbot Road, South Launceston - currently zoned Low Density Residential. Request Inner Residential. Reasons - next to Local Business precinct, can be serviced, character more typical of inner residential.
	<b>Representation Merit and Impact</b>
	Accept.
	<b>Modifications/Actions</b>
Rezone 112A Talbot Road, South Launceston to Inner Residential.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

68	<b>Representor</b>
	Andrew Scanlon, Hydro Tasmania
	<b>Issues</b>
	<p>1. Duck Reach Power Station - Currently Recreation zone. This prohibits Utility Services (major). No acceptable as denies this use from occurring, when that was what the site was designed for.</p> <p>2. Rural Resource zone - clause 26.1.6 - provision is a significant impediment to wind farm development and other rural activities such as grain storage facilities and rural processing facilities. Suggested wording supplied.</p> <p>3. Clause 26.4.1 - significant impediment to wind farms and other facilities that are tall. Suggested wording supplied.</p> <p>4. Clause 4.1.3 - suggest using site coverage instead of curtilage in development standards like 29.3.1 and 29.4.1.</p> <p>5. Clause 5.4.1 - There is a move towards privately managed infrastructure, eg irrigation districts, and minor utility providers. Exemption may be redundant given exemptions listed under other acts.</p> <p>6. Clause 5.5.1 - This includes a place or precinct listed in the heritage code.</p> <p>7. Clause 6.2.1 and 6.2.2 - attempts to limit existing exemptions for utilities but the nature of the qualification only comprehends ownership, yet there are an increasing number of private utilities.</p> <p>8. Clause 6.2.4 - minor upgrades not adequately qualified.</p> <p>9. Clause 29.3.1 - Reserve Activity Assessment is a redundant standard.</p> <p>10. Clause 29.4.1 use standards A1 – allows unidentified management plan which has effect of devolving decision making to third party. Recommend use of Management Plan or Reserve Code of Practise instead.</p> <p>11. Clause 29.4.1 use standards A2 – see comment 10.</p> <p>12. Clause 29.4.1 use standards A3 – see comments 10.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>68</b>	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Duck Reach Power Station the zone is a direct translation from the old scheme. Will address this issue when the project details are supplied. Zoning the site Utilities at this stage would be premature.</li> <li>2. Clause 26.1.6 delete local area objectives/character statement.</li> <li>3. Clause 26.4.1 delete local area objectives/character statement.</li> <li>4. Clause 29.3.1 and 29.4.1 correct, it's a subjective judgement. Should be site coverage.</li> <li>5. Clause 5.4.1 agreed however it's PD1 planning scheme template requirement and will require the TPC approval to change.</li> <li>6. Clause 5.5.1 agreed conflicts however retain as is.</li> <li>7. Clause 6.2.1 and 6.2.2 agreed however it's PD1 planning scheme template requirement and will require the TPC approval to change.</li> <li>8. Clause 6.2.4 agreed however it's PD1 planning scheme template requirement and will require the TPC approval to change.</li> <li>9. Clause 29.3.1 agreed needs rewording to be in line with legislation wording.</li> <li>10. Clause 29.4.1 agreed needs rewording to be in line with legislation wording.</li> <li>11. Clause 29.4.1 agreed needs rewording to be in line with legislation wording.</li> <li>12. Clause 29.4.1 agreed needs rewording to be in line with legislation wording.</li> </ol> <p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. No change at this stage.</li> <li>2. Clause 26.1.6 delete local area objectives/character statement.</li> <li>3. Clause 26.4.1 delete local area objectives/character statement.</li> <li>4. Clause 29.3.1 and 29.4.1 replace the word curtilage with site coverage.</li> <li>5. Clause 5.4.1 agreed however it's PD1 planning scheme template requirement and will require the TPC approval to change.</li> <li>6. Clause 5.5.1 no change.</li> <li>7. Clause 6.2.1 and 6.2.2 agreed however it's PD1 planning scheme template requirement and will require the TPC approval to change.</li> <li>8. Clause 6.2.4 agreed however it's PD1 planning scheme template requirement and will require the TPC approval to change.</li> <li>9. Clause 29.3.1 A1 replace 'reserve activities assessment' with 'management plan.'</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

68	<p>10. Clause 29.4.1 A1 replace 'reserve activities assessment' with 'management plan.'</p> <p>11. Clause 29.4.1 A2 replace 'reserve activities assessment' with 'management plan.'</p> <p>12. Clause 29.4.1 A3 replace 'reserve activities assessment' with 'management plan.'</p>
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69	<p><b>Representor</b></p> <p>Barry Easter, West Tamar Council</p> <p><b>Issues</b></p> <ol style="list-style-type: none"> <li>1. PD4 mandate not provided in black text.</li> <li>2. Clause 10.2 use table – varies from Regional Model Planning Scheme (RMPS) with deletion of mandatory permitted status for residential with local use qualifications.</li> <li>3. Clause 10.4.2.2 – A2 does not reflect specific criteria identified at P2. Content at A2 replicates common mandatory provision under A1/P1</li> <li>4. Clause 10.4.2.3 A1.2 should be blue text.</li> <li>5. Clause 10.4.2.4 A2/P2 replicate assessments in RMPS A1/P1.</li> <li>6. Clause 10.4.2.6 A2.1 should be green text.</li> <li>7. Clause 10.4.2.6 A1 b) superscript text per RMPs is missing.</li> <li>8. Clause 10.4.2.7 A2.1 – better addressed in car parking code. A2.2 may suggest discretion, not appropriate. A2.3 contradicts RMPS text on same issue. P2 poorly worded, not consistent with PAN 13. A3/P3 should be green text. A4/P4 should be blue text.</li> <li>9. Clause 10.4.2.9 P1 c) &amp; d) RMPS colours of clause numbering are reversed.</li> <li>10. Clause 10.4.2.11 A1.2 is a good inclusion that ought to be included within the RMPS as green text.</li> <li>11. Clause 10.4.2.14 is coloured wrong with exception of P1d) and A3/P3.</li> <li>12. Clause 10.4.3.1 P1 c)v) ought to be red text.</li> <li>13. Clause 10.4.4.2 A1 opening statement and criterion d) ought to be green. P2 ought to be blue text.</li> <li>14. Clause 10.4.4.4 P2c) clause numbering ought to be green text.</li> <li>15. Clause 10.4.4.6 P12e) last word ought to be red text.</li> <li>16. Clause 10.4.4.8 Questionable intent and obligation for every applicant of subdivision.</li> <li>17. Clause 11 formatting issues.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

69	<p>18. Clause 11.4.1 Text colouring needs to reflect origin correctly.</p> <p>19. Clause 12.1 No permit qualification for residential use ought to be red text.</p> <p>20. Clause 12.4.1 and Clause 12.4.1.3 A1.1 b) ought to be green.</p> <p>21. Clause 12.4.1.4 A2 green text should be blue.</p> <p>22. Clause 12.4.1.6P1d) last word and must be red. Numbering also for 1.2</p> <p>23. Clause 12.4.1 P1b) words 'not exceed 8.0 metres' ought to be red text. Wording issue for criterion c) – refer to RMPS.</p> <p>24. Clause 12.4.3.1 A1 opening statement ought to be green text, numbers in red.A2 dimension ought to be red text.</p> <p>25.Clause 13.2 Use qualifications for Business and Professional services contrary to RMPS provisions. Local and optional context not correctly identified.</p> <p>26. Clause 13.3.2 A1a) opening word ought to be red text.</p> <p>27. Clause 13.4.3 A1.1 a) – c) – should be blue text. Number at end of a) should be red text. P1 should be blue text except for d). A4/P4 replicate matters considered in the relevant codes.</p> <p>28. Clause 14.2 No permit required uses and qualifications for Residential and Discretionary Utilities ought to be blue.</p> <p>29. Clause 14.4.3 A1 controls text are not correctly coloured.</p> <p>30. Clause 20.3.1 A1 RMPS mandatory provisions have been modified. Criterion b) and c) are separate issues that do not relate to issue identified.</p> <p>31. Clause 20.3.2 – onerous criteria.</p> <p>32. Clause 26.2 – text colour incorrect.</p> <p>33. Clause 26.3.1 – A2 and P2 text colour incorrect.</p> <p>34. Clause 26.4.1 objectives require reformat</p> <p>35. Clause 26.4.2 text colour incorrect. Renumbering required.</p> <p>36. E5.2.2 Text colour incorrect.</p> <p>37. E7.6.12 P3b) needs subclauses.</p> <p>38. E8.2.1 is not per common mandatory provisions of the RMPS. Nor is E8.6.1 A1.2.</p> <p>39. E16 code appears contrary to E5. Questionable whether E5.2.2 consistent with structure of RMPS.</p> <p>40. E18.6 not clear how table operates with structure of PD1.</p> <p>41. F1.2.1 maps not clearly annotated, nor are they referred to in the preceding clause.</p> <p>42. F1.3.1 A2 contradicts General Exemption for strata for strata approved under Pd1 at 5.8.1.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

69	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. The colour of the text is for internal purposes to aid determining its origin. It is not necessary to be coloured for the public scheme, will make all text black.</li> <li>2. Clause 10.2 permitted residential with qualifications – need to seek direction from Council before deleting local use qualifications.</li> <li>3. Clause 10.4.2.2 disagree. Retain as is.</li> <li>4. Clause 10.4.2.3 see point 1.</li> <li>5. Clause 10.4.2.1</li> <li>6. Clause 10.4.2.6 see point 1.</li> <li>7. Clause 10.4.2.6 A1b will correct mistake.</li> <li>8. Clause 10.4.2.7 A2.1 disagree. A2.2 disagree.A2.3 P2 ‘users’ correct mistake. All text colour to be black.</li> <li>9. Clause 10.4.2.9 P1c &amp; d see point 1.</li> <li>10. Clause 10.4.2.11 A1.2 see point 1.</li> <li>11. Clause 10.4.2.14 see point 1.</li> <li>12. Clause 10.4.3.1 see point 1.</li> <li>13. Clause 10.4.4.2 see point 1.</li> <li>14. Clause 10.4.4.4 see point 1.</li> <li>15. Clause 10.4.4.6 see point 1.</li> <li>16. Clause10.4.4.8 disagree. The Council values providing for public transport and new networks need to be planned to ensure that road design and layout will accommodate buses.</li> <li>17. Clause11 will check formatting</li> <li>18. Clause 11.4.1 see point 1</li> <li>19. Clause 12.1 see point 1.</li> <li>20. Clause 12.4.1 and 12.4.1.3 see point 1.</li> <li>21. Clause 12.4.1.4 see point 1.</li> <li>22. Clause 12.4.1.6 see point 1.</li> <li>23. Clause 12.4.1.2 P1b in the interim scheme it states ‘...and the building height of existing adjacent buildings.’ in the RMPS it states ‘.....and the height of existing adjacent buildings...’. Building height is defined.</li> <li>24. Clause 12.4.3.1 see point 1.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

69	<p>25. Clause 13.2 Business and professional services is regional optional for both permitted and discretionary classifications. In the interim scheme a local qualification for veterinary clinic has been introduced where business and professional services are permitted (permit required) for veterinary clinic only and discretionary for other uses within that use class. It's a Rural Living zone where it's preferred that business and professional services that are not of a rural nature are discretionary. Disagree there's a conflict.</p> <p>26. Clause 13.3.2 A1 see point 1.</p> <p>27. Clause 13.4.3 A4/P4 accept replicates assessment. Delete clause</p> <p>28. Clause 14.2 see point 1.</p> <p>29. Clause 14.4.3 see point 1.</p> <p>30. Clause 20.3.1 yes it has been modified. Felt that RMPS was too generous, so made the hours until 10pm instead to better protect amenity.</p> <p>31. Clause 20.3.2 being developed to enact Council's retail hierarchy.</p> <p>32. Clause 26.2 see point 1.</p> <p>33. Clause 26.3.1 see point 1.</p> <p>34. Clause 26.4.1 missing b. correct mistake.</p> <p>35. Clause 26.4.2 see point 1. Correct numbering mistake.</p> <p>36. E5.2.2 see point 1.</p> <p>37. E7.6.2 P3b agree needs subclauses</p> <p>38. E8.2.1 there's a formatting issue to be corrected. E8.6.1 A1.2 deliberate change to make it acceptable where no clearance or disturbance is occurring.</p> <p>39. E5 excludes land affected by E16.</p> <p>40. E18.6 discussed and approved by TPC</p> <p>41. F1.2.1 accept corrections are required.</p> <p>42. F1.3.1 A2 agree contradicts clause 5.8.1, delete clause F1.3.1 A2.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

69	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Make all text in the planning scheme black.</li> <li>2. Clause 10.2 retain permitted residential with qualifications.(awaiting confirmation from Council on what direction to take)</li> <li>3. Clause 10.4.2.2 no change.</li> <li>4. Clause 10.4.2.1</li> <li>5. Clause 10.4.2.6 A1b correct superscript text,</li> <li>6. Clause 10.4.2.7 A2.1 no change. A2.2 no change A2.3 no change.P2 make the word 'user' plural</li> <li>7. Clause10.4.4.8 no change.</li> <li>8. Clause 11 check formatting</li> <li>9. Clause 12.4.1 P1b make wording consistent.</li> <li>10. Clause 13.2 no change.</li> <li>11. Clause 13.4.3 A4/P4 Delete clause</li> <li>12. Clause 20.3.1 no change.</li> <li>13. Clause 20.3.2 no change.</li> <li>14. Clause 26.4.1 insert missing b.</li> <li>15. E7.6.2 P3b insert subclauses</li> <li>16. E8.2.1 there's a formatting issue to be corrected.</li> <li>17. E8.6.1 A1.2 no change.</li> <li>18. E5 no change.</li> <li>19. Refer point 1.</li> <li>20. Refer point 1.</li> <li>21. Refer point 1.</li> <li>22. Refer point 1.</li> <li>23. No change.</li> <li>24. Refer point 1.</li> <li>25. No change.</li> <li>26. Refer point 1.</li> <li>27. Delete clause</li> <li>28. Refer point 1.</li> <li>29. Refer point 1.</li> <li>30. No change.</li> <li>31. No change.</li> <li>32. Refer point 1.</li> <li>33. Refer point 1.</li> <li>34. Correct the error.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

69	<p>35. Refer point 1. Correct numbering error.</p> <p>36. Refer point 1.</p> <p>37. provide subclauses</p> <p>38. Correct formatting issues</p> <p>39. No change</p> <p>40. No change.</p> <p>41. Make corrections</p> <p>42. Delete clause F1.3.1 A2.</p>
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70	<p><b>Representor</b></p> <p>Department of Infrastructure, Energy and Resources</p> <p><b>Issues</b></p> <p>1. Commends limited use of Environmental and Rural Living Zones.</p> <p>2. Commends exemption of Level 2 Activities from Biodiversity and Water Quality Code.</p> <p>3. 3.3.1 Definition of Community Services and Infrastructure be extended to include public transport.</p> <p>4. Inclusion of majority of key roads into Utility zone is welcomed.</p> <p>5. Rural living zone – Dilston between old and new East Tamar Highway – new development should not impede use of new highway. Development Plan Code to require subdivision that does not impact on new highway.</p> <p>6. General Residential zone – 10.1.5 and 10.4.2.1 too prescriptive. 10.1.6 should encourage multiple dwellings within walking distance of key public transport corridors. 10.4.4.8 should include requirement for infrastructure compliant with Disability Discrimination Act.</p> <p>7. Scenic Management Code – would like that when land acquired for road widening, frontage is with the new road boundary.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

70	<p>8. Biodiversity Code – difficult to see on overlay maps. Standard and routine maintenance does not appear to be specifically exempt. Clearing should be exempted similar to water quality code. Need to remove duplication across other biodiversity regulations for development.</p> <p>9. Water Quality Code – need clearly wetland definition. Routine and standard maintenance needs to be exempt. Forest Practises code methodology for stream sizes and buffer distances should be used for applicability of code. No definition of BLW catchment buffers in overlay mapping. Code does not allow drainage infrastructure on roads to cross wetlands. No PR. Forestry should be defined as forest practices as defined in Forest Practices Act 1985. Small scale forestry would be exempt from a Forest Practices plan but then subject to this code. Suggest using vulnerable land approach under Forest Practise Code for clause E9.6.1 and E9.6.2.</p> <p>10. Signage Code – Road and tourism signs and Tasmanian Visitor Information Signs need to be exempt in the code.</p>
	<p><b>Representation Merit and Impact</b></p>
	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Clause 3.3.1 definitions is a PD1 planning scheme template issue. For TPC to decide.</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Clause 10.1.5 don't agree. Claus 10.4.2.1 density control clause. Retain as is. Clause 10.4.4.8 ok as is. It's a matter for the building act.</p> <p>7. Scenic management code. Acknowledge there are issues with the code. Project needs to be scheduled to review code.</p> <p>8. Biodiversity Code - Acknowledge there are issues with the code. Project needs to be scheduled to review code.</p> <p>9. Water Quality Code need more thought re: how to deal with exemptions and forestry</p> <p>10. Signage Code. It is agreed that the Tasmanian Visitor Information Signs needs to be exempt.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

70	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. No action required</li> <li>2. No action required</li> <li>3. Raise in the hearing process to allow the TPC to determine.</li> <li>4. No action required.</li> <li>5. No action required</li> <li>6. No change.</li> <li>7. Review Scenic management Code.</li> <li>8. Review Biodiversity Code.</li> <li>9. Review Water Quality Code need</li> <li>10. Insert exemption in the Signage Code for Visitor Information Signs.</li> </ol>
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71	<p><b>Representor</b></p> <p>Ireneinc</p> <p><b>Issues</b></p> <ol style="list-style-type: none"> <li>1. Particular Purpose Zone 4 – University of Tasmania – Cultural and Public Purposes Precinct needs to refer to residential in the objectives.</li> <li>2. Schedule 16 clause E16.6.1 A1 – Contradicts Particular Purpose Zone. Secondary and tertiary education should be allowed.</li> </ol> <p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Particular Purpose Zone 4 – agreed, review objective to include reference to residential.</li> <li>2. Clause 16.6.1 A1 – The Council is prepared to consider this matter further. This use is covered by the funding deed for the flood levees, however; subsequent negotiations with the State Government have redefined the development which is allowable within this area and the Interim Scheme will need to reflect this (Refer representation 90)</li> </ol> <p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Clause 35.1.7 Cultural and Purposes Precinct add new sentence at the end of the paragraph that states 'to provide for the development of residential uses associated with and supporting the educational activities within the Inveresk site.'</li> <li>2. E16.6.1 A1 - no change until deed is changed.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

72	<b>Representor</b>
	Helen Chick, Lions Club of Lilydale Inc.
	<b>Issues</b>
	Need to allow market in the Community Purpose, Village and Recreation Zone.
	<b>Representation Merit and Impact</b>
	Market is classed within the General Retail and Hire use class in the Scheme. This use is prohibited in both zone the Community Purpose and Recreation zones, which is an oversight. It is permitted in the Village zone.
	<b>Modifications/Actions</b>
Include General Retail and Hire with a qualification for market and art gallery only in the Community Purpose zone and General Retail and Hire for market only in the Recreation zone.	

73	<b>Representor</b>
	Ireneinc
	<b>Issues</b>
	Green Specific Area Plan 1. Applies to subdivision only instead of all development various clauses are compared between old and new scheme. Clause F2.2.1 needs to be amended to read 'These provisions, despite any other provisions of the General Residential Zone to the contrary, apply to development in the specific area plan shown below.' 2. Clause F.2.3.1 – objective should apply more broadly to development. A1, P1 this clause to apply to subdivision, General Residential density provisions should not apply. Notation on plan should refer to F2.3.1 A4 not 15.10.6. 3. Clause F2.3.1 A2,A3, A4, A5, – should apply to all applicable development in SAP. There should not be any alternative available.
	<b>Representation Merit and Impact</b>
	Agreed. There have been some modifications to the code as a result of the translation from the old scheme to the PD1 template. It is considered that further modifications may better replicate the intent of the approved specific area plan
	<b>Modifications/Actions</b>
Replace the code as contained in the Draft Interim Scheme with the Code attached to this report as Attachment 6.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

74	<b>Representor</b>
	Robert Holmes
	<b>Issues</b>
	1. Low Density Residential zone – of the 1148 lots in the LDR zone, 726 are less than minimum lot size. Should be particular provisions for existing lots. Multiple Dwellings should be included as a discretionary use.
	<b>Representation Merit and Impact</b>
	No Low Density Residential areas typically located in skyline and vegetated areas. Preventing units ensures low density residential character is maintained.
	<b>Modifications/Actions</b>
No change.	

75	<b>Representor</b>
	Pete Goding
	<b>Issues</b>
	Scenic Management Area – 1. Need exemption for removal of vegetation on the basis of smaller size items, short lived species, weed species and severe disease. 2. Need consideration of planned landscaping on sites as opposed to ad hoc removal. 3. Need to discourage weeds like English Ivy.
	<b>Representation Merit and Impact</b>
	Scenic Management Code – agreed exemptions need to be expanded. Acknowledge code has deficiencies and requires revision. Project planned for review of code.
	<b>Modifications/Actions</b>
Scenic Management Code - prepare project plan for review and seek funding.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

76	<b>Representor</b>
	Scott Arnold
	<b>Issues</b>
	Scenic Management Area 1. Property used for forestry and is not adequately exempted by clause 6.3.1. Biodiversity Code 2. Property has priority habitat identified however not clear what it is. Wants overlay removed.
	<b>Representation Merit and Impact</b>
	1. Scenic Management Code accept need exemption for forestry, (ie. being exempt if in accordance with a certified forest practices plan since landscape values must be considered in the plan). 2. Biodiversity Code acknowledge there are issues with the code and that a review is required. Project to review code is planned but requires funding.
	<b>Modifications/Actions</b>
Scenic Management Code - prepare project plan for review and seek funding. Biodiversity Code - prepare project plan for review and seek funding.	

12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)

77	<b>Representor</b>
	Dr Richard Barnes
	<b>Issues</b>
	1. Clause 3.9.1 – should not aim to manage environmental impacts from development by avoidance, minimisation or mitigation for all native vegetation. Not all is of conservation significance.
	2. E8.0 Biodiversity Code – no identification of how priority habitat was identified or why it is important. Why should E8.4.1 a) be exempt?
	3. P1 DPIPWE only uses offset principles as a guide, not a statutory requirement.
	4. No listing of what is and what’s not of conservation significance.
5. Forestry Code – should be removed as it unfairly prejudices land use based on the presence of a Private Timber Reserve which can be revoked at any time.	
<b>Representation Merit and Impact</b>	
1. Clause 3.9.1 agreed - delete 'loss of native vegetation'	
2. E8.0 – agreed code needs revision. Project to review code is planned but requires funding.	
3. E8.6.1 P1 agree it’s too specific. Reword P1f and P2f to make less specific	
4. As per point 2.	
5. Forestry Code don’t support comment. Private Timber Reserves are applied to land to give land owner certainty and are typically long term. This approach is recognising that and is accepted by the TPC. The higher minimum lot size reflects typical character of those areas. No change.	
<b>Modifications/Actions</b>	
1. Clause 3.9.1 agreed, delete 'loss of native vegetation'	
2. E8.0 prepare project to review code is planned but requires funding.	
3. E8.6.1 P1f and P2f Delete the words 'in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and the Environment' from P1f and P2f.	
5. Forestry Code No change.	



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

78	<b>Representor</b>
	AK Consultants
	<b>Issues</b>
	<p>1. Clause 26.2 – Resource Development. Needs Plantation Forestry included as P1 Use on non prime agricultural land. It’s a legitimate agricultural use under Prime Agricultural Land policy.</p> <p>2. Clause 6.3.1 needs to include forestry plantation on non prime agricultural land with a certified forest practices plan even it is within 30m of a watercourse.</p> <p>3. Clause 26.3.1 P3b) assessment needs to include entire land parcel/title not just house site.</p> <p>4. Clause 26.2 – Visitor Accommodation. Has fettering issues to agricultural land as a house. Needs to be subject to same rigorous assessment as a dwelling. Need to address issue of what happens if use is not profitable. Appears to be scope to subdivide off by strata, that loophole needs to be addressed.</p> <p>5. No declared irrigation districts in Launceston, however many take off licences for irrigation. Need application for non agricultural uses should demonstrate current and future irrigation potential is not unreasonably reduced.</p> <p>6. Clause 26.4.2 P1a) minimum lot size is counter productive and actually precludes achieving stated subdivision objectives. Example provided.</p> <p>7. Clause 26.4.2 P1 suggests scope for staged approach to subdivision which will have adverse outcome. Example provided.</p> <p>8. Clause 9.2.1 b) this suggests that if ‘minor’ and not meet for boundary adjustment and subdivision clause not met, it’s prohibited. Many examples of boundary realignments not minor but aid agriculture.</p> <p>9. Clause 9.4.1 our interpretation can override other decisions with regards to subdivision and approve or refuse any application at their discretion.</p>
	<b>Representation Merit and Impact</b>
<p>1. Clause 26.2 agree. Delete e) from qualification for Rural Resource under Permitted no permit required status.</p> <p>2. Clause 6.3.1 fundamentally agree that certified forest practices should be exempt however it is a PD1 planning scheme template issue.</p> <p>3. Clause 26.3.1 P3b agree ‘land’ and ‘site’ is used. The term ‘site’ is preferred because it is defined in the scheme.</p> <p>4. Clause 26.2 agreed. Make assessment standards for visitor accommodation to be subject to the same standards as a dwelling.</p>	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

78	<p>5. Disagree. Too difficult to define.          6. Disagree. Need to establish minimum lot size to prevent land fragmentation.          7. Disagree.          8. Clause 9.2.1b agreed. Alter Rural Resource subdivision clause to allow boundary realignment where no additional titles are created and land is not unreasonably impacted.          9. Clause 9.4.1 disagree. All subdivisions have to be assessed against and satisfy the zone objectives.</p>
	<p><b>Modifications/Actions</b></p> <p>1. Clause 26.2 Delete e) from qualification for Rural Resource under Permitted no permit required status.          2. Clause 6.3.1 support case to TPC for PD1 to be altered to include of exemption for Landcare or Certified Forest Practices from requiring a permit if within 30m of a watercourse.          3. Clause 26.3.1 P3b a)i) replace 'land' with 'site' and b) replace 'land' with 'sites'.          4. Clause 26.2 Make assessment standards for visitor accommodation to be subject to the same standards as a dwelling.          5. No change.          6. No change.          7. No change.          8. Clause 26.4.2 P1 Add g) to P1 to say: A boundary realignment between lots may occur where the productivity of the land will not be materially diminished and; i) there is no net increase in lots; and ii) the lot size increases towards the minimum lot size and the other lot is not reduced to below the minimum lot size; or iii) lots below the minimum lot size will not be less than 2.0ha and will have the ability to contain and treat waste water and stormwater onsite.          9. Clause 9.4.1 no change.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<b>Representor</b>
	John Dent, PDA Surveyors
	<p><b>Issues</b></p> <ol style="list-style-type: none"> <li>1. No contents page, a lot of pages with little text – waste of paper.</li> <li>2. Planning Scheme objectives need to include key regional business/commercial services provided.</li> <li>3. Second last sentence page 3, word needs to be ‘on’ instead of ‘of’.</li> <li>4. Clause 4.1 – frontage – should also allow right of way to constitute frontage. Primary frontage – incorrectly defined. Activity centre – should have a definition.</li> <li>5. Clause 8.1.2 – too onerous for applicant to comply. Covers many unnecessary requirements for small applications. Application of clause is being used incorrectly. Clause needs to be modified or removed.</li> <li>6. Clause 8.2 – unclear how subdivision fits. Virtually impossible to assign use class to subdivision, when future use is not known, or mix of uses onsite.</li> <li>7. Clause 9.2 makes all subdivision discretionary. This should be removed and acceptable solutions provided instead.</li> <li>8. Clause 10.1.1 – suburban densities not defined.</li> <li>9. Clause 10.1.3 – this clause should be removed.</li> <li>10. Clause 10.1.5 and 10.6.1– dwellings are built adjacent to a road not in a road. Clause 3.8.1 clearly indicates infill development should be promoted. This clause should be removed.</li> <li>11. Need to include subdivision provisions that allow increased densities within settled areas.</li> <li>12. Clause 10.4.1.1 A1d) meaningless needs to be deleted.</li> <li>13. Clause 10.4.2 clauses that are applicable to this extend to clause 10.4.2.15 and not clause 10.4.2.14. This note should appear at the top of each page of the 15 clauses.</li> <li>14. Clause 10.4.2.1 P1.2 – is prescriptive therefore not a PR. Needs modification.</li> <li>15. Clause 10.4.2.1 A2 – needs some PR.</li> <li>16. Clause 10.4.2.1 A3 – completely inappropriate, should be deleted.</li> <li>17. Clause 10.4.4.1 – most of land capable of supporting more than 10 lots is greater than 400m away. Part c) no where in planning scheme that shows designated growth areas. This clause is redundant. The P1 extremely difficult to meet. This clause unworkable and should be deleted.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p>18. Clause 10.4.4.2 – objective needs rewording. A1 very high minimum lot size for zone.P1difficult to determine at subdivision stage. A2 – should be 3.6m. P2 should allow access strip or right of way and reduction to 3m in certain circumstances.</p> <p>19. Clause 10.4.4.3 A2 – should allow stormwater to be discharged to kerb.</p> <p>20. Clause 10.4.4.4 – suitable for green field, not infill. P1 difficult to comply, if to remain should only apply to subdivisions greater than 20 lots. Include new clause P2e to include or the minimum lot size is 600m2.</p> <p>21. Clause 10.4.4.5 A1 – Contrary to planning scheme objective for infill development. P1 no relationship to A1. Should be removed. A2 10 lots for small for this Clause, should be 20-30 lots.</p> <p>22. Clause 10.4.4.6 A1 – should be lot limit on this clause so that small subdivisions and boundary adjustments are exempted.P1 needs rewording.</p> <p>23. Clause 10.4.4.7 – P1d needs rewording. P1c should be deleted. P1d not relevant to subdivision.</p> <p>24. Clause 10.4.4.8 A1 – presumes existing public transport network. Needs to take into account new areas where network is not yet established. P1 has number of problems.</p> <p>25. Clause 10.4.4.9 – seems like duplication of last clause. P1 has number of problems.</p> <p>26. Clause 11.1.7 and 11.1.8 – seem redundant.</p> <p>27. Clause 11.4.4.1 – see comment 18.</p> <p>28. Clause 11.4.4.2 A1.1 average slope not defined. Ci) requires rewording.A1.2 need performance requirement.A4 inconsistent numbering. Frontage should be 3.6m.</p> <p>29. Clause 11.4.4.3, 11.4.4.4, see points to similar clauses above.</p> <p>30. Clause 12.4.3.1 A1b – unfairly prejudices internal lots and lots on corners. A2 should allow 3.6m frontage and right of way to be acceptable.</p> <p>31. Clause 13.4.3 P1d prevents lots less than 1ha being dealt with in boundary adjustments. A2 missing. A3 needs performance criteria and to allow for right of way to be frontage.</p> <p>32. Clause 14.4.3 – P2 needs to have standards for existing lots</p> <p>33. Clause 15.4.4 A2 – inconsistent with other zones. Need performance criteria for existing lots and allow for lesser frontage. P3 – need standards for combined system or pumping to discharge.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p>34. Clause 16.4.2 – A1b incompatible with A2.A2 and P2 same issues as residential zones. P3 – needs standards.</p> <p>35. Clause 24.4.45 P4, Clause 25.4.5 P4 – needs to allow provision for pump where sewerage not available.</p> <p>36. Clause 26.4.2 – page should say for Rural Resource zone. Clause 26.4.2 has issues. P1 minimum lot size arbitrary, inconsistent with objectives. Has issues detailed.</p> <p>37. E1.2 application of code applies to very wide area. Work needs to be done to identify bushfire prone areas. Situation unworkable with so few to no people being capable of doing assessments</p> <p>38. E3.0 application too wide. Should be shown on overlay maps.</p> <p>39. E4.5.3 inappropriate requirement for railways. E4.7.1 P1 should include ability to build house or extension within 50m.</p> <p>40. E7.3 refers to table 7.1. That table is missing. E7.6 A2 confusing clause.</p> <p>41. E10.2 some subdivisions should be exempt. E10.6.1 A1 unworkable requirement. P1 does not relate to relevant act.</p> <p>42. E11 need point sources mapped. E11.5 Needs greater clarification.</p> <p>43. E16 needs better precinct map.</p> <p>44. E18 says interpretative sign should not have any advertising material yet most do. This should be worked into exemption.</p> <p>45. F6 needs performance criteria where lot size less than 4ha.</p> <p>46. F7.3.1 needs performance criteria.</p> <p>47. F8 P1b should be removed</p> <p>48. Appendices – appendix 1 refers to documents however many of these are not readily accessible. These should be available on LCC/TPC website.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Disagree, contents page present. Interim scheme is available digitally</li> <li>2. Interim Scheme objectives – disagree. These are meant to be high level.</li> <li>3. Acknowledge typo. It will be fixed.</li> <li>4. Clause 4.1 frontage – disagree that right of way should be included. Primary frontage and need for activity centre to be defined – PD1 template definition, needs TPC direction to be able to change.</li> <li>5. Clause 8.1.2 fundamentally agree that changes are required.</li> <li>6. Clause 8.2 agreed it's clumsy to assign a use to subdivision, however it's how the scheme works. It's a PD1 template issue that requires TPC direction to be able to change.</li> <li>7. Clause 9.2 don't agree. TPC directed that all subdivision has to be discretionary.</li> <li>8. Clause 10.1.1 PD4 issue that requires TPC direction. It's implied in the sub criteria.</li> <li>9. Clause 10.1.3 disagree, reasonable for a residential area.</li> <li>10. Clause 10.1.5 reword and clause 10.1.6 delete.</li> <li>11. Restriction on internal lots is to promote unit development and strata instead of torrens subdivision. Provides a better outcome.</li> <li>12. Clause 10.4.1.1 A1d part of planning directive.</li> <li>13. Agree and will correct mistake and include the note on the top of each page.</li> <li>14. This representation is partially supported. The Council proposes to amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles.</li> <li>15. Clause 10.4.2.1 A2 &amp; A3 agree needs a performance requirement to cover situations where there is a large lot suitable for unit development with multiple adjoining lots.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p>16. Clause 10.4.2.1 A3 see above comment.</p> <p>17. Clause 10.4.4.1 far point. Delete b and c in entirety.</p> <p>18. Clause 10.4.4.2 A1 retain as is. If circumstances warrant to go lower there is the performance requirement to be assessed against. A2 alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage. P1 common practise. Just show the PD4 building envelope.</p> <p>19. Clause 10.4.4.3 A2 doesn't prevent it, therefore ok.</p> <p>20. Clause 10.4.4.4 retain as is.</p> <p>21. Clause 10.4.4.5 Retain A2, P2 as is. Provides focus on units and strata division instead of torrens subdivision.</p> <p>22. Clause 10.4.4.6 A1 ok as is, no change required.</p> <p>23. Clause 10.4.4.7 P1b, c and d ok, no change required.</p> <p>24. Clause 10.4.4.8 ok as is. It enables the design to consider public transport to allow for an existing of the existing network.</p> <p>25. Clause 10.4.4.9 right in a sense. One is specific about roads, the other walking and cycling. Could be combined.</p> <p>26. Clause 11.1.7 and 11.1.8 are PD1 planning scheme format requirements. Must stay.</p> <p>27. Cause 11.4.4.1</p> <p>28. Clause 11.4.4.2 A1.1 is self explanatory no definition is required. A1.1 c) i) allows boundary wall to satisfy setback requirement, yet clause 11.4.2.7 does not. Inconsistency needs to be fixed. A1.2 - no PR. Perhaps these should be listed as alternative options to A1.1. A4 alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage.</p> <p>29. Clause 11.4.4.3, 11.4.4.4 could be very restrictive for in fill development. Some more variation should be permissible in the performance requirement.</p> <p>30. Clause 12.4.3.1 A1b written to purposefully dissuade multiple internal lots as access instead of building roads. Retain as is.</p> <p>31. P1d Correct appropriate to have a minimum. Alter AS to be a minimum access width of 3.6m not 4m and reword PC to include wording that each lot must have an appropriate frontage.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p>32. Clause 14.4.3 A2 same issue see point 25.</p> <p>33. Clause 15.4.4 A2 is 6m because it's an inner residential and business area. No PC is to deliberating preserve the streetscape character. A3 doesn't prevent pumping, it just requires a connection to reticulated services.</p> <p>34. Clause 16.4.2 A1 b - incompatible with A2. Circle proposal should be removed.</p> <p>35. Clause 24.4.5 P4, 25.4.5 P4 doesn't prevent pumping, it just requires a connection to reticulated services.</p> <p>36. Clause 26.4.2 A1b Ok as is.</p> <p>37. E1.2 is a statewide code. PD5 therefore requires TPC to determine.</p> <p>38. E3 effectively carrying out a status quo situation. Awaiting statewide code to replace it.</p> <p>39. E4.5.3 accept is onerous. Should be for state roads or at the planner's discretion.E4.7.1 P1 agree is an issue. Rewording is required. Need to include a provision for things we don't control.</p> <p>40.E7.3 should be E7.5.3, E7.6 A2b remove 'subdivision plan' need to have included under each area that there are currently no development criteria.</p> <p>41. E10.2 need to have exemption included under 10.4 that exemptions subdivisions that are for consolidation or boundary adjustment where there is not net increase in lots created. E10.6.1 A1 remove General Manager signature and allow for variation to amount of payment.</p> <p>42. E11 not possible to map point sources.</p> <p>43. E16 agree need to provide clearer precinct map. Will provide at a larger scale.</p> <p>44. E18 disagree. Sponsors are excluded, they are included as recognition for their contribution to the project.</p> <p>45. F6 disagree.</p> <p>46. F7.3.1 delete old numbering system. Disagree, no performance criteria is required since it needs to be prescriptive to achieve the objectives.</p> <p>47. F8 P1b disagree, provision to remain as is.</p> <p>48. Accept that appendices need to be publically available.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Clause 3 - no change.</li> <li>2. Clause 3.1.1 second last sentence change word to be 'on' not 'of'</li> <li>3. Clause 4.1.3 support PD1 being modified to include a definition for activity centre.</li> <li>4. Clause 8.1.2</li> <li>5. Clause 8.2 no change.</li> <li>6. Clause 9.2 no change.</li> <li>7. Clause 10.1.1 support PD1/PD4 being modified to include a definition for suburban density.</li> <li>8. Clause 10.1.3 no change.</li> <li>9. Clause 10.1.5 Replace 'in' with 'along' before 'a road' and insert 'in a between or and neighbourhood.</li> <li>10. Clause 10.1.6 delete clause.</li> <li>11. Clause 10.4.1.1 A1d no change.</li> <li>12. Clause 10.4.1 the words of this clause to be included at the top pages D10-5 to D10-13. Clause 10.4.2 applicable clauses to extend to clause 10.2.4.15 not 10.2.4.14. The words of this clause to be included at the top pages D10-14 to D10-31.</li> <li>13. Amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles.</li> <li>14. Clause 10.4.2.1 A2 &amp; A3 agree needs a performance requirement to cover situations where there is a large lot suitable for unit development with multiple adjoining lots.</li> <li>15. Clause 10.4.4.1 Delete b and c in entirety.</li> <li>16. Clause 10.4.4.2 A1 no change</li> <li>17. Clause 10.4.4.2 A2 alter acceptable solution to be 3.6m instead of 4m. Reword P2 to state each lot must have an appropriate frontage.</li> <li>18. Clause 10.4.4.3 A2 no change</li> <li>19.. Clause 10.4.4.4 no change</li> <li>20. Clause 10.4.4.5 A2, P2 no change</li> <li>21. Clause 10.4.4.6 A1 no change</li> <li>22. Clause 10.4.4.7 P1b, c and d no change</li> <li>23. Clause 10.4.4.8 no change.</li> <li>24. Clause 10.4.4.9 Could be combined.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

79	<p>25. Clause 11.1.7 and 11.1.8 no change.</p> <p>26. Cause 11.4.4.1</p> <p>27. Clause 11.4.4.2 A1.1 is self explanatory no definition is required. A1.1 c) i) allows boundary wall to satisfy setback requirement, yet clause 11.4.2.7 does not. Inconsistency needs to be fixed. A1.2 - no PR. Perhaps these should be listed as alternative options to A1.1. A4 alter acceptable solution to be 3.6m instead of 4m. Reword P4 to state each lot must have an appropriate frontage.</p> <p>29. Clause 11.4.4.3, 11.4.4.4 could be very restrictive for in fill development. Some more variation should be permissible in the performance requirement.</p> <p>30. Clause 12.4.3.1 A1b no change</p> <p>31. Clause 12.4.3.1 P1d Correct appropriate to have a minimum. Alter A2 to be a minimum access width of 3.6m not 4m and reword P2 to include wording that each lot must have an appropriate frontage.</p> <p>32. Clause 14.4.3 A2 alter acceptable solution to be 3.6m instead of 4m.</p> <p>33. Clause 15.4.4 no change.</p> <p>34. Clause 16.4.2 A1 b Reword to state be able to contain a 15m diameter circle.</p> <p>35. Clause 24.4.5 P4, 25.4.5 P4 no change.</p> <p>36. Clause 26.4.2 A1b no change.</p> <p>37. E1.2 is a statewide code. PD5 therefore requires TPC to determine.</p> <p>38. E3 no change until new statewide code is released.</p> <p>39. E4.5.3 accept is onerous. Should be for state roads or at the planner's discretion. E4.7.1 P1 agree is an issue. Rewording is required. Need to include a provision for things we don't control.</p> <p>40. E7.3 should be E7.5.3, E7.6 A2b remove 'subdivision plan' need to have included under each area that there are currently no development criteria.</p> <p>41. E10.2 need to have exemption included under 10.4 that exemptions subdivisions that are for consolidation or boundary adjustment where there is not net increase in lots created. E10.6.1 A1 remove General Manager signature and allow for variation to amount of payment.</p> <p>42. E11 no change.</p> <p>43. E16 agree need to provide clearer precinct map. Larger, clearer map required.</p> <p>44. E18 no change.</p> <p>45. F6 no change.</p> <p>46. F7.3.1 delete old numbering system.</p> <p>47. F8 P1b no change</p> <p>48. Accept that appendices need to be publically available.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

80	<b>Representor</b>
	John Dent, PDA Surveyors
	<b>Issues</b>
	CT 113048/1 – zoned Rural Resource. Subdivision proposal would be good outcome yet current provisions don't allow it. Provisions need to be more flexible.
	<b>Representation Merit and Impact</b>
	Agree that subdivision criteria need to be more flexible to allow certain situations where boundary realignments are proposed that will result in a positive outcome.
<b>Modifications/Actions</b>	
26.4.2 P1 add g) to P1 to say: A boundary realignment between lots may occur where the productivity of the land will not be materially diminished and; i) there is no net increase in lots; and ii) the lot size increases towards the minimum lot size and the other lot is not reduced to below the minimum lot size; or iii) lots below the minimum lot size will not be less than 2.0ha and will have the ability to contain and treat waste water and stormwater onsite.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

81	<b>Representor</b>
	Adrian Fairfield, Cohen and Associates
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Right of ways need to be recognised as legitimate form of access.</li> <li>2. Needs to be recognition of existing titles that don't comply with minimum requirements.</li> <li>3. Clause 4.1 frontage needs to allow for right of way, primary frontage – definition incorrect, activity centre needs to be defined, natural ground level definition needs clarification.</li> <li>4. Clause 8.1.2 – onerous. Suggest changes to allow application to be deemed valid and go through s.54 route.</li> <li>5. Clause 8.2 – unclear how subdivision fits. Use often unknown or multiple uses exist, so difficult to assign.</li> <li>6. Clause 9.2.1 b- 'minor' needs clarification.</li> <li>7. Remainder of issues raised similar to representation 79.</li> </ol>
	<b>Representation Merit and Impact</b>
	<ol style="list-style-type: none"> <li>1. In urban areas it's acceptable. In rural areas it is proposed to provide 'limited' recognition for access purposes.</li> <li>2. Where appropriate circumstances don't comply with the AS, it can be judged against the PC.</li> <li>3. Clause 4.1 definitions are fundamentally a PD1 issue for TPC to decide.</li> <li>4. Clause 8.1.2 fundamentally agree and recommend change to the TPC since it is a PD1 template issue.</li> <li>5. Clause 8.2 agree that this is a clumsy system, however, it works on best fit use. Ultimately a PD1 issue.</li> <li>6. Clause 9.2.1 b agree that minor needs clarification.</li> <li>7. Refer to representation 79 comments</li> </ol>
	<b>Modifications/Actions</b>
	<ol style="list-style-type: none"> <li>1. Clause 8.1.2</li> <li>2. Clause 8.2 no change.</li> <li>3. Clause 9.2.1 b</li> <li>4. See modifications/actions for representation 79.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

82	<b>Representor</b>
	Lindsay Crossin
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Electronic scheme needs interactive pages.</li> <li>2. Clause 8.1 too onerous. Should be removed or simplified.</li> <li>3. Clause 9.3 there should be AS and PR for demolition.</li> <li>4. Clause 10.4.2.1 P1.2 Prescriptive therefore not a performance requirement. Needs rewording.A2 needs P with some discretion. A3 inappropriate should be deleted.</li> <li>5. Clause 10.4.4.5 A1 and whole clause contrary to objectives.</li> <li>6. 11.1.1.7 and 11.1.1.8 inclusion unnecessary.</li> <li>7. Clause 11.4.2.1 P1.2 in direct conflict with P1 of 11.4.4.2. Needs rewording. A2 no clearly written.</li> <li>8. Clause 11.4.2.6 A1.1 spelling error should be abut.</li> <li>9. E1.2 application too broad. Lack of qualified people makes it unworkable.</li> <li>10. E3.0 application too broad and could result in unnecessary requests for reports.</li> <li>11. Appendices – documents need to be made readily available.</li> </ol>
<b>Representation Merit and Impact</b>	
<ol style="list-style-type: none"> <li>1. Agree.</li> <li>2. Clause 8.1 agree that changes are needed.</li> <li>3. Clause 9.3 disagree, demolition should be discretionary to ensure that heritage issues, asbestos and similar issues are picked up and considered.</li> <li>4. This representation is partially supported. The Council proposes to amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles.</li> <li>5. Clause 10.4.4.5 A1 disagree. There are better alternatives to creating internal lots.</li> <li>6. Clause 11.1.7 and 11.1.8 are a PD1 requirement. Must keep.</li> <li>7. Clause 11.4.2.1 P1.2 No it's not. Different circumstances for units. A2 agree not clearly written, should say 'multiple dwellings'.</li> <li>8. Clause 11.4.2.6 A1.1 need to correct typo.</li> <li>9. E1.2 acknowledge this is an issue. It's a statewide code, PD5, that needs TPC to change. Issue will resolve over time.</li> <li>10 E3 effectively carrying out a status quo situation. Awaiting statewide code to replace it.</li> <li>11. Accept that appendices need to be publically available.</li> </ol>	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>82</b>	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Agree.</li> <li>2. Clause 8.1.</li> <li>3. Clause 9.3 no change.</li> <li>4. Amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles.</li> <li>5. Clause 10.4.4.5 A1 no change.</li> <li>6. Clause 11.1.7 and 11.1.8 no change.</li> <li>7. Clause 11.4.2.1 P1.2 no change. A2 replace dwellings with 'multiple dwellings'.</li> <li>8. Clause 11.4.2.6 A1.1 a) Replace about with abut.</li> <li>9. E1.2 acknowledge this is an issue. It's a statewide code, PD5, that needs TPC to change. Issue will resolve over time.</li> <li>10 E3 awaiting statewide code to replace it.</li> <li>11. Make appendices documents publically available where it does not infringe on copyright.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

83	<b>Representor</b>
	AJ Phillips Surveying
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Clause 4.1 primary frontage definition incorrect.</li> <li>2. Clause 8.1 unnecessarily onerous.</li> <li>3. Clause 9.4.1 lead to believe some subdivisions should be permitted. This clause denies that.</li> <li>4. Clause 10.1.6 – restrictions to multiple dwellings location inconsistent with objectives.</li> <li>5. Clause 10.4.2.1 P1.2 No need to specify minimum, other development criteria achieve desired outcome. A2 and A3 too restrictive, should be deleted.</li> <li>6. Clause 10.4.4.2 A1 too high – should be 400m<sup>2</sup>. P1 to indicate a house size at this subdivision stage seem to be overkill. A2 why change from 3.6m.</li> <li>7. Clause 10.4.4.5 A1, A2, and P2 – should be removed as restricts infill lots. P1 is all that's needed.</li> </ol>
<b>Representation Merit and Impact</b>	
<ol style="list-style-type: none"> <li>1. Clause 4.1 PD1 issue, need TPC direction. Primary frontage definition ok, works when read in conjunction with the standards.</li> <li>2. Clause 8.1 fundamentally agree needs changing.</li> <li>3. Clause 9.4.1 have followed TPC direction.</li> <li>4. Clause 10.1.6 delete clause.</li> <li>5. This representation is partially supported. The Council proposes to amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles. Clause 10.4.2.1 A2 &amp; A3 agree needs a performance requirement to cover situations where there is a large lot suitable for unit development with multiple adjoining lots.</li> <li>6. Clause 10.4.4.2 A1 disagree, it's consistent with pattern of development. A2 alter acceptable solution to be 3.6m instead of 4m. Reword Performance requirement to state each lot must have an appropriate frontage.P1 common practise. Just show the PD4 building envelope.</li> <li>7. Clause 10.4.4.5 Retain A2, P2 as is. Provides focus on units and strata division instead of Torrens subdivision.</li> </ol>	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>83</b>	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Clause 8.1</li> <li>2. Clause 10.1.6 delete clause</li> <li>3. Amend the Performance Criteria by setting a minimum site area per dwelling of 300m<sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles</li> </ol>
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<b>84</b>	<p><b>Representor</b></p> <p>Paul Donohue, Ben Lomond Water</p> <p><b>Issues</b></p> <ol style="list-style-type: none"> <li>1. Hoblers Bridge Sewerage treatment plant, Newnham Treatment Plant – Request Utilities zone for entirety of site.</li> <li>2. Buffer zones best to align with BLW declared buffer zones.</li> <li>3. Recommends interim scheme incorporate a clause which encourages the applicant to seek pre-lodgement discussions with BLW prior to initiating a site specific environmental study.</li> <li>4. E9.6.6 A1 BLW satisfied. E9.6.6 P2 – standard does not detail how the requirement would be assessed. BLW suggest site specific study from E11.4 be carried over for E9.3.Inner and Outer buffers are provided in document.</li> </ol> <p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Agree, rezone entirety of Hoblers Bridge Sewerage Treatment plant lot to Utilities zone.</li> <li>2. Agree, align buffer zones for sewerage treatment plants to be the same as the attenuation distance.</li> <li>3. Disagree as there is no mechanism to require this.</li> <li>4. Don't believe necessary to have a formal requirement. If disturbance is significant, then report will be necessary.</li> </ol> <p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Rezone entirety of Hoblers Bridge Sewerage Treatment plant lot to Utilities zone.</li> <li>2. Align buffer zones for sewerage treatment plants to be the same as the attenuation distance.</li> <li>3. No change.</li> <li>4. No change.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

85	<b>Representor</b>
	Alex Brownlie, GHD
	<b>Issues</b>
	Urban Mixed Zone – request General Retail and Hire be a discretionary use without limitations on floor area. Report supporting request included.
	<b>Representation Merit and Impact</b>
	Provide definition and associated qualification for supermarket in the Urban Mixed Use zone.
<b>Modifications/Actions</b>	
Insert definition and associated qualification for supermarket in the Urban Mixed Use zone use table.	

86	<b>Representor</b>
	Zone of 80 Southgate Drive, Kings Meadows – boundary of Low Density Residential zone should be repositioned to be 80-85m from Southern Outlet.
	<b>Issues</b>
	Zone boundary clarified with applicants.
	<b>Representation Merit and Impact</b>
	Modifications not necessary.
<b>Modifications/Actions</b>	
No changes proposed.	

87	<b>Representor</b>
	John Ayers, GHD
	<b>Issues</b>
	Zone of 240 Vermont Road, Mowbray (CT 114543.1) – request General Residential zone. Same as representation number 11.
	<b>Representation Merit and Impact</b>
	See comments under representation 11.
<b>Modifications/Actions</b>	
See comments under representation 11.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

88	<b>Representor</b>
	Alex Brownlie, GHD
	<b>Issues</b>
	<p>1. E6 – requires disabled car space for every 20 or part thereof. If one can't be provided, development is prohibited. Should be when it exceeds 20 spaces, a space should be provided. Same issue with motorbike, and taxi spaces. Requirements for TIA too onerous when justifying variation to car parking only. E6.3.2 already gives Council ability to require TIA depending on circumstances.</p> <p>2. E7 Scenic Management – need exemption for sick, diseased or dead trees. Application of areas far too generous. Need more specific application for code.</p> <p>3. Clause 10 – subdivision clauses prevents infill lots. Needs revision. 4m wide frontage at odds with act.</p> <p>4. Zone boundary issue – Scotch Oakburn rowing sheds – zone needs to follow cadastral boundary.</p> <p>5. Clause 26 – Need consideration for lots that are not 35ha. Footer incorrectly identifies zone. Requires correction.</p> <p>6. Absence of local and desired future character statements.</p> <p>7. Clause 8 – current interpretation too onerous. Clause requires revision.</p> <p>8. E4.1 Too lower threshold for TIA requirement, unnecessarily onerous. Need road hierarchy shown on overlay maps.</p> <p>9. E5.2.2 incorrect reference to E17 instead of E16.</p> <p>10. E8 – concerns about accuracy and significance of areas mapped. Until more detailed mapping is done, areas should not be shown.</p> <p>11. E10 – application too general. Should be linked to Council's Open space strategy.</p> <p>12. E11 – needs development standards.</p> <p>13. E16.6 A1 prohibition of Education and occasional care unacceptable for Particular Purpose zone 4 – Inveresk Site. Needs use to be discretionary use.</p> <p>14. Clause 12.4.3.2 A1a) The PC at odds with the objective. Redrafting of PC required.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>88</b>	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. E6 agree, reword.</li> <li>2. E7 agree need to include more exemptions.</li> <li>3. Clause 10 it does but intended to prefer unit development and strata. Minimum frontage to be revised to 3.6m and reword associated PC.</li> <li>4. Agree, investigate and correct where required to ensure that zone does follow cadastral boundary.</li> <li>5. Clause 26 retain minimum lot size. Correct footer.</li> <li>6. PD1 planning scheme template requirement.</li> <li>7. Clause 8 agree needs revision.</li> <li>8. E4.1 agree needs revision.</li> <li>9. E5.2.2 correct map reference.</li> <li>10. E8 acknowledge code has issue. Project planned to revise code subject to funding.</li> <li>11. E10 agree modification required. Need to have exemption included under 10.4 that exemptions subdivisions that are for consolidation or boundary adjustment where there is not net increase in lots created. E10.6.1 A1 remove General Manager signature and allow for variation to amount of payment.</li> <li>12. E11 – add development standards.</li> <li>13. E16.6 A1 requirement of the deed for levee bank funding. Deed needs to change before clause can change.</li> <li>14. Clause 12.4.3.2 A1a) not supported. Retain as is.</li> </ol> <p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Reword the clause</li> <li>2. Include more exemptions for sick, diseased or dead trees.</li> <li>3. Minimum frontage to be revised to 3.6m and reword associated PC.</li> <li>4. Investigate and correct where required to ensure that zone follows cadastral boundary.</li> <li>5. No change. Correct footer.</li> <li>6. No change.</li> <li>7. Review clause (refer representation 100).</li> <li>8. Revise clause.</li> <li>9. Correct map reference.</li> <li>10. Revise code subject to funding.</li> <li>11. Include exemption included under 10.4</li> <li>12. Add development standards.</li> <li>13. No change.</li> <li>14. No change.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<b>Representor</b>
	John Dent, PDS Surveyors
	<b>Issues</b>
	<p>1. Objectives 3.3 not furthered by development controls in General residential, inner residential, and low density residential zones.</p> <p>2. clause 4.1 -need definition for hospital, activity centre, ancillary use, neighbourhood character, suburban densities, recognised character, road, neighbourhood, designated growth area, café, preferred neighbourhood character,</p> <p>3. Page B-12 clause 5.5.1 numbered incorrectly there after. Clause 7.5.4 should be deleted, clauses 8.1.2 and 8.1.3 too onerous.</p> <p>4. Clause 9.4.1 should allow permitted pathway.</p> <p>5. Clause 10.1.5 and 10.1.6 ambiguous, restrictive, distance threshold contradict clause 10.1.1 and so should be removed.</p> <p>7. clause 10.3.2 , 11.3.2 ,11.4.2.1 P2 needs PC, clause 10.4.2.1 and 11.4.2.1 remove objective b), Modify clause 10.4.2.1 and 11.4.2.1 P1.2 to be flexible, remove clause 10.4.2.1 A2 and A3, Clause 11.4.2.1 A2 dwelling should be multiple dwelling.</p> <p>8. Clause 10.4.2.3 P1c) visual bulk mixed up with site coverage.</p> <p>9. Clause 10.4.2.4, 10.4.2.6 - need some consistency between requirements for houses and units</p> <p>10. Clause 10.4.2.5 A1.1 - min setback should be 4.5m. Should allow infill development to respect existing character of setbacks.</p> <p>11. Clause 10.4.2.9A1e should let people choose whether appropriate measures have been put in place.</p> <p>12. Clause 10.4.2.14 P1 - PC should be flexible not prescriptive.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>13. Clause 10.4.3.1 - text missing.</p> <p>14. Clause 10.4.4.1 - designated growth area not identified.</p> <p>15. Clause 10.4.4.2 A2, 11.4.4.2, 12.4.3.1, 13.4.3.1,14.4.3, 15.4.4, 16.4.2, 20.5, 22.4.4 - should be 3.6m. Need flexible PC.</p> <p>16. Clause 10.4.4.5 - contrary to intent and objective as prohibits internal lots. Should be removed.</p> <p>17. Clause 10.4.6 P1b) how can it be accessible if roads don't exist. Needs rewording.</p> <p>18. Clause 10.4.4.7 P1 d) not applicable for subdivision only. Should be removed.</p> <p>19. Clause 10.4.4.8 - should be removed, beyond control of Local Government.</p> <p>20. Clause 10.4.4.9 remove, it is the concern of engineering.</p> <p>21. Clause 11.2 business and professional services discretionary is a medical centre. Qualification should be removed. Multiple dwellings should be permitted since main intent is to increase residential densities.</p> <p>22. Clause 11.4.2.4 - heights need reconsidering. Many inner residential blocks are steep.</p> <p>23. Clause 12.2 multiple dwellings should be allowed at appropriate densities.</p> <p>24. Clause 12.4.1 - should read clauses 12.4.1.1 - 12.4.1.6 only apply to development within the residential use class.</p> <p>25. Clause 13.4.3 review lot size</p> <p>26. Clause 15 - why can't Invermay be Urban Mixed Use. Clause 15.2 custodial facility prohibited yet Launceston Police Station has remand centre, Resource processing prohibited - what about Flour Mill?</p> <p>27. Clause 15.4.4 - A4 unnecessarily restrictive. Most of zone abuts inner residential zone.</p> <p>28 Clause 16.4.2 A1 incompatible with A2.</p> <p>29. Clause 17.3.2 A1 should exempt nursing home as these operate 24/7</p> <p>30. Clause 18 - makes Albert Hall and Design Centre discretionary, and offices prohibited. Need reconsideration of use classes and classifications. North Bank should be recreation zone not Open Space.</p> <p>31. Clause 18.2 - wrong text colour - Food Services</p> <p>32. Clause 20 - Bulky Goods should be discretionary with qualification.</p> <p>33. Clause 20.4.3.1, 21.4.3.1, 22.4.3.1 - should not have too restrictive PC or delete clause.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>34. Clause 21.4.1 A3.1 and A3.2 conflict</p> <p>35. Clause 22.2 - residential should not be discretionary when stated in zone purpose.</p> <p>36. Clause 23.4.5 A1.1c) typo, remove a</p> <p>37. Clause 24.4.4.1 A2 why 5.5m and not 4.5m. And conflicts with 24.4.1 A4. Waste of space.</p> <p>38. Clause 24.3.1 typo A1 refers to E12 instead of E11.</p> <p>39. Clause 24.4.5 100m2 min lot size too small should be reviewed.</p> <p>40. Clause 25.4.1 height needs to be taller for industrial. Front setback should be consistent with residential zones.</p> <p>41. Clause 26.4.2 - subdivision needs more flexibility to achieve best outcome for agriculture.</p> <p>42. Clause 38 - needs to extend to other Boags Brewery titles.</p> <p>43. E4.5.3 - TIA should be for roads not rail.</p> <p>44. E6 - requires too many spaces for residential, aged care facility and retirement village fall into residential resulting in onerous parking requirement, business premises now requires more parking, E6.7.2 waste of space not to be able to use front of building for practical purpose, Taxi, bike and motorbike provisions need rewording, disability car parking contrary more onerous than AS, is parking based on full time equivalent, should be clarified, tourist accommodation should be 1 per bedroom, not bed.</p> <p>45. E7 - tourist corridor needs definition. Suggest map or remove. There's not table 7.1. E7.5.2 2 Tamar Estuary Precinct unclear and lumps areas of quite different characters together.</p> <p>46. E8 - Has the mapping been ground truthed?</p> <p>47. E9.6.5 PC should be the AS with no PC.</p> <p>48. E10 - even if POS is provided, it's still discretionary, does not specify amount of Public Open Space required, mandates cash in lieu for every type of subdivision (boundary adjustments, consolidations etc included).</p> <p>49. E13.5.1 confusing needs rewording, E13.5.4 typo</p> <p>50. E14.2.2 need coastal inundation reference map. Applicability potentially extensive, if consider state coastal policy interpretation, it would be 1km from coast so would apply to most of Launceston.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>51. E17.3 typo</p> <p>52. Inconsistencies with Regional Template AUG 17 Text colour errors - clauses 10.2,10.4.2.3, 10.4.2.4, 10.4.2.7, 10.4.2.14, 10.4.2.14 A2, 10.4.4.2 A1 and P2, 12.2, 12.4, 12.4.1.1, 12.4.1.3b), 12.4.1.6 P1.2, 12.4.2, 12.4.3.1 A1, 12.4.3.1, 13.2, 13.4.3 A1.1, 13.4.3 P1, 13.4.3, 14.2, 14.4.3, 15.2, 15.4.4, 16.2, 16.3.1, 16.4.2, 16.4, 17.2, 17.4.1, 21.4.1, 21.4.4, 21.1.1, 23.1.1,24.4.1, 24.4.5, 25.2, 26.2, 26.3.1, 28.2, 29.4.3, 30.2, 30.3.1, 30.4.1, E6.6.1, E6.7.4, E6.6.1 to E6.6.3.1, E8.6.1, E9.6.1, E9.6.6, Figures E9.6.2, E10.2.1, E10.6.1, E11.6.1, E13.4.</p> <p>53. Inconsistencies with Regional Template AUG 17 Typos and wording issues - 10.4.2.3,10.4.2.4, 10.4.2.6, 10.4.2.7,12.4.2.1,12.4.3.1,13.2,13.3.2,13.4.3,14.2,14.3.2,14.4.3, 15.4.4,16.2,16.3.2,16.4.2,17.2, 17.4.1,18.2,18.3.2,19.3.2,20.2,20.3, 20.4.1,20.5, 21.2,21.4.4, 24.2, 24.4.1, 24.4.5, 25.2, 25.4.1, 25.4.5, 26.2, 26.3.1, 26.4.1, 26.2, 29.4.1, 30.2, E1.1, E1.2, E2.5.1, E3 landslip definition, E3.4.1, E4.2.1, E4.5.3, E7.3-E7.5, E8.1.1-E8.3, E9.1.1-E9.3, E10.6.1, E11.1.1-E11.1.5, E12.1.1, E12.2.1, E13.3.1E13.6.1.1, E14.1.1., E14.2.1, E14.2.2.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<b>89</b>	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Disagree.</li> <li>2. Clause 4.1 -ultimately PD1 issue for TPC to resolve. Many of the definitions are defined in the dictionary or can use their ordinary meaning.</li> <li>3. Page B-12 clause 5.5.1 - PD1 issue for TPC to resolve. Clause 7.5.4 disagree. Clauses 8.1.2 and 8.1.3 too onerous - Fundamentally agree but is a PD1 issue for TPC to resolve.</li> <li>4. Clause 9.4.1 followed TPC determination.</li> <li>5. Clause 10.1.5 Replace 'in' with 'along' before 'a road' and insert 'in a' between or and neighbourhood. Clause 10.1.6 delete clause</li> <li>7. Clause 10.3.2 , 11.3.2 ,11.4.2.1 P2 Disagree. Disagree with comments to Clause 10.4.2.1b) and 11.4.2.1 b), 10.4.2.1 and 11.4.2.1 P1.2, 10.4.2.1 A2 and A3. Clause 11.4.2.1 A2 replace dwelling with multiple dwelling.</li> <li>8. Clause 10.4.2.3 P1c) disagree, one is a direct function of the other.</li> <li>9. Clause 10.4.2.4, 10.4.2.6 disagree, PC available, is for different form of development.</li> <li>10. Clause 10.4.2.5 A1.1 - disagree</li> <li>11. Clause 10.4.2.9 A1e should be 'and' between (d) and (e).</li> <li>12. Clause 10.4.2.14 P1 - disagree, it's a character provision.</li> <li>13. Clause 10.4.3.1 - not specific enough.</li> <li>14. Clause 10.4.4.1 Delete b and c in entirety.</li> <li>15. Clause 10.4.4.2 A2, 11.4.4.2, 12.4.3.1, 13.4.3.1, 14.4.3, 16.4.2 agree should be 3.6m min frontage. Disagree for clauses 15.4.4, 20.5, 22.4.4. There is a PC available to vary it.</li> <li>16. Clause 10.4.4.5 disagree.</li> <li>17. Clause 10.4.6 P1b) promotes potential for surveillance. Agree needs rewording.</li> <li>18. Clause 10.4.4.7 P1 d) not applicable for subdivision only. Should be removed.</li> <li>19. Clause 10.4.4.8 disagree.</li> <li>20. Clause 10.4.4.9 planning sets the roads. Engineering sets the standards and supervises the works. Disagree.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>21. Clause 11.2 disagree in the public interest.</p> <p>22. Clause 11.4.2.4 disagree, there is a PC available.</p> <p>23. Clause 12.2 disagree.</p> <p>24. Clause 12.4.1 agree should read clauses 12.4.1.1 - 12.4.1.6 only apply to development within the residential use class.</p> <p>25. Clause 13.4.3 disagree.</p> <p>26. Invermay - zones applied to protect existing uses and not promote significant intensification which would be possible under the Urban Mixed Use zone. Clause 15.2 remand facility Launceston Police Station is an ancillary use, no change required. Resource processing prohibited has non conforming existing use rights.</p> <p>27. Clause 15.4.4 manages interface, PC available.</p> <p>28 Clause 16.4.2 A1 disagree.</p> <p>29. Clause 17.3.2 A1 alter table to make non noisy uses P and noisy uses D then change the standard to only apply to D uses. Then reword A1 to say for permitted or no permit required uses only.</p> <p>30. Clause 18 - Noted. For North Bank doing study to determine most appropriate zone.</p> <p>31. Clause 18.2 - make all text black.</p> <p>32. Clause 20 disagree.</p> <p>33. Clause 20.4.3.1, 21.4.3.1, 22.4.3.1 disagree, no change.</p> <p>34. Clause 21.4.1 A3.1 and A3.2 disagree.</p> <p>35. Clause 22.2 whilst residential allowable, it is not the primary purpose of the zone. No change.</p> <p>36. Clause 23.4.5 A1.1 c) remove typo 'a' before 'an agency, or a corporation.....</p> <p>37. Clause 24.4.1 A2 conflicts with 24.4.1 A4. Disagree. A2 is about frontage, A4 is about separation from residential properties to minimise land use conflict. Both have PC available.</p> <p>38. Clause 24.3.1 A1 Correct clause references to be Table E11.1 and Table E11.2.</p> <p>39. Clause 24.4.5 correct minimum lot area to be 1000m2.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>40. Clause 25.4.1 A1 disagree, PC available. A2</p> <p>41. Clause 26.4.2 P1 - agreed, add g) to P1 to say: A boundary realignment between lots may occur where the productivity of the land will not be materially diminished and; i) there is no net increase in lots; and ii) the lot size increases towards the minimum lot size and the other lot is not reduced to below the minimum lot size; or iii) lots below the minimum lot size will not be less than 2.0ha and will have the ability to contain and treat waste water and stormwater onsite.</p> <p>42. Clause 38 - agree, include all titles owned by Boags to be within particular purpose zone.</p> <p>43. E4.5.3 - acknowledge there are issues with the code.</p> <p>44. E6 - requires too many spaces for residential, aged care facility and retirement village fall into residential resulting in onerous parking requirement, business premises now requires more parking, E6.7.2 waste of space not to be able to use front of building for practical purpose, Taxi, bike and motorbike provisions need rewording, disability car parking contrary more onerous than AS, is parking based on full time equivalent, should be clarified, tourist accommodation should be 1 per bedroom, not bed.</p> <p>45. E7 – tourist corridor is defined. The areas are a direct translation from the previous scheme. Areas with similar attributes have been put into precincts to aid clarity. Agree that review is required. Project planned subject to resourcing.</p> <p>46. E8 agree there are issues with the code. Project to review code planned subject to funding.</p> <p>47. E9.6.5 disagree. Retain as is.</p> <p>48. E10 – agree requires revision. Recommend that it applies to newly created lots only, that a cash contribution of an amount determined by the General manager can be taken in leui of land for residential lots and land can be taken where there is a strategic need for other zones.</p> <p>49. E13.5.1 confusing needs rewording, agree that rewording is required. E13.5.4 typo. Agreed fix typo.</p> <p>50. E14.2.2 agree needs revision.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<p>89</p>	<p>51. E17.3 agree will correct.                      52. Text colour errors - make all text black.                      53. Inconsistencies with Regional Template AUG 17                      Typos and wording issues -                      54. 10.4.2.3 in LIPS it's A1.1 and A1.2. In RMPS it's A1.1 or A1.2. Fix inconsistency.                      55. 10.4.2.4 A2/P2 local provisions. Yes included to further strategic objectives.                      56. 10.4.2.6 A1b need superscript.A2.1/A2.2 need line between intro and subclause a. A2.1 fix text size. Agreed, will correct mistakes.                      57. 10.4.2.7 A2/P2 local provisions. Yes included to further strategic objectives.                      58. 12.4.2.1 P1 b) restricts the height to 8m. It does not in the RMPS. Remove height restriction to be consistent with RMPS. c) 'degree of overshadowing and overlooking of adjoining properties' section needs to be renumbered as iv) and the remainder as c). Correct numbering issue.                      59. 12.4.3.1 objective c formatting issue. A1 d-g in RMPS (green) not included in LIPS. Correct formatting issue.                      60. 13.2 - In LIPS Business and professional services is only for veterinary centre under permitted (permit required) and if not for a veterinary centre under discretionary. Business and Professional services (blue). Qualification is reflective of rural character (clause 13.3.2), and deliberately included to further strategic objectives. No change.                      61. 13.3.2 The alternative PC for P3 and P4 which provides the opportunity for an alternative have not been used in the LIPS. No typos have been found.                      62. 13.4.3 A1.1 a) in LIPS has 'or' at the end of the subclause. In RMPS it's 'and' (blue). A1.1 b,c,d,e in LIPS have 'be' included at the beginning of each subclause (b,c blue, d,e green). e is written in the LIPS as be created to align existing titles with zone boundaries and not additional lots are created instead of 'to align existing titles with zone boundaries and no additional lots are created.' P1 d in LIPS says 'not be less than 1.0ha.' in the RMPS it says ' not create lots less than 1.0ha.' (red). P2 LIPS has chosen no PC option (blue). A4/P4 local provision. Correct formatting issues. Retain local provisions to further strategic objectives.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>63. 14.2 LIPS have chosen residential to be P1 if for a single dwelling or home-based business (blue). RMPS provides option to be either P1 or P. Deliberate alteration to provide opportunity for public comment for units, retain unchanged.</p> <p>64. 14.3.2 A4 needs spaces between 'discretionary, uses and must.' Correct typos.</p> <p>65. 14.4.3 A1 has 'be' included at the beginning of each subclause. The RMPS does not. Correct to be consistent with the RMPS.</p> <p>66. 15.4.4 P2 and P3 no PC option has been chosen (blue)</p> <p>67. 16.2 LIPS has not included crematoria and cemetery if for existing cemetery under Permitted (permit required status) (blue), under discretionary Crematoria and Cemeteries has an 'an' included in the qualification. Utilities has a qualification included where the RMPS has no qualification (blue).</p> <p>68. 16.3.2 no PC option chosen for P2 and P3 (blue).</p> <p>69. 16.4.2 no PC option chosen for P3 (blue).</p> <p>70. 17.2 Under permitted (permit required) LIPS excludes recycling and waste disposal if for municipal transfer station or refuse disposal site (blue) and includes residential if for retirement aged care or retirement village under discretionary (red).</p> <p>71. 17.4.1 can't find any mistakes other than colour discrepancies.</p> <p>72. 18.2 excluded crematoria and cemeteries if for existing crematoria or cemeteries (blue) from permitted (permit required category and included food services under discretionary category.</p> <p>73. 18.3.2 No PC option has been selected for P2 (blue).</p> <p>74. 19.3.2 No PC option has been selected for P3 (blue).</p> <p>75. 20.2 Business and Professional Services, Food Services, General Retail and Hire (blue) excluded from P1, Bulky Goods (red), General Retail and Hire, Residential, and Visitor Accommodation (all blue) all included with local qualification under permitted and Bulky Goods (blue) excluded, General Retail and Hire, Residential and Visitor Accommodation (blue) all included with local qualifications. Deliberate change to enable enactment of retail hierarchy. No change.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<p>89</p>	<p>76. 20.3 20.3.1 A1 in the RMPS says Commercial vehicles (except visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday (green). In LIPS, provisions more comprehensive.</p> <p>20.4.1 A1 added c) in LIPS (green). A4/P4 are local added provisions.</p> <p>77. 20.5 A1 c remove typo 'a' from in front of 'an agency.' Correct typo.</p> <p>78. 21.2 under P1 included business and professional services with local qualification, under P bulky goods, business and professional services, general retail and hire, research and development, residential and visitor accommodation all with local qualifications, under D included bulky goods with local qualification, excluded business and professional services, included general retail and hire and visitor accommodation both with local qualification and visitor accommodation with local qualification. Deliberate change to enable enactment of retail hierarchy. No change.</p> <p>79. 21.4.4 A1 c) remove 'a' from in front of 'an agency.' Agree, correct mistakes.</p> <p>80. 24.2 under P excluded vehicle fuel sales and service and under D excluded transport depot and distribution, service industry, and storage and included sport and recreation.</p> <p>81. 24.4.1 A3/P3 and A4/P4 locally included provisions. P4 needs to list whether each subclause is 'and' or 'or.'</p> <p>82. 24.4.5 no PC option for P1 selected.</p> <p>83. 25.2 Under permitted bulky goods has local qualification and under discretionary Ports and Shipping have been included.</p> <p>84. 25.4.1 P3 no PC option chosen. A4/P4 local provisions.</p> <p>85. 25.4.5 A1.1 c remove 'a' from in front of 'an agency', no PC option chosen for P4.</p> <p>86. 26.2 Under P1 Resource Development 'e' qualification is contradictory – Agree. Remove e..</p> <p>87. 26.3.1 P1.1 need space between it and must.A2 local provision. P2.1 need space between land and must.P2.2 need space between uses and other. P4 add 'be' before demonstrated. Agree, correct mistakes.</p> <p>26.4.1 Objectives need a 'b)' for the second subclause. Agree, correct mistake.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>88. 29.2 pleasure boat facility chosen to be listed as D.</p> <p>89. 29.4.1 A1. A2 and A3 combine b and c. Remove second full stop from A2 and A3.A4 insert space between of and 200m. Agree, correct mistakes.</p> <p>90. 30.2 Tourist operation, sport and recreation, visitor accommodation are removed from P1. Tourist operation listed without qualification in both P and D. General Hire and Retail has local qualification. Deliberate change to enact I retail hierarchy strategy. No change.</p> <p>91. E1.1 consistent with PD5. No mistakes found.</p> <p>92. E1.2 needs inclusion of a), b) sub clauses. Agree, correct mistake.</p> <p>93. E2.5.1 P1 c) and d) relabelled i) and ii). The lettering e) removed only from that point and f) relabelled c). Agree correct mistakes.</p> <p>94. E3 landslip definition,</p> <p>95. E3.4.1 need b) subclause for 'development for forestry..... Agree, correct mistake.</p> <p>96. E4.2.1 d) and e) to be relabelled i) and ii). Agree, correct mistake.</p> <p>97. E4.5.3 b) to be included in front of 'rail authority..... Agree, correct mistake.</p> <p>98. E7.3-E7.5, local scenic management area is to refer to areas listed in schedule E7.5.3 not table 7.1. Agree, correct mistake.</p> <p>99.E8.1.1- i) needs to be renumbered b) then following points numbered i), ii) etc. Agree, correct mistake.</p> <p>100. E8.2.1 i) needs to be renumbered b). Agree, correct mistake.</p> <p>101. E8.3 i) and ii) to be renumbered b) and c) Agree, correct mistake.</p> <p>102. E9.1.1 b,c,d,e needs to be renumbered i,ii,iii etc. and f renumbered to b. Agree, correct mistake.</p> <p>103. E9.2 no mistake found</p> <p>104. E9.3 no mistake found</p> <p>105. E10.6.1 A1 needs rewriting to state .....</p> <p>106. E11.1.1 i) to be renumbered b). Agree, correct mistake.</p> <p>107. E11.1.2 i) to be renumbered b). Agree. Correct mistake. In LIPS the words 'with the potential to create environmental harm or environmental nuisance' has been included in the clause too.</p> <p>108. E11.3 In RMPS it's worded, the following use or development is exempt from this code however the LIPS says Use or development exempt from this code. Make consistent with the RMPS.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>109.E11.4 can't find an issue</p> <p>110. E11.5 locality plan needs points i)-iii) relabelled b)-d), site plan points i) to iii) to be relabelled b) to d), description of development points i) to viii) to be relabelled b) to i).Agree. Correct mistakes.</p> <p>111. E12.1.1 i) to be relabelled b) Agree. Correct mistakes.</p> <p>112. E12.2.1 i) to be relabelled b) Agree. Correct mistakes.</p> <p>113. E13.3.1 c) and e) are additional local provisions. No mistakes are found.</p> <p>114. E13.6.1 P1 d) and e) need space between Table and E13.1. Agree. Correct mistakes.</p> <p>115. E13.6.2 P1 e) need space between Table and E13.1 Agree. Correct mistakes.</p> <p>116. E13.6.3 P1 b) need space between Table and E13.1. Agree. Correct mistakes.</p> <p>117. E14.1.1 numbering different in RMPS Make numbering consistent.</p> <p>118. E14.2.1 i) to iii) renumber to be b) to d). Agree. Correct mistakes.</p> <p>119. E14.2.2 Need space between clause number and This. Agree. Correct mistakes.</p>
	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. No change.</li> <li>2. Raise at hearings for TPC to resolve.</li> <li>3. Raise at hearings for TPC to resolve</li> <li>4. No change.</li> <li>5. Clause 10.1.5 Replace 'in' with 'along' before 'a road' and insert 'in a' between or and neighbourhood. Clause 10.1.6 delete clause</li> <li>7. Clause 11.4.2.1 A2 replace dwelling with multiple dwelling.</li> <li>8. No change.</li> <li>9. No change.</li> <li>10. No change</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<ul style="list-style-type: none"> <li>11. Alter clause.</li> <li>12. No change.</li> <li>13. Alter clause.</li> <li>14. Delete b and c in entirety.</li> <li>15. Adopt 3.6m min frontage. No change for clauses 15.4.4, 20.5, 22.4.4.</li> <li>16. No change,</li> <li>17. Reword clause.</li> <li>18. Remove clause.</li> <li>19. No change</li> <li>20. No change</li> <li>21. No change.</li> <li>22. No change.</li> <li>23. No change.</li> <li>24. Reword - clauses 12.4.1.1 - 12.4.1.6 should read only apply to development within the residential use class.</li> <li>25. No change.</li> <li>26. No change required</li> <li>27. No change</li> <li>28 No change.</li> <li>29. Alter table to make non noisy uses P and noisy uses D then change the standard to only apply to D uses. Then reword A1 to say for permitted or no permit required uses only.</li> <li>30. No change at this stage. North Bank Master Plan to determine most appropriate zone.</li> <li>31. Make all text black.</li> <li>32. No change.</li> <li>33. No change.</li> <li>34. No change.</li> <li>35. No change.</li> <li>36. Rectify typo</li> <li>37. No change.</li> <li>38. Correct clause references.</li> <li>39. Correct clause. Correct minimum lot area to be 1000m2.</li> <li>40. No change.</li> </ul>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<ul style="list-style-type: none"> <li>41. Alter clause.</li> <li>42. Include all titles owned by Boags to be within particular purpose zone.</li> <li>43. Review Code.</li> <li>44. Revise provisions.</li> <li>45. Review Code.</li> <li>46. Review Code.</li> <li>47. No change.</li> <li>48. Review Code.</li> <li>49. Reword clause and correct typo.</li> <li>50. Revise clause.</li> <li>51. Correct error.</li> <li>52. Make all text black.</li> <li>53. Inconsistencies with Regional Template AUG 17</li> <li>54. Rectify inconsistency.</li> <li>55. No change.</li> <li>56. Correct errors.</li> <li>57. No change.</li> <li>58. Remove height restriction to be consistent with RMPS and re-number</li> <li>59. Correct formatting issue.</li> <li>60. No change.</li> <li>61. No typos have been found.</li> <li>62. No change.</li> <li>63. No change.</li> <li>64. Correct typos.</li> <li>65. Correct to be consistent with the RMPS.</li> <li>66. No change.</li> <li>67. No change.</li> <li>68. No change.</li> <li>69. No change.</li> <li>70. No change</li> <li>71. Can't find any mistakes other than colour discrepancies. Text to be made black.</li> <li>72. No change.</li> <li>73. No change.</li> <li>74. No change.</li> <li>75. No change.</li> </ul>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>76. No change..</p> <p>20.No change</p> <p>77. Correct typo.</p> <p>78. No change.</p> <p>79. Correct errors.</p> <p>80. No change.</p> <p>81. Alter P4.</p> <p>82. No change.</p> <p>83. No change</p> <p>84. No change</p> <p>85. Remove 'a' from in front of 'an agency'.</p> <p>86. Remove e.</p> <p>87. Correct errors.</p> <p>26.4.1 Correct error.</p> <p>88. No change.</p> <p>89. Correct errors.</p> <p>90. No change.</p> <p>91. No mistakes found.</p> <p>92. Correct error.</p> <p>93. Correct errors.</p> <p>94. No change</p> <p>95. Correct error.</p> <p>96. Correct error.</p> <p>97. Correct error.</p> <p>98. Correct error.</p> <p>99. Correct error.</p> <p>100. Correct error.</p> <p>101. Correct error.</p> <p>102. Correct error.</p> <p>103. No mistake found</p> <p>104. No mistake found</p> <p>105. Revise clause</p> <p>106. Correct error.</p> <p>107. Correct error. In LIPS the words 'with the potential to create environmental harm or environmental nuisance' has been included in the clause too.</p> <p>108. Make consistent with the RMPS.</p> <p>109.No issue found.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

89	<p>110. Correct error.                  111. Correct error.                  112. Correct error.                  113. No error are found.                  114. Correct error.                  115. Correct error.                  116. Correct error.                  117. Renumber clause.                  118. Renumber clause. Correct errors.                  119. Correct error.</p>
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90	<p><b>Representor</b>                  Janelle Allison</p> <p><b>Issues</b>                  1. UTAS Inveresk Site - Education and Occasional care prohibited. Needs amending to allow use to occur. Also to consider some residential use and consideration of the use of the mixed use zone.                  2. Newnham Campus UTAS – consider importance of connecting two sites via bike and walking paths and provide opportunities for local innovative industries and businesses to co-located on the campus.</p> <p><b>Representation Merit and Impact</b>                  1. The Council is prepared to consider this matter further. This use is covered by the funding deed for the flood levees, however; subsequent negotiations with the State Government have redefined the development which is allowable within this area and the Interim Scheme will need to reflect this.                   2. Noted. Scheme seeks to improve networks.</p> <p><b>Modifications/Actions</b>                  Matters to be considered during the hearings.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

91	<b>Representor</b>
	Lionel Morrell, Tasmanian Ratepayers' Association of Tasmania
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Issue with length of time to submit representation.</li> <li>2. PD4 provisions are not commensurate with existing development pattern of inner urban areas and should be excluded.</li> <li>3. Scenic Management Code – areas need reassessment.</li> <li>4. Need better regulation of taller builders in central area</li> <li>5. Too generous towards signage, solar panels and air conditioning plants.</li> <li>6. Need strengthening of Kings Meadows and Mowbray business precincts.</li> <li>7. Absence of future road reserves and setback restrictions along road corridors unacceptable for growth planning.</li> </ol>
	<b>Representation Merit and Impact</b>
	<ol style="list-style-type: none"> <li>1. Act requirement. Although will accept additional information on issues to help improve scheme.</li> <li>2. Agree that maybe this has been the case for some areas. Further analysis required to determine best approach. Much of inner residential area located within Urban Mixed Use zone, which is not subject to PD4 requirement.</li> <li>3. Scenic Management area acknowledge that needs further work. Project is needed and subject to funding.</li> <li>4. Current provisions effectively a translation from the old planning scheme. This is being reviewed by the Greater Launceston Plan. Modification will be done if required.</li> <li>5. Signage provisions are more strict in the Interim scheme. Remaining points are PD1 issues.</li> <li>6. Disagree. This has been considered in the Retail Hierarchy which has been incorporated into the scheme.</li> <li>7. Oversight. Eastern bypass route should be reinstated. These future road reserves are being reviewed and at the conclusion of the review, any amendments required will be incorporated into the scheme.</li> </ol>
	<b>Modifications/Actions</b>
No change at this time.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

92	<b>Representor</b>
	Mick Rose Surveyor
	<b>Issues</b>
	Clause 8 – Too onerous. Significantly added to costs to applicant. Costing example provided.
	<b>Representation Merit and Impact</b>
	Agree needs revision.
	<b>Modifications/Actions</b>
Refer to Representation 100.	

93	<b>Representor</b>
	Rodney Jesson, Engineering Edge Pty Ltd
	<b>Issues</b>
	1. Congratulates LCC efforts. 2. Multiple dwelling development requirements more difficult and at odds with infill objectives. Provides recommendations for changes to clause 10.4.2.1, 10.4.1.3, 10.4.2.9. 3. Clause 26.4.2 – minimum lot size should be an AS not a PC. 4. Subdivision should have permitted pathway, not be universally discretionary.
	<b>Representation Merit and Impact</b>
	1. Noted 2. This representation is partially supported. The Council proposes to amend the Performance Criteria by setting a minimum site area per dwelling of 300m <sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles. 3. Accept need to allow for situations where boundary realignment that does not create additional lots but furthers the objectives of the zone. 4. Not supported, it's as per TPC direction.
	<b>Modifications/Actions</b>
1. Clause 10.4.2.1 P1.2 - amend the Performance Criteria by setting a minimum site area per dwelling of 300m <sup>2</sup> and developing an alternative Performance Criteria which enables higher density dwellings to be considered where a precinct plan has been developed to justify the density based on sound land use planning and urban design principles. 2. Clause 10.4.1.2 3. Clause 10.4.2.9 4. Clause 26.4.2	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

94	<b>Representor</b>
	Greg Preece, Meander Valley Council
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Clause 9.4.1 – disagrees with general discretion for subdivision. Permitted pathway should be allowed.</li> <li>2. Reference to subdivision lots requirements in table should be removed.</li> <li>3. Need to use term Section 71 agreement for consistency.</li> <li>4. Many zones have AS for 4m lot frontage with no provision to have a right of way. Many lots already have frontage of 3.6m but 4m imposed because of drainage problems arising from 3.6m width. PC should allow for discretion.</li> <li>5. Need Local area objectives and Desired future character statements.</li> <li>6. Subdivision circle measurement does not take into account internal lots. Rewording required.</li> <li>7. Clause 10.4.2.1 AS,</li> <li>8. Clause 10.4.4.2 need rewording.</li> <li>9. Clause 10.4.4.5 unnecessary prohibition on internal lots. Needs PC.</li> <li>10. Clause 10.4.4.6 Objective does not adequately relate to PC.</li> <li>11. Rural Resource zone – support inclusion of Manufacturing and processing use class. Need appropriate PCs in use standards to avoid fettering of agricultural land.</li> <li>12. Clause 26.3.1 A3 – not a measurable mechanism.</li> <li>13. Clause 26.4.2 – need provision added to clause 26.3.2 pertaining to section 71 agreements prohibiting dwellings.</li> <li>14. Rural Resource zone - does not support minimum lot sizes. Performance based approach preferred.</li> <li>15. E4.0 – requires substantial review as too onerous.</li> <li>16. E 7.0 – tourist road corridor includes some historical user roads that do not have clear cadastral boundary. Definition should include measurement.</li> <li>17. E11.0 – environmental harm term needs revision. Suggest term material or serious environmental harm instead.</li> <li>18. E16.0 – better operating as a specific area plan instead of code.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

94	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Clause 9.4.1 is as per TPC direction</li> <li>2. Agree remove reference to subdivision tables in applicable clauses eg clause 15.4.4 A1.1 ii)</li> <li>3. Accept there needs to be consistency. The exemptions and bushfire code for instance use 'Part 5 agreement' the Rural Resource zone uses Section 71 agreement. Given that PD1 and PD5 provisions use 'Part 5 agreement' will correct wording elsewhere to be consistent.</li> <li>4. Agree change AS of relevant residential zones to have minimum width of 3.6m and alter PC to provide for an acceptable access. Clause 10.4.4.2 A2, 11.4.4.2, 12.4.3.1, 13.4.3.1, 14.4.3, 16.4.2 should be 3.6m min frontage for AS. Disagree for clauses 15.4.4, 20.5, 22.4.4. There is a PC available to vary it.</li> <li>5. Agree in principle. Although not mandatory and subject to resources.</li> <li>6. Agree in part. Delete current A1 and P2 and renumber A2 as A1 for 10.4.4.5.</li> <li>7. Clause 10.4.2.1 disagree.</li> <li>8. 10.4.4.2 disagree.</li> <li>9. Clause 10.4.4.5 Delete A1 and P1.</li> <li>10. Clause 10.4.4.6 Disagree.</li> <li>11. Disagree, covered by clause 26.3.1 A3/P3.</li> <li>12. Clause 26.3.1 A3 - disagree, agricultural use is a defined term and essentially covers the Resource Development use class. Any development that does not fit into this use class, would not meet the AS. Conversion of land is a measurable standard.</li> <li>13. Clause 26.4.2 Disagree.</li> <li>14. Clause 26.4.2 Disagree. Need a minimum lot size to provide clarity to the customer and discourage land fragmentation.</li> <li>15. E4 agree in part see prior comments.</li> <li>16. E 7.0 agree can alter the definition to include a measurement from the centreline of the road for tourist road corridor such as to be 120m from the centreline.</li> <li>17. E11.0 disagree.</li> <li>18. E16 disagree. Advice has been taken from the TPC.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

94	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. No change.</li> <li>2. Remove reference to subdivision tables in applicable clauses</li> <li>3. Given that PD1 and PD5 provisions use 'Part 5 agreement' will correct wording elsewhere to be consistent.</li> <li>4. Make identified change.</li> <li>5. Agree in principle. Although not mandatory and subject to resources.</li> <li>6. Delete current A1 and P2 and renumber A2 as A1 for 10.4.4.5.</li> <li>7. No change.</li> <li>8. No change.</li> <li>9. Clause 10.4.4.5 Delete A1 and P1.</li> <li>10. No change.</li> <li>11. No change.</li> <li>12. No change.</li> <li>13. No change.</li> <li>14. No change.</li> <li>15. Make identified changes.</li> <li>16. Alter the definition to include a measurement from the centreline of the road for tourist road corridor.</li> <li>17. No change.</li> <li>18. No change.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

95	<b>Representor</b>
	Barry Easter, Northern Regional Planning Initiative
	<b>Issues</b>
	<p>Text colour issues</p> <p>1. Clauses 10.4.2.3, 10.4.2.6, 10.4.2.7, 10.4.2.9, 10.4.2.14, 10.4.3.1, 10.4.4.2, 10.4.4.4, 10.4.4.6, 12.1, 12.4.1, 12.4.1.3, 12.4.1.4, 12.4.1.6, 12.4.3.1, 13.2, 14.2, 15.4.4, 16.2, 16.3.2, 16.4.2, 17.1.3, 17.1.4, 17.2, 17.3, 17.4.1, 20.3, 20.3.1, 21.2, 24.2, 24.2, 25.2, 25.3, 28.2, 29.2, 29.4.1, 29.4.3, 30.2, 30.3, 30.3.1, 30.4.1, E5.2.2, E6.6.1, E6.7.4, E6.6.4, E7.4.1, E8.6.1, E9.6.1, E9.6.6, E13.3.1, E14.2.2.</p> <p>Typos and wording issues</p> <p>2. Clauses 10.2, 12.4.2.1, 13.2, 14.4.3, 15.2, 16.4.1, 17.4.1, 18.2, 20.2, 20.4.1, 20.4.2, 20.4.3.5, 21.2, 21.4.1, 21.4.2, 25.4.2, 25.4.2, 26.2, 26.3.1, 26.4.1, 26.4.2, 29.4.1, 29.4.1, 30.3.1, E3.4.1, E3.2.1, E4.5.3, E6.1.1, E6.3.1, E6.4, E7.4.1, E8.1.1, E8.2.1, E8.6.1, E8.3, E8.6.1, E9.1.1, E9.6.2, E11.1.1, E11.2.1, E11.3, E11.4, E11.5, E11.6.1, E12.1.1, E12.2.1, E13.3.1, E13.6.1, E14.1.1, E14.2.1, E14.4, E14.5.1, E14.6.5, E14.6.7.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

95	<p><b>Representation Merit and Impact</b></p> <ol style="list-style-type: none"> <li>1. Text to all be changed to black.</li> <li>2. See prior comments in other representations for the clauses mentioned previously. For additional clauses identified, the following comments are made:</li> <li>3. 10.2 under P residential is excluded. In RMPS residential is listed (green) with local qualification. Deliberate change to make multiple dwellings discretionary. No change.</li> <li>4.12.4.2.1 P1 b) restricts the height to 8m. It does not in the RMPS. Change to be consistent with RMPS. c) 'degree of overshadowing and overlooking of adjoining properties' section needs to be renumbered as iv) and the remainder as c). Correct numbering issue.</li> <li>5. 13.2 - In LIPS Business and professional services is only for veterinary centre under permitted (permit required) and if not for a veterinary centre under discretionary. Business and Professional services (blue). Qualification is reflective of rural character (clause 13.3.2).Deliberate change to enact local strategy. No change.</li> <li>6. 14.4.3 A1 has 'be' included at the beginning of each subclause. The RMPS does not. Correct typo issue.</li> <li>7. 15.2 Under P1 business and professional services has local qualification, under P bulky goods, research and development, residential, service industry, visitor accommodation all have local qualifications. General Retail and Hire is an additional use included with local qualification. Under D bulky goods, business and professional services, general retail and hire, residential and visitor accommodation all have local qualifications. Service Industry Hospital Service, sport and recreation, vehicle fuel sales and service are additional uses included. Deliberate change to enable enactment of retail hierarchy strategy. No change.</li> <li>8. 16.4.1, A3 need c) included in front of 'for corner lots .....' P4 v) correct formatting issue. Fix mistakes.</li> <li>9. 17.4.1 can't find any mistakes other than colour discrepancies. Make all text black.</li> <li>10. 18.2 excluded crematoria and cemeteries if for existing crematoria or cemeteries (blue) from permitted (permit required category and included food services under discretionary category. Deliberate change to provide compatible uses that will compliment recreational activities. No change.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<p>95</p>	<p>11. 20.2 Business and Professional Services, Food Services, General Retail and Hire (blue) excluded from P1, Bulky Goods (red), General Retail and Hire, Residential, and Visitor Accommodation (all blue) all included with local qualification under permitted and Bulky Goods (blue) excluded, General Retail and Hire, Residential and Visitor Accommodation (blue) all included with local qualifications. Deliberate change to enact retail hierarchy strategy. No change.</p> <p>12. 20.4.1 A1 added c) in LIPS (green). A4/P4 are local added provisions.</p> <p>13. 20.4.2 wholly local provision. A1 a) remove comma between to and mall. b) remove space before semi colon. Correct typo mistakes. Retail local provisions.</p> <p>14. 20.4.3.5 A4/P4 needs to be renumbered A3/P3. Correct. A2/P2 potential duplication of car parking. Agree, delete A2/P2.</p> <p>15. 21.2 under P1 included business and professional services with local qualification, under P bulky goods, business and professional services, general retail and hire, research and development, residential and visitor accommodation all with local qualifications, under D included bulky goods with local qualification, excluded business and professional services, included general retail and hire and visitor accommodation both with local qualification and visitor accommodation with local qualification. Deliberate changes to enact retail hierarchy strategy. No change.</p> <p>16. 21.4.1 Mandatory provisions have been modified A1c local provision. A4/P4 local provision. No change.</p> <p>17. 21.4.2 entirely local provisions. A1 a) removed comma from between to and malls. b) remove space between arcades and semi colon. numbering should be subdivision not active ground floors. Agree.</p> <p>18. 24.4.2 numbering incorrect, should be subdivision (clause 24.4.5) no streetscape. Agree correct clause numbers.</p> <p>19. 25.4.2 entirely local provision. Can't find a mistake.</p> <p>20. 26.2 Under P1 Resource Development 'e' qualification is contradictory - remove. Agree. remove e.</p> <p>21. 26.3.1 P1.1 need space between it and must. A2 local provision. P2.1 need space between land and must. P2.2 need space between uses and other. A3 local provision. P4 add 'be' before demonstrated. Agree to correct formatting mistakes and typos. No change There are two 26.3.1 in the RMPS, clause numbering needs to be corrected.</p> <p>22. 26.4.1 objectives need a 'b)' for the second subclause. Agree, correct mistakes.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

95	<p>23. 26.4.2 P1iv) needs renumbering. Agree to fix formatting mistakes.</p> <p>24. 29.4.1 A1. A2 and A3 combine b and c. Remove second full stop from A2 and A3.A4 insert space between of and 200m. Agree, correct mistakes.</p> <p>25. 30.3.1 P1 needs sub clause numbers. Agree, correct mistakes.</p> <p>26. E3.4.1 need b) subclause for 'development for forestry..... Agree, correct mistakes.</p> <p>27. E3.2.1 b) ii) formatting issue to correct. Agree, correct mistakes.</p> <p>28. E4.5.3 b) to be included in front of 'rail authority..... Agree, correct mistakes.</p> <p>29. E6.1.1 needs renumbering to be a, b, c etc. Agree, correct mistakes.</p> <p>30. E6.3.1 needs renumbering to be a, b, c etc. Agree, correct mistakes.</p> <p>31. E6.4, parking precinct plan part needs to be renumbered to be a, b, c etc. Agree, correct mistakes.</p> <p>32. E7.4.1 needs renumbering to be a, b, c etc Agree, correct mistakes.</p> <p>33. E8.1.1 i) needs to be renumbered b) then following points numbered i), ii) etc. Agree, correct mistakes.</p> <p>34. E8.2.1 i) needs to be renumbered b). Agree Agree, correct mistakes., correct mistakes.</p> <p>35. E8.6.1 P2 d) remove extra comma.</p> <p>36. E8.3 needs renumbering to be a, b, c etc... Agree, correct mistakes.</p> <p>37. E9.1.1 b,c,d,e needs to be renumbered i,ii,iii etc. and f renumbered to b. Agree, correct mistakes.</p> <p>38. E9.6.2 P2.1 c and d needs to be renumbered i, ii. And e renumbered c. Agree, correct mistakes.</p> <p>39. E11.1.1 i) to be renumbered b). Agree, correct mistakes.</p> <p>40. E11.2.1 i) to be renumbered b). Agree, correct mistakes.</p> <p>41. E11.3 In RMPS it's worded, the following use or development is exempt from this code however the LIPS says Use or development exempt from this code. Make consistent with RMPS wording.</p> <p>42. E11.4 can't find an issue</p> <p>43. E11.5 locality plan needs points i)-iii) relabelled b)-d), site plan points i) to iii) to be relabelled b) to d), description of development points i) to viii) to be relabelled b) to i). Agree, correct mistakes.</p> <p>44. E11.6.1, 45. E12.1.1 i) to be relabelled b) Agree, correct mistakes.</p> <p>46. E12.2.1 i) to be relabelled b) Agree, correct mistakes.</p> <p>47. E13.3.1 c) and e) are additional local provisions. No mistakes are found. Agree, correct mistakes.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

95	<p>48. E13.6.1, P1 d) and e) need space between Table and E13.1. Agree, correct mistakes.</p> <p>49. E14.1.1 numbering different in RMPS Agree, correct mistakes.</p> <p>50. E14.2.1 i) to iii) renumber to be b) to d). Agree, correct mistakes.</p> <p>51. E14.4 need space between clause number and remedial. E14.4.2 need space between clause E14.4.2 and weed. Agree, correct mistakes. E14.4.3 need space between clause and Development. Agree, correct mistakes.</p> <p>52. E14.5.1 title needs space between clause number and first word. The same required for clause E14.6.1, 52. 53. E14.6.2, E14.6.3, E14.6.4, E14.6.5, E14.6.6 and E14.6.7. Agree, correct mistakes.</p> <p>54. E14.6.5 no other mistake found other than above.</p> <p>55. E14.6.7. Need space between paragraph and table. Agree, correct mistakes.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

95	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Text to be altered to black.</li> <li>2. See prior comments in other representations for the clauses mentioned previously.</li> <li>3. No change.</li> <li>4. Change to be consistent with RMPS. Correct numbering issue.</li> <li>5. No change.</li> <li>6. Correct typo issue.</li> <li>7. No change.</li> <li>8. Rectify errors.</li> <li>9. Refer to 1.</li> <li>10. No change.</li> <li>11. No change.</li> <li>12. No change.</li> <li>13. Correct typo.</li> <li>14. Delete A2/P2.</li> <li>15. No change.</li> <li>16. No change.</li> <li>17. Correct clause.</li> <li>18. Correct clause numbers.</li> <li>19. Can't find a mistake.</li> <li>20. Remove e.</li> <li>21. Correct clause numbering.</li> <li>22. Correct errors.</li> <li>23. Correct formatting.</li> <li>24. Correct errors.</li> <li>25. Correct errors.</li> <li>26. Correct errors.</li> <li>27. Correct errors.</li> <li>28. Correct errors.</li> <li>29. Correct errors.</li> <li>30. Correct errors.</li> <li>31. Correct errors.</li> <li>32. Correct errors.</li> <li>33. Correct errors.</li> <li>34. Correct errors.</li> </ol>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

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95	35. Remove extra comma. 36. Correct errors. 37. Correct errors. 38. Correct errors. 39. Correct errors. 40. Correct errors. 41. Make consistent with RMPS wording. 42. No issue identified. 43. E11.5 locality plan needs points i)-iii) relabelled b)-d), site plan points i) to iii) to be relabelled b) to d), description of development points i) to viii) to be relabelled b) to i). Correct errors. 44. No change. 45. Correct errors. 46. Correct errors. 47. E13.3.1 c) and e) are additional local provisions. No mistakes are found. 48. Correct errors. 49. Correct errors. 50. Correct errors. 51. Correct errors. 52. Correct errors. 54. Correct errors. 55. Correct errors.
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

96	<b>Representor</b>
	Mark Chladil, Tasmanian Fire Service
	<b>Issues</b>
	1.Support objective 3.10 at 3.10.1 2. Support inclusion of Bushfire code. Note challenge of dealing with it in a timely and effective way. Fire Service has already delivered training course and have more planned for 2013. 3. E8 – concerned only controlled through mapping process. Concerned there is no recognition for need to remove vegetation for life safety. Limited guidance for how to deal with the issues fire safety and biodiversity protection.
	<b>Representation Merit and Impact</b>
	1. Noted. 2. See General/Limited Exemptions under Interim Scheme. There are exemptions about fire safety Clauses 5 and 6. 3.E8 mapping acknowledge there are issues. See General/Limited Exemptions under Interim Scheme. There are exemptions about fire safety Clauses 5 and 6.
	<b>Modifications/Actions</b>
No change at this time.	

97	<b>Representor</b>
	Andrew Ferguson
	<b>Issues</b>
	Zone of 77 Lalla Road, Lilydale - currently zoned Rural Resource zone. Request Rural Living zone. Reasons - more flexible zone, right on town boundary, and land demand for that type of land use.
	<b>Representation Merit and Impact</b>
	Agree. This property is located within a preferred Rural Living Area based on its land use character.
	<b>Modifications/Actions</b>
Pursue amending the Northern Regional Land Use Strategy for Rural Living and then undertake a planning amendment process to rezone land to Rural Living.	



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

98	<b>Representor</b>
	Harry Galea, Launceston City Council
	<b>Issues</b>
	<p>1. Clause 10.4.2.1 A2 requires clarification. Some roads are very short and contain only a few lots, other roads like Elphin Road are several km long. Suggest same side of the road or where road is longer than 400m, then 200m either side of lot.</p> <p>2. Clause 11.4.2.1 A2 same issue as above.</p> <p>3. Clause 10.4.2.2 A2 amend text to read multiple dwellings and residential buildings must have front door and a window to a habitable room in the building wall that a) faces a road, or b) faces an internal driveway or communal open space area.</p> <p>4. Clause 10.4.2.2 A3 b) height and level of transparency for fences within 4.5m of front boundary is different between single dwellings and multiple dwellings.</p> <p>5. Clause 10.4.2.5 A1.1 a) why different front setback compared to single dwellings?</p> <p>6. Clause 10.4.2.7 A1 will limit multiple dwellings to sites where there is a minimum 4.5m between boundary and wall.</p> <p>7. Clause 10.4.2.7 A2.1 Is it front boundary or road pavement?</p> <p>8. Clause 10.4.2.14 The points in this clause should apply to all development including single dwellings.</p> <p>9. Clause 10.4.4.6 P1 j) Council currently doesn't have a position on WSUD.</p> <p>10. Clause 10.4.4.7 c) neighbourhood road not defined. Suggest local road be used instead.</p> <p>11. Inner Residential - what is the purpose of increased setback for lots over 1000m<sup>2</sup>. Seems counter productive to achieving higher density.</p> <p>12. E4 Road and Railway Asset Code - requirement for a TIA to be submitted with road authority advice needs clarification. Eg. confusion can occur eg UTas Newnham campus.</p> <p>13. E4.5.3 the term 'adequacy' causes interpretation issues.</p> <p>14. E4.5.2 DIER framework good basis but unnecessarily complex for some proposal. Recommend word change such as 'A TIA must be undertaken <i>generally</i> in accordance with.....or <i>the written requirements of the road authority.</i>'</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

98	<p>15. E4.5.4 obliging Council to consider advice from relevant authority would appear to be requiring advice referred to in E4.5.3 to be a complete assessment. Suggest E4.5.3 should be statement of scope, E4.5.4 be written referral advice or assessment and permit conditions.</p> <p>16. E4.5.1 requires TIA to demonstrate compliance with PC however scope of TIA influenced by specific PC.</p> <p>17. E6 Car parking and sustainable transport code a TIA may be required. Is it also required to have a statement of adequacy from a responsible road authority prior to lodgement with the planning authority/</p> <p>18. E6.6.1 P1i) implies TIA is required rather than maybe required. Suggest reword.</p> <p>19. E6.4 referencing Tasmanian State Road Hierarchy problematic since there are no dates on the document other than the heading on several pages.</p> <p>20. E6.6.2 what does urban speed zones mean, since roads have several speed limits. Suggest defining as urban area being subject to speed limit of 70km/hr or less.</p> <p>21. E6.7.2 A1.1 clarification required for intent of A1.1. eg if 2 spaces in garage, 2 tandem in driveway forward of building line does this constitute non compliance?</p> <p>22. Lack of clarity with what is meant by vehicular access. Recommend clarified by use of clear width and constructed vehicle access.</p> <p>23. E6.7.2 neither A2.1 not A2.2 state that compliance with either AS2890.1 or Table E6.3 for dimension of car parking spaces is required. This could be address though inclusion of the word dimension in A2.1 d) or addition of e) and/or inclusion of word dimension in A2.2.</p> <p>24. A2.1 and A2.2 appear to pick and choose where compliance is required to the standard. Should include compliance with grades for parking and access too. Rewording required.</p> <p>25. E6.7.4 A2 Requires rewording so only applies after 20 spaces is required.</p> <p>26. E6.7.6 is silent on whether loading bays are to be provided on the subject land or if provision of loading bays is offset by on road facilities.</p> <p>27. Table 6.1 layout of headings and sub headings make interpretation difficult.</p> <p>28. Table E6.2 requires width of 4.5m for 7 m from road carriageway and 3m thereafter. It is recommended it be 5m at the boundary or the 7m setback, which ever comes first. Recommend taper be 6m. Recommend distance between bays be clarified.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<p>98</p>	<p>29. Table E6.5 note b) recommended that provision of 150mm kerb be included as this represents standard separation used in public streets.</p> <p>30. Table E6.6 is not a table and heading needs correction - E6.9 Parking Precinct Plans and all subsequent clauses renumbered.</p> <p>31. F1.0 extent of area incorrect. Plan not labelled.</p> <p>32. F2.0 included extract of the plan includes lots that do not exist. Extent of area shown is not the same as the original proposal. Resolution of concept plan F2.2 is poor. Lack of labelling of plans.</p> <p>33. F3.0 clarify of plan low.</p> <p>34. F4.0 Road connections not shown on planning scheme extract. Base plan shows strata boundaries and cadastral boundaries and makes no distinction. Recommend strata boundaries be removed.</p> <p>35. F6.0 no map showing extent of Relbia and Glenwood Road specific area plan.</p> <p>36. F8.0 no map showing forestry area specific area plan.</p> <p>37. Appendix 1 incomplete with several documents not having a date of publication. Car parking Australian standard should be AS2890 to cover full suite. The DIER guideline</p> <p><b>Representation Merit and Impact</b></p> <p>1. Agree.</p> <p>2. Clause 11.4.2.1 A2. Agree.</p> <p>3. Clause 10.4.2.2 A2 disagree.</p> <p>4. Clause 10.2.2 A3 b) agree should be consistent with PD4 (ie. clause 10.1.4.6 duplicate AS and PC for clause). Check other zones to see is similar issue exists.</p> <p>5. Clause 10.4.2.5 A1.1 Agree. Make it 4.5m like for the single dwelling provisions.</p> <p>6. Clause 10.4.2.7 A1 Disagree, there is a PC available.</p> <p>7. Clause 10.4.2.7 A2.1 It is from the front boundary. See definition of road.</p> <p>8. Clause 10.4.2.14. Agree. This is however a PD4 issue.</p> <p>9. Clause 10.4.4.6 P1 J) Delete P1 j).</p> <p>10. Clause 10.4.4.7 c) agree. Use local road instead.</p> <p>11. Clause 11.4.2.7 is to reflect the general bigger spaces between lots of that character. There is a PC available that allows consideration of variations.</p> <p>12. E4 Agree that requiring prior approval of road authority should be deleted.</p> <p>13. E4.5.3 agree 'adequacy' should be deleted.</p> <p>14. E4.5.2 agree with wording changes.</p> <p>15. E4.5.4 agree</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

98	<p>16. E4.5.1 agree that TIA should only have to cover the PC being varied. Agree provision needs rewording.</p> <p>17. E6 Car parking and sustainable transport code. The requirement for a 'statement of adequacy' is unnecessary.</p> <p>18. E6.6.1 P1i) agree</p> <p>19. E6.4 It is agreed that referencing Tasmanian State Road Hierarchy problematic since there are no dates on the document other than the heading on several pages.</p> <p>20. E6.6.2 It is agree it would be beneficial to define urban speed zones a being subject to posted speed limit of 70km/hr or less.</p> <p>21. E6.7.2 It is agreed that clause A1.1 requires clarification to provide for compliance for tandem spaces in driveway forward of building line.</p> <p>22. Agreed. It is recommend that "clear width" and "constructed vehicle access" be used</p> <p>23. Agreed. E6.7.2 include "the dimension prescribed" in A2.1 d) and replace "and" with "or" after point d)i)</p> <p>24. Agreed. To avoid conflicting/ duplication it is recommended to delete provision E6.7.2 A2.1 a) as this is better covered in A2.2</p> <p>25. Agreed. E6.7.4 A2 Requires rewording so only applies after 20 spaces is required.</p> <p>26. E6.7.6 Agree. The AS should recognise the provisions of loading bays on street.</p> <p>27. Agreed. The layout of Table 6.1 should be improved for legibility.</p> <p>28. Agreed. Table E6.2 should be modified to require and access with of 5.0m for the first 7.0m for driveways serving 6-20 vehicles.</p> <p>29. Agreed it is recommended that Table E6.5 note b) be modified to include provision for 150mm kerb.</p> <p>30. Agreed. Table E6.6 is not a table and heading needs correction - E6.9 Parking Precinct Plans and all subsequent clauses renumbered.</p> <p>31. Agreed. F1.0 the extent of area incorrect and should be replaced with the plan approved as part of the scheme amendment. .</p> <p>32. Agreed. F2.0 the plans for the Green development Specific Area Plan need updating and clarifying.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

98	<p>33. Agreed . F3.0 - Raglan Street Specific Area plan needs clarity improvements</p> <p>34. Agreed F4.0 - Hillary Street Specific Area plan needs improvements for clarity including removal of strata boundaries.</p> <p>35. Not supported. The map for F6.0 - Relbia and Glenwood Road Specific Area Plan is shown on the overlay maps, no further detail is required.</p> <p>36. Not supported. The map for F8.0 Forestry Area Specific Area Plan is contained on the overlay maps, no further plan is required</p> <p>37. It is agreed Appendix 1 is incomplete with several documents not having a date of publication. Car parking Australian standard should be AS2890 to cover full suite.</p>
	<p><b>Modifications/Actions</b></p> <p>1. Reword Clause 10.4.2.1 A2 by deleting 'on the same side of the road' and replacing it with, 'on the same side of the road or where road is longer than 400m, then 200m either side of lot.'</p> <p>2. Reword Clause 11.4.2.1 A2 by deleting 'on the same side of the road' and replacing it with, 'on the same side of the road or where road is longer than 400m, then 200m either side of lot.'</p> <p>3. Clause 10.2.2 A3. The AS and PC should be consistent with PD4 (ie. clause 10.1.4.6).</p> <p>4. Clause 10.4.2.5 A1.1 The provision should be modified to make it 4.5m consistent with the single dwelling provisions</p> <p>5. Clause 10.4.4.6 P1 J). Delete entire clause.</p> <p>6 Clause 10.4.4.7 c) replace 'neighbourhood road' with 'local road'</p> <p>7. E4 delete the requirement for prior approval of road authority</p> <p>8. E4.5.3 use of 'adequacy' should be deleted.</p> <p>9. E4.5.2 Change wording to 'A TIA must be undertaken <i>generally</i> in accordance with.....<i>or the written requirements of the road authority.</i>'</p> <p>10 See points 8 and 9 above. Clause E4.5.4 should be deleted</p> <p>11. E4.5.1 TIA should only have to cover the PC being varied. Not every issue including those where the development meets the AS.</p> <p>12. E6 Car parking and sustainable transport code. Delete the requirement for a 'statement of adequacy' for a TIA.</p> <p>13. E6.6.1 P1i) implies TIA is required rather than maybe required. Requires correction.</p>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

98	<p>14. E6.4 update the referencing for the Tasmanian State Road Hierarchy</p> <p>15. E6.6.2 Define urban area being subject to speed limit of 70km/hr or less.</p> <p>16. E6.7.2 A1.1 clarification intent of A1.1. to provide clarity in allowing for 2 tandem spaces in driveway forward of building (garage) line.</p> <p>17. Lack of clarity with what is meant by vehicular access. Recommend clarified by use of 'clear width' and 'constructed vehicle access'.</p> <p>18 Agreed. E6.7.2 include "the dimension prescribed" in A2.1 d) and replace "and" with "or" after point d)i)</p> <p>19. To avoid conflicting/ duplication it is recommended to delete provision E6.7.2 A2.1 a) as this is better covered in A2.2</p> <p>20. E6.7.4 A2 Requires rewording so only applies after 20 spaces is required.</p> <p>21. E6.7.6 The AS should recognise the provisions of loading bays on street. It is recommended that and additional clause is added:</p> <p>Or</p> <p>c) there must be a loading bay on street within 50m of the premises.</p> <p>22. The layout of Table 6.1 should be improved for legibility. Use of 'bold' font should be reviewed.</p> <p>23. Table E6.2 should be modified to require an access width of 5.0m for the first 7.0m for driveways serving 6-20 vehicles.</p> <p>24. Table E6.5 note b) should be modified to include provision for 150mm kerb.</p> <p>25. Table E6.6 is not a table and heading needs correction - E6.9 Parking Precinct Plans and all subsequent clauses renumbered.</p> <p>26. F1.0. The extent of area incorrect and should be replaced with the plan approved as part of the scheme amendment. .</p> <p>27. F2.0. The plans for the Green development Specific Area Plan need updating and clarifying.</p> <p>28. F3.0. Raglan Street Specific Area plan needs clarity improvements</p> <p>29. F4.0. Hillary Street Specific Area plan needs improvements for clarity including removal of strata boundaries.</p> <p>30. It is agreed Appendix 1 is incomplete with several documents not having a date of publication. Car parking Australian standard should be AS2890 to cover full suite.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

99	<b>Representor</b>
	Justine Brooks, George Town Council
	<b>Issues</b>
	This representation is a restatement of the NTD representation (number 95)
	<b>Representation Merit and Impact</b>
	See representation 95
	<b>Modifications/Actions</b>
See representation 95	

100	<b>Representor</b>
	Launceston City Council
	<b>Issues</b>
	<ol style="list-style-type: none"> <li>1. Australian Standards should not include years so that they do not go out of date and require a Scheme amendment;</li> <li>2. Clause 4.1.3. Planning Terms &amp; Definitions table - No definition of Activity Centre provided</li> <li>3. General 4.1.3. Planning Terms &amp; Definitions table - No definition provided for 'Ancillary Use' and development (eg Tennis Court lighting in a residential zone - is this ancillary and how should it be dealt with)</li> <li>4. General Exemptions - No provision for Home Child Care</li> <li>5. 6.3 Vegetation planting, clearing or modification - Vegetation removal is exempt under Clause 6.3.2 unless you are subject to anything in Clause 6.3.1. Therefore, if you want to prune vegetation for safety purposes it still isn't exempt if you're in Scenic Management Area. Minor exemptions need to be provided or we'll be taking DAs for pruning.</li> <li>6. 6.4 Fences - Security fences should be exempt in Industrial, Commercial areas, not only an airport and Port and Marine Zone.</li> <li>7. 8.0 Assessment of an Application for Use or Development - Clauses 8.1.2 and 8.1.3 place an unreasonable burden on Council to determine whether an application is valid or not at the time of (or shortly after) receipt. The process of initial assessment has become much more complex and does not promote a simplified planning system for the State. It is a consequence of very poor drafting in PD1</li> <li>8. 8.10.3 In determining an application for any permit the planning authority must <u>not</u> take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

<p>100</p>	<p>9. 4.1.3. Planning Terms &amp; Definitions table - The definition of Minor Protrusion is too broad.</p> <p>10. 4.1.3. Planning Terms &amp; Definitions table - Definition of setback refers to building on a lot whereas in other zones including General &amp; Inner Residential a setback is from a wall specifically.</p> <p>11. 10.1.6 The Interim Scheme is lacking a standard to implement zone intents to encourage multiple dwellings in the vicinity (within 400m) of district and local business/ activity centres and to discourage multiple dwellings at sites which are remote (further than 1km) from business/activity centres, or located within areas of recognised character, cul-de-sacs or affected by natural hazards.</p> <p>12. 10.4.2.15 Site Services</p> <p>A1.1 A minimum of 2.0m<sup>2</sup> per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence. A1.2 Provision for mailboxes must be made at the frontage.</p> <p>13. 10.4.4.2 A1 - The minimum lot size for lots with slopes greater than 15% is not included in the interim scheme. This has been a long standing issue that will rear its head again if a minimum lot size for steep lots is not in the scheme.</p> <p>14. 11.4 - Questions the appropriateness of applying provisions of PD4 to the zone where development is generally more intensive</p> <p>15. 13.4.3 Subdivision - Typo - A2 Standard has been missed.</p> <p>16. 24.3.1 Emissions - This provision should also include reference to Clause E11.0 Environmental Impacts and Attenuation Code. Also should include 'sensitive' uses as opposed to 'residential' uses</p> <p>17. 24.4.5 Subdivision - Typo- Minimum Lot area under Light Industrial Zone 100m<sup>2</sup> and should be 1000m<sup>2</sup></p> <p>18. 26.4.2 Subdivision - Changes recommended to improve the workability of this standard</p> <p>19 26.4.1 Building Location and Appearance (A2) &amp; (P2) - The wording for setbacks is not consistent with other zones setback provisions. It should state setbacks from boundaries</p> <p>20. 26.4.2 Subdivision (P1) d) Error. No table specific to the zone is provided in the scheme</p> <p>21. E6.0 - There is no exemption for single dwellings under the car parking code, therefore a four bedroom house requires four car parking bays.</p> <p>22. P1 of E6.6.1 is too onerous.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>23. Table E6.5: Pedestrian Access - Incorrect terminology. The number of Parking Spaces Required</p> <p>24. E6.6.2 Bicycle Parking Numbers. No definition provided for 'urban speed zones' which creates difficulties for Scheme implementation</p> <p>25. E6.6.3 Taxi Drop-off and Pickup Typo identified "dedicated". The requirement to provide a dedicated taxi space for "part thereof" the multiplying factor (50 car spaces) is considered to be an unreasonable and unnecessary provision.</p> <p>26. E6.6.4 Motorbike Parking Provisions - The requirement to provide a parking space for "part thereof" the multiplying factor (20 car spaces) is considered to be an unreasonable and unnecessary provision</p> <p>27. E6.7.2 A2.1 vs Clause 10.4.2.7 - Inconsistency in requirements in respect of ability to turn on site for four vehicles on site</p> <p>28. E6.7.3 Car Parking Access, Safety and Security - Typo – Spaces missed. '20parking spaces'</p> <p>29. E6.7.4 Parking for persons with a Disability - The requirement to provide for 20 spaces and "part thereof" is considered to be an unreasonable and unnecessary provision.</p> <p>30. E6.7.6 - Typo – E6.7.6 should be E6.7.5</p> <p>31. Table E.1 - Clarify how the requirement for bicycle parking for residential uses is determined.</p> <p>32. Need a net floor area definition</p> <p>33. It is suggested that the E4.0 Road and Railway Assets Code should only apply to State Roads</p> <p>34. No definition is provided for Limited Access Road.</p> <p>35. E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways - This provision applies to new road works, buildings, additions and extensions, earthworks and landscaping works; and building envelopes on new lots; and outdoor sitting, entertainment and children's play areas. It is suggested that it apply only to development of new sensitive uses.</p> <p>36. E4.2.1 - Suggested re-wording to improve application of this standard</p> <p>37. E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways - It is considered that the following performance Criteria is unreasonable and unnecessary: P1 c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway...</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>38. Figure E4.7.4 Sight Lines for Accesses and Junction - This diagram is not legible</p> <p>39. E5.2.1 This code applies to use or development of land: ... ii) less than the height indicated on the coastal inundation risk height map; or ... There is no Map provided for the coastal inundation risk height</p> <p>40. E5.6.1 Flooding and Coastal Inundation - There is no Acceptable Solution provided which contradicts the exemption provided at E5.4(d).</p> <p>41. Acceptable solutions for the provision of hazard management areas for habitable buildings (E16.2.1 &amp; E 1.6.3.1) - The requirement for Part 5 Agreements to be registered on the titles of neighbouring properties in order to manage hazard management areas needs to be reviewed as it is considered to present an unreasonable and unnecessary impediment to development.</p> <p>42. E7.3 definition of terms - No clear designation of 'Tourist route'.</p> <p>43 This Code applies to all use and development of land for subdivision. The wording of this provision should be changed to make it clearer that it only applies to subdivision (and the applicable use associated with the subdivision) to clarify that a change of use or development (e.g. construction of a building) is not subject to the Code. Typo – include 'General' Residential.</p> <p>44. Vegetation removal is exempt under Clause 6.3.2 unless you are subject to anything in Clause 6.3.1. Therefore, if you want to prune vegetation for safety purposes it still isn't exempt if you're covered by the Local Historic Heritage Code.</p> <p>45. E13.0 - No mention of permits being required for works to the exterior of heritage buildings</p> <p>46. E13.5.1 Alternative Use of heritage buildings - The name of this provision is not reflective of the intent of the provision.</p> <p>47. Table E13.2: Local Heritage Places Outside Precinct - The heritage list is missing 2 strata titles</p> <p>48. Coastal dune system - Typo - incorrectly labelled as E15.1. Should be E14.1. Additionally, the figure is pixelated and therefore difficult to interpret.</p> <p>49. E14 2.1 part a) - The application of the code is incorrectly referenced or incorrectly mapped</p> <p>50. E14 .0 refers to the code not applying to Code E17 - Invermay/Inveresk Flood Risk Area. This Code is actually Code E16 and E17 is the Gorge Management Area.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>51. E16.5 Invermay Flood Inundation Management Precincts (precinct 2 in table E16.5.1) - Typo – reference to ‘Riverside Residential’ rather than ‘Inveresk Residential’.</p> <p>52. E18.5.2 Design and siting of signage - Typing error for P3 – missing ‘must not’.</p> <p>53. E 18 - Definition of ground based sign does not provide for a directory sign.</p> <p>54.E18.6 Signage Development Classifications - Remove (d) from the Performance Criteria - Sign Code (Hanging Sign) Signage Development Classification</p> <p>55. There are no controls over the time before polling which an election sign can be erected.</p>
	<p><b>Representation Merits and Impact</b></p> <ol style="list-style-type: none"> <li>1. The representation has merit and is agreed.</li> <li>2. The representation has merit and is agreed.</li> <li>3. The representation has merit and is agreed.</li> <li>4. The representation has merit and is agreed.</li> <li>5. The representation has merit and is agreed.</li> <li>6. The representation has merit and is agreed.</li> <li>7. The representation has merit and is agreed.</li> <li>8. The representation has merit. The Council wishes to ensure that the strategy is relevant to decision making.</li> <li>9. The representation has merit and is agreed.</li> <li>10. The representation has merit and is agreed.</li> <li>11. The representation has merit and is agreed. The Council has considered the matter and believes that the clause should be deleted as it currently has no impact on scheme operation.</li> <li>12. The representation has merit and is agreed. This clause includes single dwellings which is considered to be an unnecessary and unreasonable provision</li> <li>13. The representation has merit and is agreed.</li> <li>14. The representation has merit and is agreed.</li> <li>15. The representation has merit and is agreed.</li> <li>16. The representation has merit and is agreed.</li> <li>17. The representation has merit and is agreed.</li> <li>18. The representation has merit and is agreed.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>19. The representation has merit and is agreed.                  20. The representation has merit and is agreed.                  21. The representation has merit and is agreed.                  22. The representation has merit and is agreed. E6.6.1 P1 requires g) an empirical assessment of car parking demand and i) requires a traffic impact assessment                  23. The representation has merit and is agreed.                  24. The representation has merit and is agreed.                  25. The representation has merit and is agreed.                  26. The representation has merit and is agreed.                  27. The representation has merit and is agreed.                  28. The representation has merit and is agreed.                  29. The representation has merit and is agreed.                  30. The representation has merit and is agreed.                  31. The representation has merit and is agreed.                  32. The representation has merit and is agreed.                  33. The representation has merit and is agreed.                  34. The representation has merit and is agreed.                  35. The representation has merit and is agreed.                  36. The representation has merit and is agreed.                  37. The representation has merit and is agreed.                  38. The representation has merit and is agreed.                  39. The representation has merit and is agreed.                  40. The representation has merit and is agreed.                  41. The representation has merit and is agreed.                  42. The representation has merit and is agreed.                  43. The representation has merit and is agreed.                  44. The representation has merit and is agreed.                  45. The representation has merit and is agreed.                  46. The representation has merit and is agreed.                  47. The representation has merit and is agreed.                  48. The representation has merit and is agreed.                  49. The representation has merit and is agreed.                  50. The representation has merit and is agreed.                  51. The representation has merit and is agreed.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>52. The representation has merit and is agreed. The Representation should be considered as part of the revised Signs Code which has been provided as an attachment to this report.</p> <p>53. The representation has merit and is agreed. The Representation should be considered as part of the revised Signs Code which has been provided as an attachment to this report.</p> <p>54. The representation has merit and is agreed. The Representation should be considered as part of the revised Signs Code which has been provided as an attachment to this report.</p> <p>55. The representation has merit and is agreed. The Representation should be considered as part of the revised Signs Code which has been provided as an attachment to this report.</p>
	<p><b>Modifications/Actions</b></p> <ol style="list-style-type: none"> <li>1. Remove years from all Australian Standards referenced in the Interim Scheme.</li> <li>2. Provide a definition for Activity Centre.</li> <li>3. Provide a definition for Ancillary use and clarification of requirements.</li> <li>4. Provide an exemption according to State legislation</li> <li>5. Provide an exemption for pruning vegetation for safety purposes in Scenic Management Areas subject to a report from a suitably qualified arborist, with the report be signed off as exempt by the Manager of Parks and Recreation.</li> <li>6. Suggest that an exception be added for security fences in the Industrial and Commercial zones. A Security fence should also be clarified as being fencing that is at least 50% translucent.</li> <li>7. Review and amend clauses 8.1.2 and 8.1.3 to enable applications to be deemed valid, whilst still retaining an ability to make additional information requests under section 54 of LUPAA for any required information which is identified within the 21 days.</li> </ol>

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>Suggest:</p> <p>8.1.2 Sufficient information must be provided with a <u>An</u> application to demonstrate compliance with all applicable standards and purpose statements in applicable zones, codes and specific area plans, and must include the following documentation:</p> <ol style="list-style-type: none"> <li>1) a copy of the current certificate of title for the site to which the permit sought is to relate, including the title plan and schedule of easements;</li> <li>2) a full description of the proposed use or development;</li> <li>3) a full description of the manner in which the use or development will operate.</li> </ol> <p>8.1.3 The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:</p> <ol style="list-style-type: none"> <li>a) <u>sufficient information to demonstrate compliance with all applicable standards and purpose statements in all applicable zones, code and specific area plans</u></li> <li>a) b) a site analysis and site plan at an acceptable scale showing: ,,, <u>(remainder of the clause to be re-numbered).</u></li> </ol> <p>8. Delete 'not' so to allow the Strategy to be considered when applying the Scheme</p> <p>9. Clarify the definition by possible inclusion of a depth and width, or location in relation to its placement to/on the building.</p> <p>10. Require the definition and application of setback to be the same throughout the Scheme.</p> <p>11. Delete Zone intent.</p> <p>12. In the General Residential zone this clause should only be for multiple dwellings.</p> <p>13. Replace with provisions similar to those contained in the Inner Residential Zone Provision 11.4.4.2 with reference to the minimum qualities for a lot required in the General Residential zone.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>14. Alter provisions to reflect the medium to higher density of the existing development.</p> <p>15. Renumber the Acceptable Solutions for 13.4.3 to include A2</p> <p>16. Include reference to E11.0. Replace 'residential' with 'sensitive'.</p> <p>17. Replace '100m<sup>2</sup>' with '1000m<sup>2</sup>'</p> <p>18. Performance Criteria be amended as per representation.</p> <p>19. Recommend re-wording to achieve consistency.</p> <p>20. Remove P1 (d) or provide a table specific to the zone.</p> <p>21. Provide for greater flexibility for car parking for single dwellings.</p> <p>22. E6.6.1 P1 - g) and i) need to be nested together as sub-points of the PC and there should be an 'or' between them. That would allow developments will small dispensation requests the ability to do a traffic count or a proper traffic impact assessment if traffic impacts are likely to be significant.</p> <p>23. Suggest that the wording be altered from 'Number of Parking Spaces Required' to 'Number of Parking Spaces Provided'</p> <p>24. Provide 'urban speed zones' definition.</p> <p>25. Rectify typo. delete "or part thereof"</p> <p>26. delete "or part thereof"</p> <p>27. Clarify requirements</p> <p>28. Add space</p> <p>29. Alter the number of car spaces from 20 to 50 and delete or part therefore</p> <p>30. Rectify typo</p> <p>31. Under Residential replace "unit" with dwelling</p> <p>32. Suggest the definition used in the Launceston Planning Scheme 1996 be included in the Scheme.</p> <p>33 Consider making Code applicable to State Roads only.</p> <p>34. Provide definition for 'Limited Access Road'</p> <p>35. Consider amending to apply only to sensitive uses.</p> <p>36. Redraft a) .....from a Category 1 and 2 Road Redraft point d) and e) need to be points i) and ii) under c)</p> <p>37. Remove P1 (c)</p> <p>38. Replace diagram.</p> <p>39. Provide map for the coastal inundation risk height</p> <p>40. Provide an Acceptable Solution for development to reflect exemptions.</p> <p>41. Review provisions.</p> <p>42. Provide a definition and/ or map</p> <p>43. Modify wording. Rectify typo.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

100	<p>44. Suggest the inclusion of: f) removal of vegetation where it can be proven to the satisfaction of the Planning Authority, by an assessment by a qualified Arborist, that for <i>safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building.</i> (from LIPS 2012 - Limited Exemptions - 6.3 Vegetation planting, clearing or modification - Clause 6.3.2 i).</p> <p>45. Include a development standard for works to the exterior of a heritage building</p> <p>46. Change name of provision from "Alternative use of heritage buildings" to 'Use of Heritage Buildings otherwise Prohibited'.</p> <p>47. Add the following strata titles to the heritage table - 148 St John Street (130523/2), 148B St John Street (130523/3).</p> <p>48. Change to E14.1-Replace figure with improved resolution version.</p> <p>49. Section E14.2.1 a) should be referencing the "flood prone" map layer on the planning overlays and not the "coastal inundation height reference map". The flood prone map is a combination of seal level rise mapping done by the Tasmanian Coastal Inundation Mapping 5 May 2011 and our own flood inundation modelling mapping. The "coastal inundation height reference map" currently (referenced is a grid reference map to be used for municipalities that do not have specific detailed mapping of the inundation venerable areas on their coastlines.</p> <p>50. Replace 'E17' with 'E16'</p> <p>50. Replace 'Riverside Residential' with ' Inveresk Residential'.</p> <p>51. Reword (b) to 'must not' engage in the repetition of messages or information on the same frontage.</p> <p>52. Height may be increased to accommodate multiple tenancies on the one sign</p> <p>53. Point (b) needs to be reworded to say minimum height. Remove PC (d) as it does not make sense.</p> <p>54. Requirement needs to be added for assessment in Performance Requirement. Insert text - insert before the letterings candidates may for the 60 days prior to the date of polling.</p>
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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

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101	<b>Representor</b>
	John Brown, Migrant Resource Centre, Launceston
	<b>Issues</b>
	Indicate support for proposed Community Purposes zoning.
	<b>Representation Merit and Impact</b>
	Support noted.
	<b>Modifications/Actions</b>
No actions required.	

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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

2) that the Planning Authority endorse the following table which includes additional matters identified by Council's Land Use Planning staff concerning the operation of the interim scheme:

<b>Number</b>	<b>Issue</b>
<b>A</b>	<b>Clause number</b>
	All maps
	<b>Issues</b>
	The maps contained in the document need reviewing with the aim of making them all legible and useable. This may require maps being enlarged to A3 size.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
<b>B</b>	<b>Clause number</b>
	All codes bar the Advertising Signage code and the Heritage Code.
	<b>Issues</b>
	Applications for signage only currently require assessment under each code. Only 2 codes have provisions relating to advertising signage (the Advertising Signage Code and Local Historic Heritage Code). To clarify and simplify operation of the scheme the relevant codes should specifically exempt applications for advertising signs.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Insert exemption into each code bar the Advertising Signage Code and Local Historic Heritage Code an exemption as follows:	
The following use or development is exempt from this code:	
a) applications for advertising signage	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

C	<b>Clause Number</b>
	Clause 11.4.4.2
	<b>Issues</b>
	The clauses are currently grammatically incorrect and currently difficult to interpret. It would be better to separate the Acceptable solution into further standards.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Renumber A1.1 c) and d) as A1.2 a) and b); and renumber A1.2 as A1.3.	
D	<b>Clause number</b>
	11.4.1.2 - Site coverage and rear setback for single dwellings
	<b>Issues</b>
	The reference to "excluding building eaves and access strips" is unnecessary as it is covered in the definition for site coverage
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Delete "excluding building eaves and access strips where less than 7.5m wide"	
E	<b>Clause Number</b>
	15.2 Urban Mixed Use Zone Use table
	<b>Issues</b>
	The No Permit Required qualification for business and professional services should be amended to say 'if above ground floor <u>and</u> where access.....' This brings is into consistency with similar clauses in other zones.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Replace 'or' with 'and' after 'if above ground floor...'	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

F	<b>Clause Number</b>
	15.4.2 Active Ground Floors
	<b>Issues</b>
	The requirement to have 80% glazing to all frontages is not practical for sites with multiple road frontages. The objective is to ensure that the 'primary' frontage is glazed or those that face retail strips, malls or avenues. This recognises that commercial buildings rear and side walls that are often blank for operational reasons.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
G	15.4.2 A1 It is suggested that this be modified to read ..... <u>"ground floor facades to primary frontages, malls, laneways or arcades"</u>
	15.4.2 P1 a) and d) These clauses should be modified to reference primary frontages only.
	<b>Clause Number</b>
	23.3 Commercial Zone - Use standards 23.3.1 Light Industrial Zone - Emissions standards 25.3.1 General Industrial Zone - Emissions standards 32.3.1 Particular Purpose Zone 1 - Emissions standards
	<b>Issues</b>
	Incorrect reference used in 23.3.1 A1
	<b>Representation Merit and Impact</b>
N/A	
<b>Modifications/Actions</b>	
Replace E12.6.2 and E12.6.3 with E11.1 and E11.2	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

H	<b>Clause Number</b>
	26.4.2 - Rural Subdivision
	<b>Issues</b>
	The clause should allow for consideration of boundary adjustment (including lots less than 35Ha) subject to considerations of agricultural productivity.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Add the following clause	
or	
g) a boundary between 2 or more properties may be adjusted where it can be demonstrated that the productivity of the land will not be materially diminished.	
I	<b>Clause number</b>
	Table E6.2 Note 3
	<b>Issues</b>
	It should be clarified that 3.0 wide driveways are acceptable for one way operations.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Insert point 3 into note 2 stating:	
3. Notwithstanding the table proposals where a one way in, one way out traffic arrangement is proposed, a 3.0 access width is satisfactory and no passing bays are required.	
J	<b>Clause Number</b>
	Table E6.7.2
	<b>Issues</b>
	Standards A2.1 and A2.2 should allow car parks that have been previously approved to meet the AS
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Insert into both A2.1 and A2.2 "or be for parking and access arrangements previously issues a permit."	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

K	<b>Clause number</b>
	Table E6.2 Note 3
	<b>Issues</b>
	It should be clarified that proposals where a one way in, one way out traffic arrangement is proposed, a 3.0 access width is satisfactory and no passing bays are required
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Insert point 3 into note 2 stating: 3. Notwithstanding the table proposals where a one way in, one way out traffic arrangement is proposed, a 3.0 access width is satisfactory and no passing bays are required.	
L	<b>Clause Number</b>
	E6.7.3
	<b>Issues</b>
	The clause is not workable and while it may have a valid intent, it is not practical or desirable to secure and floodlight every car park of over 20 carspaces
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Delete the clause entirely.	
M	<b>Clause number</b>
	E6.8.5 Pedestrian Walkways
	<b>Issues</b>
	The Performance Criteria and Acceptable Solutions headings are the wrong way round.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Swap the Performance Criteria and Acceptable Solutions headings in clause E6.8.5	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

N	<b>Clause Number</b>
	E7.0
	<b>Issues</b>
	The local scenic management tables omit the sections dealing with "scenic management criteria". This is relevant to the assessment of the acceptable solution. At present there have been no scenic management criteria specified however it is proposed to develop these in due course
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
That an additional section heading 'scenic management criteria' be placed in the table for each precinct followed by a line underneath 'there are currently no scenic management criteria'	
O	<b>Clause Number</b>
	E8.0 - Biodiversity Code
	<b>Issues</b>
	The requirement to take a permit for removal of native vegetation is too broad, potentially onerous and difficult to enforce. The AS allows removal of vegetation in accordance with a certified forest practices plan. Under this level only removal of vegetation that is within areas of priority habitat should require a permit.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Remove E8.2.1 "b) for the removal of native vegetation"	
P	<b>Clause Number</b>
	E13.0 Heritage Code
	<b>Issues</b>
	In addition to the representation Council officers made at the time further modifications are proposed including re-ordering the clauses and an additional exemption for minor works where the Tasmanian Heritage Council have issued a exemption from their approval process.
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Revise code as per attachment 2 to this table	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

Q	<b>Clause Number</b>
	E14.0 Coastal Code
	<b>Issues</b>
	The code is written largely for coastal dune systems it is generally not applicable for estuarine environments and rock shores such as present in Launceston Coastal environments. E14.2.1 - "adjoining dune system" is not specific enough to be used as a criteria for applicability of the code" E14.2.2 - this is an exemption and should be moved to E14.4. E14.4.1 and E14.4.2 - these are not sufficiently clear to be used as the basis for exemptions
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
	That the code be reviewed to ensure it is applicable and definitive in how it applies.
R	<b>Clause Number</b>
	E17.7.2
	<b>Issues</b>
	There are 2 standards for E17.7.2, one dealing with intensification and one with siting of buildings
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
That the clauses be renumbered	



**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

S	<b>Representor</b>
	E17.7.3 A3
	<b>Issues</b>
	The PC has been omitted
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
	Insert the P3 as follows: P3 When viewed from prime viewpoints and scenic drives, new access strips and roads must: a) be consistent with maintaining the management objectives for the management unit; and b) take into account the slope of the land in order to minimise the visual impacts of the access strip or road; and c) be appropriate to the safe and efficient use of the site, the safe and efficient use of the street, the comfort of residents and the streetscape; and d) can be easily accessed by emergency vehicles; and e) have satisfactory drainage arrangements; and f) provide transition areas for vehicles prior to steeper grades; and g) follow as close as possible the natural contours.
T	<b>Clause Number</b>
	E17.7.3 A7
	<b>Issues</b>
	The standard omits the word "wall" after boundary
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
	Insert wall after boundary

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

U	<b>Clause Number</b>
	E18.0 Signage Code
	<b>Issues</b>
	Following the implementation of the code it is apparent that a number of issues need resolution: <ul style="list-style-type: none"> <li>• The code is now proposed to be called Advertising Signage Code for clarity</li> <li>• Formatting and typos have been corrected throughout</li> <li>• New sign types, descriptions and development classifications (if required) have been added for - banner sign vertical, tourism information sign (exempt), signage on heritage listed property (exempt)</li> <li>• missing pictures in the descriptions have been inserted</li> <li>• New inappropriate signs have been added including Animated, Above Awning (deleted from development classifications)</li> <li>• Small changes to signage development classification requirements for the following signs have been made specifically for blade, election, ground based signs.</li> </ul>
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
Revise code as per attachment 1 to this table	
V	<b>Clause number</b>
	F3.0 Raglan Street Specific Area Plan
	<b>Issues</b>
	the contributions to the infrastructure works required by the Re-specific area plan require recalibration to reflect the lower actual costs than those required prior to the works
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
That the table of contributions in the F3.0 Raglan Street Specific Area Plan be redrafted in accordance with the Attachment 3 to this report.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

W	<b>Clause number</b>
	F5.0 Drivers Run Specific Area Plan
	<b>Issues</b>
	The code as drafted does not entirely reflect the original outline development approved for the land. Changes are recommended to include issues previously omitted. They include: <ul style="list-style-type: none"> <li>• Modified vegetation controls</li> <li>• Modified controls for management of site stormwater</li> <li>• Modified subdivision provisions</li> </ul>
	<b>Representation Merit and Impact</b>
	N/A
	<b>Modifications/Actions</b>
That the Drivers Run Specific Area Plan be redrafted in accordance with Attachment 4 to this report.	
X	<b>Clause number</b>
	E8.0. Biodiversity Code
	<b>Issues</b>
	Subsequent to the Interim Scheme's notification period the property owners of 361 Lalla Road, Lalla has expressed concern with the inclusion of their property in the Code's Priority Habitat area and wishes to have the matter examined during the TPC Hearings.
	<b>Representation Merit and Impact</b>
	The representation has merit and should be considered by the TPC. The Biodiversity Code effectively duplicates the forest practices legislation and therefore, it has little role. For instance, under the <i>Forest Practices Act 1985</i> and <i>Forest Practices Regulations 2007</i> , if a property owner intends to undertake significant clearing of vegetation on their property they must develop and conduct the work in accordance with a Forest Practices Plan. Under the Biodiversity Code if a property owner has a certified Forest Practices Plan then the Council MUST issue a Permitted Planning Permit for the work.
	<b>Modifications/Actions</b>
That the property owner be invited to participate in the hearing process.	

**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

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**REPORT:**

The Launceston Interim Planning Scheme ('Interim Scheme') has been in effect since 17 September 2012 and was placed on public exhibition for a two month period concluding on 17 December 2012. During this period the Council received one hundred and one representations under Section 30I of the *Land Use Planning and Approvals Act 1993* ('the Act').

Under the Act, a Planning Authority that has exhibited an interim planning scheme must provide a report to the Tasmanian Planning Commission ('the Commission') within 4 months after the end of the period for which the scheme is publicly exhibited.

Section 30J of the Act (as reproduced below) sets out the requirements for the report:

***30J. Report to be provided to Commission***

*... (3) The report is to contain a copy of each representation made under section 30I in relation to the interim planning scheme, or, if no representations have been made in relation to the interim planning scheme, a statement to that effect.*

*(4) The report is also to contain a statement of the planning authority's views as to the merit of each representation made to the authority under section 30I in relation to a local provision in the interim planning scheme.*

*(5) The statement as to the merit of a representation in relation to a local provision is to include, in particular, the planning authority's views as to –*

*(a) the need for modification of the interim planning scheme in the light of that representation; and*

*(b) the impact of that representation on the scheme as a whole.*

*(6) The report is also to contain a statement of the planning authority's views as to the merit of each representation made under section 30I in relation to a common provision in the interim planning scheme.*

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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

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*(7) The statement as to the merit of a representation in relation to a common provision is to include, in particular, the planning authority's views as to the impact of that representation on the interim planning scheme as a whole, if –*

*(a) the relevant planning directive were to be modified to take into account the representation and the scheme were to be modified accordingly; or*

*(b) where the common provision is an optional common provision, the provision were, in accordance with the representation, to be –*

*(i) taken out of the scheme; or*

*(ii) taken out of the scheme and replaced by another optional common provision.*

*(8) The report may also contain a statement of the planning authority's views, and recommendations, in respect of the operation of the interim planning scheme.*

*(9) If 2 or more planning authorities within a regional area are required under section 30H(2)(a) to begin to publicly exhibit interim planning schemes on the same day, the planning authorities must provide –*

*(a) one joint statement as to the matters referred to in subsections (6) and (7); and*

*(b) one joint statement as to the matters referred to in subsection (8) – instead of each providing a separate report in relation to those matters.*

*(10) A joint statement for the purposes of subsection (9) is to include the views of all the planning authorities, whether they are in agreement or not.*

This report, and in particular its recommendations, has been developed to satisfy Section 30J of the Act. Should the Council endorse the report it will be forwarded to the Commission for consideration.

The Commission, after receiving a report–

- a) must hold a hearing in relation to each of the representations provided to the Commission, in accordance with section 30J(3) of the Act, in the report;
  - b) may consolidate any of those representations and, if it does so, must hold a hearing in relation to the consolidated representations; and
  - c) may hold hearings in relation to other matters that it thinks fit.
-

## **12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

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The Commission must consider the following matters in relation to the scheme:

- a) the interim planning scheme itself;
- b) any documents in relation to the scheme that are provided to the Commission under section 30J;
- c) matters raised at any hearings in relation to the scheme under this section; and
- d) the regional land use strategy, if any, for the regional area in which the scheme is to apply; and
- e) any applicable State policy.

The Commission's hearings on the Interim Scheme are scheduled to commence on Friday, 15 March 2013. Following the hearing process the Scheme will be declared by the Commission with or without modification.

### **ECONOMIC IMPACT:**

The Interim Scheme is intended to provide opportunity, certainty and predictability to the community and the development industry. This should facilitate appropriate and sustainable development and achieve positive economic outcomes.

### **ENVIRONMENTAL IMPACT:**

The Interim Scheme embodies a strong sustainable development objective. It provides regulation to protect the environment and to manage natural hazards.

### **SOCIAL IMPACT:**

The Interim Scheme provides a number of provisions to recognise the developing and changing needs of our community. The strategic intents recognise the role that land use planning can play in promoting social inclusion and ensuring equitable and sustainable access to housing and services.

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**12.1 Launceston Interim Planning Scheme 2012 - Report to the Tasmanian Planning Commission pursuant to Section 30J of the Land Use Planning and Approvals Act 1993...(Cont'd)**

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**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2012

**BUDGET & FINANCIAL ASPECTS:**

Council planning staff will be required to attend and participate in the Tasmanian Planning Commission hearings on the Interim Planning Scheme. These costs will be accommodated within existing resources.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Michael Stretton: Director Development Services**

**ATTACHMENTS:**

The following attachments have been circulated separately.

1. Copies of representations.
  2. Signs Code
  3. Raglan Street
  4. Drivers Run Specific Area
  5. E13 Local Historic Heritage Code - Proposed Amendments
  6. F2.0 The Green Specific Area Plan
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## COUNCIL AGENDA

Tuesday 12 March 2013

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### 12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings

**FILE NO:** DA0025/2013

**AUTHOR:** Maria Chledowska (Town Planner)

**DIRECTOR:** Michael Stretton (Director Development Services)

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#### **DECISION STATEMENT:**

To consider an application for the extensions to multiple dwellings at 219 Alanvale Road, Newnham

#### **PLANNING APPLICATION INFORMATION:**

Applicant: MV Consulting  
Property: 219 Alanvale Road, Newnham  
Area of Site: 958m<sup>2</sup>  
Zoning: General Residential  
Existing Uses: Three multiple dwellings (under construction)  
Classification: Residential - Multiple dwelling  
Date Received: 1/02/2013  
Deemed Approval: 12/03/2013  
Representations: Three

#### **PREVIOUS COUNCIL CONSIDERATION:**

N/A

#### **RECOMMENDATION:**

That Council approves Development Application DA0025/2013 for extensions to Multiple dwellings at 219 Alanvale Road, Newnham subject to the following:

##### **1. ENDORSED PLANS**

The development must be carried out generally as shown on the endorsed plans as follows: (1) Site Plan - Drawing No. ALA0113-1/3, (2) Carport details - Drawing No. ALA0113 - 2/3 and (3) North West Elevation and Upper Floor Plan Unit 1 - Drawing No. ALA0113 - 3/3 drawn by M. van der Molen dated 11/01/13 to the satisfaction of the Council. Any other proposed development will require a separate application to and assessment by the Council.

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**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

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**2. LEGAL TITLE**

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

**3. NO BURNING OFF**

No burning of any waste materials generated by action on this approval to be undertaken on-site. Any such waste materials to be removed by a licensed refuse disposal facility (e.g. Launceston Waste Centre).

**4. HOURS OF CONSTRUCTION**

Construction works may be carried out between the hours of 7am to 6pm Monday to Friday and 8am to 5pm Saturday and no works on Sunday or Public Holidays.

**5. DAMAGE TO COUNCIL INFRASTRUCTURE**

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

**6. PRIVACY SCREEN**

A 1.8m high privacy screen must be erected along south-west side of the deck to ensure reasonable privacy for the adjoining property. The screen used to obscure a view must be:

- (a) perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels; and
- (b) permanent, fixed and durable.

**7. BEN LOMOND WATER**

The development must comply with Ben Lomond Water Certificate of Consent DA No. 13-022, which is attached to this permit.

**8. LAPSING OF PERMIT**

This permit will expire if the development and use is not commenced within two years of the date of granting of this Permit. The Planning Authority may extend periods referred to if a request is made in writing before this Permit expires.

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**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

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**Notes**

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Restrictive Covenants

- A. Council does not enforce restrictive covenants that contradict the Interim Launceston Planning Scheme 2012. However, 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.

Other Approvals

- B. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Representations to Proposal

- C. This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource Management and Planning Appeal Tribunal.

Appeal Provisions

- D. Attention is directed to Sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

*A planning appeal shall be instituted by lodging a notice of appeal with the Clerk of the Resource Management and Planning Appeal Tribunal.*

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

Permit Commencement

- E. This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 53(1b) 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.
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**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

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**REPORT:****1. THE PROPOSAL**

This proposal is associated with three multiple dwellings approved by DA0587/2010 which are currently under construction.

The proposal has two elements, firstly the extension of a previously approved deck (8.2m x 2.15m) on the north western side of Dwelling 1 to match the entire length of the north western wall.

The second element extends a previously approved carport from 2.5m x 5.5m to 5m x 5.5m to fit two cars. This is similar to two other dwellings in the development. The double carport would be located on a drainage easement and would have zero setback from the south-eastern boundary with a height of the wall of 2.7m.

**2. LOCATION AND NEIGHBOURHOOD CHARACTER**

The subject site is an L-shaped title with an area of 958m<sup>2</sup>, a 14.2m frontage and a 5% slope downhill to the south. The site contains three multiple dwellings currently under construction and it is subject to future landscaping as per previously approved plans. The vehicle access is off Alanvale Road. There is a 3m wide drainage easement running across the site and under the proposed carport's location.

Surrounding development includes a mix of single and multiple dwellings predominantly single storey. Future residential area currently a rural property is to the north of the site.

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12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone purpose

GENERAL RESIDENTIAL ZONE	
ZONE PURPOSE	
10.1.1	<p><b>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</b></p> <p>The proposal is associated with approved multiple dwellings that adds variety to the residential density in the northern part of Newnham. Therefore, the proposal is consistent with this zone purpose.</p>
10.1.2	<p><b>To provide for compatible non-residential uses that primarily serve the local community.</b></p> <p>N/A. The proposal is for residential use.</p>
10.1.3	<p><b>Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.</b></p> <p>N/A. The use is residential.</p>
10.1.4	<p><b>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</b></p> <p>The proposed extensions of a deck and a carport are minor and will have no negative impact on the character of the neighbourhood. Therefore, the proposal is consistent with this zone purpose.</p>
10.1.5	<p><b>To ensure that multiple dwellings and other forms of residential development are interspersed with single dwellings in a manner that ensures that single dwellings remain the primary form of dwellings in a road or neighbourhood.</b></p> <p>N/A. The multiple dwellings were approved previously.</p>

**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

GENERAL RESIDENTIAL ZONE	
	ZONE PURPOSE
<b>10.1.6</b>	<b>To encourage multiple dwellings in the vicinity (within 400m) of district and local business/activity centres and to discourage multiple dwellings at sites which are remote (further than 1km) from business/activity centres, or located within areas of recognised character, cul-de-sacs or affected by natural hazards.</b>
	N/A. The multiple dwelling were approved previously.

**3.2 Use**

**3.2.1 Use table**

The proposal falls with the Residential use class: Multiple Dwelling which has discretionary status.

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

3.2 .2 Use standards

USE STANDARDS	
<b>10.3.1</b>	<b>AMENITY (NON-RESIDENTIAL USES)</b>
<b>A1</b>	<b>If for permitted or no permit required uses</b>
N/A. The proposal is for residential use.	
<b>A2</b>	<b>Commercial vehicles for discretionary uses must only operate between 7am and 7pm Monday to Friday and 8am to 6pm Saturday and Sunday</b>
N/A. No commercial vehicles are involved with the proposal.	
<b>A3</b>	<b>If for permitted or no permit required uses</b>
N/A. The proposal is for residential use.	
<b>10.3.2</b>	<b>RESIDENTIAL CHARACTER - DISCRETIONARY USES</b>
<b>A1</b>	<b>Commercial vehicles for discretionary uses must be parked within the boundary of the property</b>
N/A. No commercial vehicles are involved with the proposal.	
<b>A2</b>	<b>Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public</b>
N/A. There will be no waste material storage visible from adjacent properties, the road or public.	
<b>A3</b>	<b>Waste materials storage for discretionary uses must:</b>  <b>(a) not be visible from the road frontage</b>  <b>(b) use self-contained receptacles designed to ensure waste does not escape to the environment</b>
N/A. There will be no waste material storage visible from the road frontage and waste receptacles would be used to store domestic waste.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

3.3 Development Standards

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>10.4.2.1</b>	<b>DENSITY CONTROL</b>
<b>A1</b>	<b>Multiple Dwellings are constructed with a minimum site area per dwelling of 400m<sup>2</sup>.</b>
N/A. The proposal is associated with the approved dwellings.	
<b>A2</b>	<b>Multiple dwellings must not be constructed at a density greater than 25% by lot number, of the number of lots on the same side of the road.</b>
N/A. The proposal is associated with the approved dwellings.	
<b>A3</b>	<b>Multiple dwellings must not be constructed on more than 2 adjoining lots.</b>
N/A. The proposal is associated with the approved dwellings.	
<b>10.4.2.2</b>	<b>STREETSCAPE INTEGRATION AND APPEARANCE</b>
<b>A1</b>	<b>Multiple dwellings and residential buildings, must</b>  <b>(a) have a front door and a window to a habitable room in the building wall that faces a road; or</b>  <b>(b) face an internal driveway or communal open space area</b>
N/A. The proposal is associated with the approved dwellings and does not modify a front door and a window to a habitable room.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>A2</b>	<b>Dwellings must provide a porch, shelter, awning, recess, or similar architectural features which provides a visible identity, shade and weather protection to the front door.</b>
N/A. The proposal does not include a porch, shelter, awning, recess or the like.	
<b>A3</b>	<b>Fences on and within 4.5m of the frontage must be no higher than:  (a) 1.2m if solid; or  (b) 1.5m provided that the part of the fence above 1.2m has openings which provide at least 30% transparency.</b>
N/A. The proposal does not include fences.	
<b>10.4.2.3</b>	<b>SITE COVERAGE</b>
<b>A1.1</b>	<b>Site coverage must not exceed 50% of the total site; and</b>
<b>A1.2</b>	<b>Development must have a minimum of 25% of the site free from buildings, paving or other impervious surfaces</b>
Complies. Site coverage is 32% and the area free of building and impervious surface is great than 25%.	
<b>10.4.2.4</b>	<b>BUILDING HEIGHT</b>
<b>A1</b>	<b>Building height must not exceed:  (a) 6m on internal lots; and  (b) 8m elsewhere</b>
N/A. The proposal will not have impact on the approved heights of the carport.	



12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>A2</b>	<b>Building heights of dwellings not adjacent to a frontage must not exceed 6m.</b>
N/A. The proposal will not have an impact on the approved heights of the dwellings.	
<b>10.4.2.5</b>	<b>FRONTAGE SETBACKS</b>
<b>A1 .1</b>	<p><b>The primary frontage setback must be:</b></p> <ul style="list-style-type: none"> <li>a) a minimum of 5m; or</li> <li>b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 10.4.2.5 below; and</li> </ul> <p style="text-align: center;"><b>Figure 10.4.2.5 – Primary Frontage Setback for Infill Lots</b></p>
<b>A1.2</b>	<b>Other frontage setbacks must be a minimum of 3m</b>
N/A. The proposal will not impact the frontage of the dwellings.	
<b>10.4.1.6</b>	<b>REAR AND SIDE SETBACKS</b>
<b>A1</b>	<p><b>Buildings must be set back from the rear boundary:</b></p> <ul style="list-style-type: none"> <li>(a) 4m if the lot has an area less than 1000m<sup>2</sup>; or</li> <li>(b) 5m if the lot has an area equal to or greater than 1000m<sup>2</sup></li> </ul>
Does not comply - the carport will have zero setback and the deck will have 2.65m setback from the rear boundary. Accordingly, the development must be assessed against the Performance Criteria.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>P1</b>	<p><b>Building setback to the rear boundary must be appropriate to the location, having regard to the:</b></p> <ul style="list-style-type: none"> <li><b>a) ability to provide adequate private open space for the dwelling; and</b></li> <li><b>b) character of the area and location of dwellings on lots in the surrounding area; and</b></li> <li><b>c) impact on the amenity solar access and privacy of habitable room windows and private open space of existing dwellings; and</b></li> <li><b>d) size and proportions of the lot.</b></li> </ul>
<p>Complies. The 13.75m<sup>2</sup> extension of the carport will not have a negative impact on the private open space and character of the area. There will be no impact on solar access and the development is in keeping with the size and proportion of the lot. The setback of the extended deck will be in line with the approved dwelling and it will not have negative impact on private open space or solar access. The proposal is consistent with the character and size and proportions of the lot.</p>	
<b>A2.1</b>	<p><b>Buildings must be set back from side boundaries:</b></p> <ul style="list-style-type: none"> <li><b>(a) a minimum of 3m with maximum building height of 5.5m; or</b></li> <li><b>(b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries to a maximum building height of 8.5m above natural ground level</b></li> </ul>
<b>A2.2</b>	<p><b>Buildings must be set back from side boundaries a minimum of 1.5m from a side boundary or built to the side boundary provided the:</b></p> <ul style="list-style-type: none"> <li><b>i) wall is built against an existing boundary wall, or</b></li> <li><b>ii) wall or walls have a maximum total length of 9m or one third of the boundary with the adjacent property, whichever is the lesser</b></li> </ul>
<p>Complies. The carport will be setback 4.2m from the south eastern boundary and the deck will be setback 3.15m from the north western boundary.</p>	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>10.4.2.7</b>	<b>LOCATION OF CAR PARKING</b>
<b>A1</b>	<b>Shared driveways or car parks of other dwellings and residential buildings must be located at least 1.5m from the windows of habitable rooms</b>
Complies. The carport will be 3.5m from the neighbouring dwelling to the south-west.	
<b>A 2.1</b>	<b>The layout of car parking for residential development must provide the ability for cars to enter and leave the site in a forward direction, except that a car may reverse onto a road if it has a dedicated direct access or driveway no greater than 10m from the parking space to the road; and</b>
<b>A 2.2</b>	<b>A tandem car space may be provided in a driveway within the setback from the frontage; and</b>
<b>A 2.3</b>	<b>Provision for turning must not be located within the front setback</b>
N/A. The area for the extension is already approved for parking so there is no material change in parking to what is approved.	
<b>A3</b>	<b>A garage or carport must be located:  (a) within 10m of the dwelling it serves; and  At least 5.5m from a frontage; and  With a setback equal to or greater than the setback of the dwelling to the frontage; or  (c) in line with or behind the front façade where the dwelling is facing an internal driveway</b>
Complies. The extended carport is to be next to the dwelling and at the rear of the site.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>A4</b>	<p>The total width of the door or doors on a garage facing a road frontage must:</p> <p>(a) be not more than 6m; or</p> <p>(b) the garage must be located within the rear half of the lot when measured from the frontage</p>
N/A. The proposed extension of the carport is at the rear of the site.	
<b>10.4.2.8</b>	<b>OVERLOOKING</b>
<b>A 1.1</b>	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must be:</p> <p>a) offset a minimum of 1.5m from the edge of one window to the edge of the other; or</p> <p>b) have sill heights of at least 1.7m above floor level; or</p> <p>c) have fixed, obscure glazing in any part of the window below 1.7m above floor level; or</p> <p>d) have permanently fixed external screens to at least 1.8m above floor level; and</p> <p>e) obscure glazing and screens must be no more than 25% transparent.</p> <p>Views must be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above floor level, indicated in Figure 10.4.2.8; or</p>
<b>A 1.2</b>	<p>New habitable room windows, balconies, terraces, decks or patio's that face a property boundary must have a visual barrier at least 1.8 metres high and the floor level of the habitable room, balconies, terraces, decks or patio's is less than 0.6m above the ground level at the boundary</p>

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
Does not comply - a deck will have a direct view into the neighbour private open space. Accordingly, the proposal must be assessed against performance criteria.	
<b>P1</b>	<p><b>Buildings must be designed to minimise the potential for loss of amenity caused by overlooking of adjacent dwellings having regard to the:</b></p> <ul style="list-style-type: none"> <li><b>a) setback of the existing and proposed building; and</b></li> <li><b>b) location of windows and private open spaces areas within the development and the adjoining sites; and</b></li> <li><b>c) level and effectiveness of physical screening by fences or vegetation; and</b></li> <li><b>d) topography of the site; and</b></li> <li><b>e) characteristics and design of houses in the immediate area.</b></li> </ul>
Complies. In order to reduce an overlooking caused by the extension of the deck a 1.8m high screen is recommended to obscure the view into the property to the south west. The screen must comply with A2 below. Further screening will be provided by planting vegetation along the boundary as shown on the site plan.	
<b>A2</b>	<p>Screens used to obscure a view must be:</p> <ul style="list-style-type: none"> <li><b>a) perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels; and</b></li> <li><b>b) permanent, fixed and durable.</b></li> </ul>
Complies by a condition. See the above provision.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>10.4.2.9</b>	<b>PRIVATE OPEN SPACE</b>
<b>A 1</b>	<p>Each multiple dwelling must have private open space:</p> <ul style="list-style-type: none"> <li>a) with a continuous area of 40m<sup>2</sup> and a minimum dimension of at least 4m; and</li> <li>b) directly accessible from, and adjacent to, a habitable room, other than a bedroom; and</li> <li>c) with a gradient not steeper than 1:16; and</li> <li>d) located on the side or rear of the dwelling; or</li> <li>e) that is not provided within the setback from a frontage; or</li> <li>f) where all bedrooms and living areas are wholly above ground floor, a balcony of 8m<sup>2</sup> with a minimum dimension of 2m; or a roof-top area of 10m<sup>2</sup> with a minimum width of 2m and direct access from a habitable room other than a bedroom.</li> </ul>
N/A. The dwellings have private open space approved previously.	
<b>A 2.1</b>	Private open space must receive a minimum of 4 hours of direct sunlight on 21 June to 50% of the designated private open space area; or
<b>A 2.2</b>	The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall as indicated in Figure 10.4.2.9.
Complies. The extended carport will have no impact on solar access to private open space.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>10.4.2.10</b>	<b>NORTH-FACING WINDOWS</b>
<b>A 1</b>	<p>If a north-facing habitable room window of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be setback from the boundary, 1.0m plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1.0m for every metre of height over 6.9m for a distance of 3.0m from the edge of each side of the window as indicated in figure 10.4.2.10.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>
N/A. There are no north-facing windows of an existing dwelling within 3.0m of a boundary on an abutting lot.	
<b>10.4.2.11</b>	<b>LANDSCAPING</b>
<b>A 1.1</b>	<p>Landscaping must be provided to the frontage and within the development including:</p> <ul style="list-style-type: none"> <li>a) the retention or planting of vegetation; and</li> <li>b) the protection of any predominant landscape features of the neighbourhood; and</li> <li>c) pathways, lawn area or landscape beds.</li> </ul>
<b>A 1.2</b>	No landscaping is required for outbuildings, decks and other ancillary structures.
N/A. No landscaping is required for decks and carports.	
<b>10.4.2.12</b>	<b>STORAGE</b>
<b>A 1</b>	Each dwelling must have access to at least 6 cubic metres of secure storage space.
N/A. The proposal is associated with the approved dwellings.	

12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>10.4.2.13</b>	<b>COMMON PROPERTY</b>
<b>A 1</b>	<p>Development must clearly delineate public, communal and private areas such as:</p> <ul style="list-style-type: none"> <li>a) driveways; and</li> <li>b) landscaping areas; and</li> <li>c) site services, bin areas and any waste collection points.</li> </ul>
N/A. The proposal has no impact on common property.	
<b>10.4.2.14</b>	<b>OUTBUILDINGS AND ANCILLARY DWELLINGS</b>
<b>A 1</b>	<p>Outbuildings for each dwelling must have a:</p> <ul style="list-style-type: none"> <li>a) combined gross floor area not exceeding 45m<sup>2</sup>; and</li> <li>b) wall height no greater than 2.7m; and</li> <li>c) maximum height not greater than 3.5m.</li> </ul>
Complies. The extended carport will have an area of 27m <sup>2</sup> , wall height of 2.7m and maximum height of 3.35m.	
<b>A 2</b>	<p>A swimming pool for private use must be located:</p> <ul style="list-style-type: none"> <li>a) behind the setback from a primary frontage; or</li> <li>b) in the rear yard.</li> </ul>
N/A. No swimming pool proposed.	



12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)

<b>DEVELOPMENT STANDARDS</b>	
<b><u>Clauses 10.4.2.1 - 10.4.2.14 only apply to development with the Residential Use Class which is not a single dwelling</u></b>	
<b>A 3</b>	<p><b>Earthworks and retaining walls must:</b></p> <ul style="list-style-type: none"> <li>a) be located at least 900mm from each lot boundary, and</li> <li>b) if a retaining wall:                             <ul style="list-style-type: none"> <li>i) be not higher than 600mm (including the height of any batters) above existing ground level, and</li> <li>ii) if it is on a sloping site and stepped to accommodate the fall in the land—be not higher than 800mm above existing ground level at each step, and</li> <li>iii) not require cut or fill more than 600mm below or above existing ground level, and</li> <li>iv) not redirect the flow of surface water onto an adjoining property, and</li> <li>v) be located at least 1.0m from any registered easement, sewer main or water main.</li> </ul> </li> </ul>
N/A. No retaining walls are proposed.	
<b>10.4.2.15</b>	<b>SITE SERVICES</b>
<b>A 1.1</b>	<b>A minimum of 2.0m<sup>2</sup> per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence.</b>
<b>A 1.2</b>	<b>Provision for mailboxes must be made at the frontage.</b>
N/A. Site services are not subject to this proposal.	

**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

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**3.4 Overlays and Codes.****3.4.1 Car Parking and Sustainable Transport**

The Car Parking and Sustainable Transport Code applies to all development, however, residential use in this Code is directly related to bedroom intensification. The proposed extensions do not propose additional bedrooms. Therefore this code is assessed as not applicable.

**4.0 REFERRALS**

The proposal was referred to the following departments and their responses are included below:

**Infrastructure Asset**

Requested one (1) condition relating to Damage to Council infrastructure.

**Environmental Services**

Requested one (1) condition relating to No burning off.

**Ben Lomond Water**

Issued Certificate of Consent BLW DA No. 13-022.

**5.0 REPRESENTATIONS**

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 6<sup>th</sup> February to 19<sup>th</sup> February 2013. Three representations were received.

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**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

The table below represents a summary of the major issues contained within the representations. This should be read in conjunction with the full representation.

<b>Issue</b>	<b>Comments</b>
<p>The additional deck at the northern side of Dwelling 1 will have direct intrusion into our living space and private open space.</p>	<p>The deck from the representor's side (to the north) was approved in 2010. The extension of the deck on the southern end will not significantly impact the existing situation.</p>
<p>The extension of the carport is proposed over the existing easement. Will be a building permit required if re-erection of the carport is required?</p>	<p>The original permit allows construction of a single carport over the easement in accordance with the conditions of the Ben Lomond Water. The current extension was also referred to the Ben Lomond Water and a Certificate of Consent was issued. The requirement for a building permit is not a planning matter.</p>
<p>Requested screening to the separating boundary, screening to the deck, screening to the perimeter of dwelling 2 &amp; 3 and installation of obscured glass where there is a visual intrusion to all neighbouring properties.</p>	<p>These issues were partially addressed in a original permit DA0587/2010 that required the following:</p> <ul style="list-style-type: none"> <li>a) The lower windows on the upper floor of the annotated eastern elevation of dwelling 1 must be fixed with opaque glass.</li> <li>b) The narrow stair windows to the elevation annotated south of dwellings 2 and 3 must be fixed with opaque.</li> <li>c) Landscaping to be completed within three months of the use commencing.</li> </ul> <p>The applicant also offered to screen the northern end of the deck. This part, however is already approved and can not be determined in this application.</p> <p>The applicant is willing to maximise privacy for the future residents of the dwellings and adjoining properties by planting shrubs and trees.</p>

**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

<b>Issue</b>	<b>Comments</b>
The representor requested a site meeting to seek the solutions for the issues as above.	<p>The development has been assessed as complying with the Interim Planning Scheme.</p> <p>It is considered that issues raised in the representations have been either addressed or are not relevant to the planning assessment.</p>
Concerns with the site being overdeveloped, traffic and privacy issues.	It is noted that these concerns relate to the whole development on the site, which was approved in 2010. Therefore, the issues are not relevant to this application.
The extended deck will further impact the privacy for the residents of the property to the south; requested to plant mature trees to provide screening (7-8m high). The carport might impact on solar access to the sun room.	<p>A 1.8m high screen along the south west side of the deck is recommended to address this concern. The trees proposed along the boundary will provide further screening. The proposed 4m tree are considered appropriate as the higher screening will impact sunlight access to private space of the representor.</p> <p>The extended carport will have the same height as the approved single one. Accordingly, there will be not increase in impact on solar access.</p>

**6.0 CONCLUSION AND RECOMMENDATION**

Subject to the recommended conditions it is considered that the proposal complies with Launceston Interim Planning Scheme 2012 and is appropriate to recommend for approval.

**ECONOMIC IMPACT:**

The Launceston Interim Planning Scheme 2012 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such economic impacts have been considered.

**12.2 219 Alanvale Road, Newnham - Extensions to Multiple Dwellings...(Cont'd)**

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**ENVIRONMENTAL IMPACT:**

The Launceston Interim Planning Scheme 2012 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such environmental impacts have been considered.

**SOCIAL IMPACT:**

The Launceston Interim Planning Scheme 2012 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such social impacts have been considered.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Interim Planning Scheme 2012

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Michael Stretton: Director Development Services**

**ATTACHMENTS:**

The following attachment has been distributed separately.

1. Attachment includes Location Map, Plans and a copy of the representations
-

**13 NOTICES OF MOTION - FOR CONSIDERATION****13.1 Alderman Peck - Notice of Motion - QVMAG Attendance Fee****FILE NO:** SF5547 / SF0957**AUTHOR:** Alderman Peck**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To consider a Notice of Motion from Alderman Peck for Council to investigate, analyse and report on the viability of introducing an appropriate level of attendance fee at the Queen Victoria Museum and Art Gallery.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**NOTICE OF MOTION:**

That in light of recent figures suggesting that attendance at Queen Victoria Museum and Art Gallery sites at Royal Park and Inveresk in 2011/12 totalled 123,588 persons and were subsidised by Launceston City Council ratepayers to the extent of \$34.00 for each and every attendance, Council officers be requested to investigate, analyse and report on the viability of introducing an appropriate level of attendance fee. Such report should also consider whether any attendance fee considered should be generally levied or exempt Launceston City Council ratepayers.

---

**REPORT:**

Alderman Peck will speak to this Notice of Motion.

**Background information provided by Alderman Peck:**

I'm very concerned that the Launceston ratepayers are putting in \$4.2 million a year to operate our two museums.

---

**13.1 Alderman Peck - Notice of Motion - QVMAG Attendance Fee...(Cont'd)**

---

I look forward to the Officer's investigations to my motion. I put forward the following for discussion.

- All Launceston ratepayers and residents free of charge
- Entrance fee of \$8 per person
- All seniors free of charge
- Children under 16 free of charge
- All valid student holder cards free of charge
- Free entry for all after 3.30 pm to close at 4.00 pm

I believe this a positive way to be fair and raise extra revenue for the operation of our two museums.

***Officer Comments - Richard Mulvaney  
(Director Queen Victoria Museum and Art Gallery)***

The General Manager, in conjunction with the Director of QVMAG has instigated a business study by an independent consultancy MMC Link, based in Hobart. They have extensive experience in the cultural sector and have done similar studies of TMAG, MONA and Salamanca Place.

The study will investigate all operational aspects including the feasibility of introducing an admission fee.

**STRATEGIC DOCUMENT REFERENCE:**

Strategic Plan 2008/2013 - Priority Area 3: Social and Economic Environment  
Strategic Plan 2008/2013 - Priority Area 4: Cultural Environment

**BUDGET & FINANCIAL ASPECTS:**

To be determined.

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13.1 Alderman Peck - Notice of Motion - QVMAG Attendance Fee...(Cont'd)

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**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Robert Dobrzynski: General Manager**

**ATTACHMENTS:**

1. Notice of Motion - Alderman Peck
-



## LAUNCESTON CITY COUNCIL

### MEMORANDUM

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FILE NO: SF5547 : SF0957  
TP  
DATE: 28 February 2013

TO: Robert Dobrzynski                      General Manager  
Cc        Committee Clerks

FROM: Tony Peck                              Alderman

**SUBJECT: Notice of Motion - QVMAG Attendance Fee**

---

In accordance with Clause 16 (5) of the Local Government Regulations 2005 (Meeting Procedures) please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 1 March 2013.

#### Motion

That in light of recent figures suggesting that attendance at Queen Victoria Museum and Art Gallery sites at Royal Park and Inveresk in 2011/12 totalled 123,588 persons and were subsidised by Launceston City Council ratepayers to the extent of \$34.00 for each and every attendance, Council officers be requested to investigate, analyse and report on the viability of introducing an appropriate level of attendance fee. Such report should also consider whether any attendance fee considered should be generally levied or exempt Launceston City Council ratepayers.

#### Background

I'm very concerned that the Launceston ratepayers are putting in \$4.2 million a year to operate our two museums.

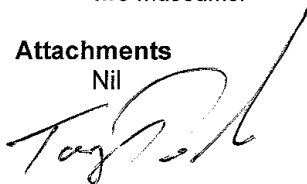
I look forward to the Officer's investigations to my motion. I put forward the following for discussion.

- All Launceston ratepayers and residents free of charge
- Entrance fee of \$8 per person
- All seniors free of charge
- Children under 16 free of charge
- All valid student holder cards free of charge
- Free entry for all after 3.30 pm to close at 4.00 pm

I believe this a positive way to be fair and raise extra revenue for the operation of our two museums.

#### Attachments

Nil



**Alderman Tony Peck**

## COUNCIL AGENDA

Tuesday 12 March 2013

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### 13.2 Alderman Soward - Notice of Motion - Community Service and/or Work Orders

**FILE NO:** SF5547

**AUTHOR:** Alderman Soward

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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#### **DECISION STATEMENT:**

To consider a Notice of Motion from Alderman Soward regarding work orders to offenders.

#### **PREVIOUS COUNCIL CONSIDERATION:**

N/A

#### **NOTICE OF MOTION:**

The Launceston City Council writes to the Tasmanian Department of Justice and the Attorney General requesting that offenders completing community service and / or work orders be made available for a variety of rubbish cleanup programs within the municipal boundaries of Launceston.

---

#### **REPORT:**

Alderman Soward will provide speak to the Notice of Motion.

#### Background information provided by Alderman Soward:

Some time ago I spoke at council during a debate about the possibility of offenders completing community service and / or work orders to be able to work on clean up programs within the municipal area. This NOM formalises this request. This is a great deal of merit in local offenders completing their community service locally- the underlying idea of restitution to the local community is a powerful one.

There are some circumstances where work can be done for Government agencies or local councils.

---

**13.2 Alderman Soward - Notice of Motion - Community Service and/or Work Orders...(Cont'd)**

---

A Community Service Order (CSO) is a sentencing order imposed, under the *Sentencing Act 1997*, by either a Magistrate or Judge for a variety of offences.

A CSO is an alternative sentencing option to imprisonment, and involves an offender performing unpaid work in the community under the direction of a Probation Officer or Supervisor. It is also possible for offenders to complete some of their hours by attending approved rehabilitative and educational courses or programs.

One of the aims of a CSO is that in carrying out the order the offender is repaying (providing reparation to) the community for his/her crime.

A Monetary Penalty Community Service Order (MPCSO) can also be made, upon application to the Monetary Penalties Enforcement Service (MPES), when fines are unpaid.

The maximum number of hours that a Court may order to be performed under a CSO in respect of one offence is 240 (with there being no maximum for MPCSOs).

The purpose of the CSO Scheme is to work in partnership with offenders, and the community, with the aim of reducing re-offending by creating opportunities to engage in rehabilitative and restorative CSO projects

In determining whether to make a Community Service Order (CSO), a Magistrate or Judge may request Community Corrections assess an offender as to their suitability.

Some of the factors taken into account during the assessment include:

- Previous or current CSO performance;
- Offending history and outstanding matters;
- Outstanding warrants/breaches;
- Ability and willingness to perform work;
- The availability of project sites;
- Alcohol and drug issues;
- Current/prospective employment;
- Location of accommodation and transport options;
- Childcare responsibilities; and
- Physical and psychological health issues.

Community Corrections takes seriously the role of sourcing and providing community-based projects to all suitable offenders

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## **13.2 Alderman Soward - Notice of Motion - Community Service and/or Work Orders...(Cont'd)**

---

All Community Service Orders (CSOs) are subject to the mandatory conditions that an offender must:

- Not commit an offence punishable by imprisonment while the order is in force;
- Report within 1 clear working day to a Probation Officer or Supervisor, at the place specified in the order;
- Satisfactorily perform community service, as directed by a Probation Officer or Supervisor, for the number of hours specified in the order;
- Comply with the reasonable directions of a Probation Officer or Supervisor;
- Give notification to a Probation Officer of any change of address or employment within 2 clear working days;
- Not leave or stay outside Tasmania without the permission of a Probation Officer; and
- Attend educational and other programs as directed by a Probation Officer.

A Probation Officer will organise a project site for the offender to attend, and a CSO Supervisor will make regular visits to project sites to check on attendance and behaviour, and liaise with individuals and organisations about their needs.

If an offender fails to comply with the conditions of their CSO they can be returned to Court, where the Magistrate or Judge may reconsider their original sentence.

When a fine is imposed by a Court, or an infringement notice issued for non-payment of a fine or penalty, and an individual believes they are unable to pay (even by instalment) they are able to apply to have the amount owing converted to a Monetary Penalty Community Service Order (MPCSO).

If an application for a MPCSO is made, and the Director of the Monetary Penalties Enforcement Service (MPES) believes that an applicant has the financial means to pay the monetary penalty, by instalments or otherwise, the Director must refuse the application for an MPCSO.

If you would like to apply for a MPCSO you can visit the Monetary Penalties Enforcement Service (MPES) website for additional information.

There is no limit to the number of MPCSO hours that can be made.

Offenders sentenced to Community Service Orders (CSOs) perform their hours of unpaid work at a large range of projects and settings across the state, including both metropolitan and rural areas.

---

## **13.2 Alderman Soward - Notice of Motion - Community Service and/or Work Orders...(Cont'd)**

---

When assessing suitability for potential community service projects the following criterion is considered by Community Corrections, as to whether:

- The project site is community based;
- Community service will be performed for a "not for profit" organisation;
- Placing offenders at a project site will not take paid employment from others in the community;
- The project site provides reparation to the community through the completion of useful/meaningful tasks;
- Ongoing and adequate supervision is to be provided for offenders;
- There are any possible safety risks to the community;
- The activity has the capacity to improve an offender's pro-social attitude and skills;
- Engagement at the project site improves the interaction between offenders and the community;
- The project site is a safe working environment.

There are some circumstances where work can be done for Government agencies or local councils.

There are also limitations to the type of work that can be done. The Community Corrections' office can provide advice in this regard.

To become a registered project site, an individual or organisation representative should refer to and complete the appropriate application form.

It is also possible for offenders to complete some of their hours by attending approved courses or programs.

Attendance would be authorised by a Probation Officer in consultation with the Coordinator, CSO Scheme. Usually this would target areas considered to be specifically relevant to the individual offender, such as:

- Alcohol and/or drug treatment;
  - Counselling for gambling;
  - Anger management programs;
  - Budgeting or financial management;
  - Parenting skills;
  - Skills needed to successfully obtain employment.
-

**13.2 Alderman Soward - Notice of Motion - Community Service and/or Work Orders...(Cont'd)**

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Source [http://www.justice.tas.gov.au/communitycorrections/community\\_service\\_orders](http://www.justice.tas.gov.au/communitycorrections/community_service_orders)

**Officer Comments - Louise Foster (Manager Corporate Strategy)**

*Council has participated in the community service program in past years for a number of projects:*

- *individuals from the Juvenile Offenders Program participated in clean up work in Heritage Forest approximately 3 years ago, a police officer attended with them to supervise the work;*
- *individuals with Community Service Work Orders participated in weed control and blackberry control on the North Esk Trail and West Tamar Trail on a number of occasions, a supervisor attended with them;*

*In both the above examples, Council was approached in relation to the work orders being undertaken on Council projects.*

*In more recent times, Council was involved in one arrangement of two repeat graffiti offenders working on limited work orders being utilised to clean up general graffiti whilst under the direct supervision of a police officer. Council provided limited equipment to enable the work to be complete.*

*Council can formally register, by completing an application, to receive assistance via the Community Service Orders program.*

*Community service offender program participants are covered by State Government workers compensation in the event of any injuries that might occur whilst working on a project. Please note that Council has a duty of care to provide a safe workplace for these program participants and provide some immediate support/supervision for the program participants whilst they undertake the assigned work. The literature suggests that having immediate supervision by a police officer or other officer from the program is not the normal protocol.*

**STRATEGIC DOCUMENT REFERENCE:**

*Launceston City Council Strategic Plan 2008-2013 -  
Priority Area 3: Social and Economic Environment  
Goal: Promoting a healthy, prosperous and positive community  
3.4 - Provide and promote safe City environments.*

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**13.2 Alderman Soward - Notice of Motion - Community Service and/or Work Orders...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Robert Dobrzynski: General Manager**

**ATTACHMENTS:**

1. Notice of Motion - Alderman Soward
-

## LAUNCESTON CITY COUNCIL

### MEMORANDUM

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FILE NO: SF5547 : SF0286  
RS  
DATE: 1 March 2013

TO: Robert Dobrzynski                      General Manager  
Cc        Committee Clerks

FROM: Rob Soward                              Alderman

**SUBJECT: Notice of Motion - Community Service and/or Work Orders**

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In accordance with Clause 16 (5) of the Local Government Regulations 2005 (Meeting Procedures) please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on Tuesday 12 March 2013.

#### **Motion**

The Launceston City Council writes to the Tasmanian Department of Justice and the Attorney General requesting that offenders completing community service and / or work orders be made available for a variety of rubbish cleanup programs within the municipal boundaries of Launceston

#### **Background**

Alderman Soward will provide some background to this

Some time ago I spoke at council during a debate about the possibility of offenders completing community service and / or work orders to be able to work on clean up programs within the municipal area. This NOM formalises this request. This is a great deal of merit in local offenders completing their community service locally- the underlying idea of restitution to the local community is a powerful one.

There are some circumstances where work can be done for Government agencies or local councils.

A Community Service Order (CSO) is a sentencing order imposed, under the *Sentencing Act 1997*, by either a Magistrate or Judge for a variety of offences.

A CSO is an alternative sentencing option to imprisonment, and involves an offender performing unpaid work in the community under the direction of a Probation Officer or Supervisor. It is also possible for offenders to complete some of their hours by attending approved rehabilitative and educational courses or programs.

One of the aims of a CSO is that in carrying out the order the offender is repaying (providing reparation to) the community for his/her crime.

A Monetary Penalty Community Service Order (MPCSO) can also be made, upon application to the Monetary Penalties Enforcement Service (MPES), when fines are unpaid.



## LAUNCESTON CITY COUNCIL

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The maximum number of hours that a Court may order to be performed under a CSO in respect of one offence is 240 (with there being no maximum for MPCSOs).

The purpose of the CSO Scheme is to work in partnership with offenders, and the community, with the aim of reducing re-offending by creating opportunities to engage in rehabilitative and restorative CSO projects

In determining whether to make a Community Service Order (CSO), a Magistrate or Judge may request Community Corrections assess an offender as to their suitability.

Some of the factors taken into account during the assessment include:

- Previous or current CSO performance;
- Offending history and outstanding matters;
- Outstanding warrants/breaches;
- Ability and willingness to perform work;
- The availability of project sites;
- Alcohol and drug issues;
- Current/prospective employment;
- Location of accommodation and transport options;
- Childcare responsibilities; and
- Physical and psychological health issues.

Community Corrections takes seriously the role of sourcing and providing community-based projects to all suitable offenders

All Community Service Orders (CSOs) are subject to the mandatory conditions that an offender must:

- Not commit an offence punishable by imprisonment while the order is in force;
- Report within 1 clear working day to a Probation Officer or Supervisor, at the place specified in the order;
- Satisfactorily perform community service, as directed by a Probation Officer or Supervisor, for the number of hours specified in the order;
- Comply with the reasonable directions of a Probation Officer or Supervisor;
- Give notification to a Probation Officer of any change of address or employment within 2 clear working days;

## LAUNCESTON CITY COUNCIL

### MEMORANDUM

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- Not leave or stay outside Tasmania without the permission of a Probation Officer; and
- Attend educational and other programs as directed by a Probation Officer.

A Probation Officer will organise a project site for the offender to attend, and a CSO Supervisor will make regular visits to project sites to check on attendance and behaviour, and liaise with individuals and organisations about their needs.

If an offender fails to comply with the conditions of their CSO they can be returned to Court, where the Magistrate or Judge may reconsider their original sentence.

When a fine is imposed by a Court, or an infringement notice issued for non-payment of a fine or penalty, and an individual believes they are unable to pay (even by installment) they are able to apply to have the amount owing converted to a Monetary Penalty Community Service Order (MPCSO).

If an application for a MPCSO is made, and the Director of the Monetary Penalties Enforcement Service (MPES) believes that an applicant has the financial means to pay the monetary penalty, by installments or otherwise, the Director must refuse the application for an MPCSO.

If you would like to apply for a MPCSO you can visit the [Monetary Penalties Enforcement Service \(MPES\) website](#) for additional information.

There is no limit to the number of MPCSO hours that can be made.

Offenders sentenced to Community Service Orders (CSOs) perform their hours of unpaid work at a large range of projects and settings across the state, including both metropolitan and rural areas.

When assessing suitability for potential community service projects the following criterion is considered by Community Corrections, as to whether:

- The project site is community based;
- Community service will be performed for a "not for profit" organisation;
- Placing offenders at a project site will not take paid employment from others in the community;
- The project site provides reparation to the community through the completion of useful/meaningful tasks;
- Ongoing and adequate supervision is to be provided for offenders;
- There are any possible safety risks to the community;
- The activity has the capacity to improve an offender's pro-social attitude and skills;

## LAUNCESTON CITY COUNCIL

### MEMORANDUM

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- Engagement at the project site improves the interaction between offenders and the community;
- The project site is a safe working environment.

There are some circumstances where work can be done for Government agencies or local councils.

There are also limitations to the type of work that can be done. The Community Corrections' office can provide advice in this regard.

To become a registered project site, an individual or organisation representative should refer to and complete the appropriate application form.

It is also possible for offenders to complete some of their hours by attending approved courses or programs.

Attendance would be authorised by a Probation Officer in consultation with the Coordinator, CSO Scheme. Usually this would target areas considered to be specifically relevant to the individual offender, such as:

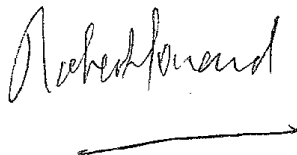
- Alcohol and/or drug treatment;
- Counselling for gambling;
- Anger management programs;
- Budgeting or financial management;
- Parenting skills;
- Skills needed to successfully obtain employment.

Source

[http://www.justice.tas.gov.au/communitycorrections/community\\_service\\_orders](http://www.justice.tas.gov.au/communitycorrections/community_service_orders)

### Attachments

Nil



**Alderman Rob Soward**

**DIRECTORATE AGENDA ITEMS****14 DEVELOPMENT SERVICES****14.1 Conferences, Conventions & Championships Incentives Policy 05-PI-013****FILE NO:** SF5075**AUTHOR:** Angie Walsh (Grants & Sponsorship Officer)**DIRECTOR:** Michael Stretton (Director Development Services)

---

**DECISION STATEMENT:**

To consider a revised Conferences, Conventions & Championships Incentives Policy (05-PI-013).

**PREVIOUS COUNCIL CONSIDERATION:**

Council Item 15.4 - 14 April 2008 - To consider adopting a policy to assist and encourage conferences, conventions and championships to the Launceston municipality - Decision: That the Conferences, Conventions & Championships Incentives Policy be adopted.

**RECOMMENDATION:**

That the revised Conferences, Conventions & Championships Incentives Policy (05-PI-013) set out below be approved:

***PURPOSE:***

To provide an incentive to encourage associations, corporate organisations and local/state government to host their conferences, conventions or championships within the Launceston municipality during the tourism off-peak and shoulder seasons.

***SCOPE:***

Does not include civic events, local community events or major public events.

***POLICY:***

All applications for conference incentive funds from Council will be assessed under this Policy against the guidelines below:

---

## **14.1 Conferences, Conventions & Championships Incentives Policy 05-PI-013...(Cont'd)**

---

### ***Eligibility***

- The conference, or at least one major component of the conference, must be held in the Launceston municipality. There must be a minimum of 50 intrastate/interstate and/or international registered delegates/participants (not including partners and family members) who are staying a minimum of 2 nights in accredited accommodation;
- Only conferences, conventions and championships held in Launceston for the first time or those which have not been in Launceston within the last 3 years are eligible for funding under this program. Applications must be received no later than 90 days prior to the conference/convention or championship;
- The Launceston Travel & Information Centre must be utilised for information on accommodation, pre and post tours, partner programs or transport.

### ***Amount available***

01 May – 31 August: incentive of \$20.00 per delegate up to a maximum of \$15,000.

01 September - 30 September: incentive of \$10.00 per delegate up to a maximum of \$10,000.

No further payment or in-kind support (e.g. Event Sponsorship, Community Grant, road closure fees, hire of Council venues or Civic Receptions) will be provided beyond that detailed above.

Available incentive funding in any given year will be subject to budget allocation by Council for that financial year.

### ***PRINCIPLES:***

Council's organisational values apply to all activities.

### ***RELATED POLICIES & PROCEDURES:***

05-PI-012 Events Sponsorship Policy

05-Fmx-007 Conferences, Conventions and Championships Incentives Guidelines

### ***RELATED LEGISLATION:***

N/A

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**14.1 Conferences, Conventions & Championships Incentives Policy 05-PI-013...(Cont'd)**

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**REFERENCES:**

N/A

**DEFINITIONS:**

N/A

**REVIEW:**

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

---

**REPORT:**

A periodic review of the Conferences, Conventions & Championships Incentives Policy (05-PI-013) has been undertaken by Community Tourism & Events officers.

As part of the review, operational procedure contained within the Policy has been removed.

Recommended changes to the Conferences, Conventions & Championships Incentive Policy have been underlined.

**PURPOSE:**

To provide an incentive to encourage associations, corporate organisations and local/state government to host their conferences, conventions or championships within the Launceston municipality during the tourism off-peak and shoulder seasons.

**SCOPE:**

Does not include civic events, local community events or major public events.

**POLICY:**

All applications for conference incentive funds from Council will be assessed under this Policy against the guidelines below:

---

## **14.1 Conferences, Conventions & Championships Incentives Policy 05-PI-013...(Cont'd)**

---

### ***Eligibility***

- The conference, or at least one major component of the conference, must be held in the Launceston municipality. There must be a minimum of 50 intrastate/interstate and/or international registered delegates/participants (not including partners and family members) who are staying a minimum of 2 nights in accredited accommodation;
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### ***Amount available***

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No further payment or in-kind support (e.g. Event Sponsorship, Community Grant, road closure fees, hire of Council venues or Civic Receptions) will be provided beyond that detailed above.

Available incentive funding in any given year will be subject to budget allocation by Council for that financial year.

### ***PRINCIPLES:***

Council's organisational values apply to all activities.

### ***RELATED POLICIES & PROCEDURES:***

05-PI-012 Events Sponsorship Policy

05-Fmx-007 Conferences, Conventions and Championships Incentives Guidelines

### ***RELATED LEGISLATION:***

N/A

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**14.1 Conferences, Conventions & Championships Incentives Policy 05-PI-013...(Cont'd)**

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**REFERENCES:**

N/A

**DEFINITIONS:**

N/A

**REVIEW:**

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

**ECONOMIC IMPACT:**

N/A

**ENVIRONMENTAL IMPACT:**

N/A

**SOCIAL IMPACT:**

N/A

**STRATEGIC DOCUMENT REFERENCE:**

Launceston City Council's Events Strategy.

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
Michael Stretton: Director Development Services

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**15 FACILITY MANAGEMENT AND GOVERNANCE SERVICES****15.1 Annual Plan 2012/13 - Progress Report - period ending 31 December 2012****FILE NO:** SF5760 / SF5652**AUTHOR:** Pepper Griffiths (Corporate Planning Administration Officer)**DIRECTOR:** Rod Sweetnam (Director Facility Management and Governance Services)

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**DECISION STATEMENT:**

To receive the Report on Council's Annual Plan 2012/13 for the period ending 31 December 2012.

**PREVIOUS COUNCIL CONSIDERATION:**

Item 19.1 - Council - 25 June 2012 - *Adopted the Launceston City Council Annual Plan 2012/13*

Item 15.1 - Council - 26 November 2012 - *Received report on the progress of Council's Annual Plan 2012/13 Actions, for the period ending 30 September 2012.*

**RECOMMENDATION:**

That the Council receives the following progress report against actions for the Annual Plan 2012/13, relating to the period ending 31 December 2012:

	<b>Actions</b>
Not Started	4
In Progress (0%-25% complete)	23
In Progress (26% - 50% complete)	20
In Progress (51%+ complete)	17
Completed	5
Deferred	3
<b>Total</b>	<b>72</b>

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## **15.1 Annual Plan 2012/13 - Progress Report - period ending 31 December 2012...(Cont'd)**

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### **REPORT:**

The attached report provides an update on the progress of Actions from Council's Annual Plan 2012/13.

The document is listed in order of Priority Areas (taken from the Strategic Plan 2008-2013) and also contains the relevant Goals for each Priority Area.

Strategies and Actions are listed in tables following on from their relevant Priority Area. The table includes the following information: the status of each action, progress comments on actions, which Directorate is responsible for each action, percentage complete for each action and the progress against targets set for each action.

### **ECONOMIC IMPACT:**

The actions contained in the Annual Plan arise from the Community's *Vision 2020* goals - supporting Launceston as a place to invest, developing tourism, marketing of the city, and supporting strategies for the region.

### **ENVIRONMENTAL IMPACT:**

'Natural Environment' actions in the Annual Plan address the Strategic Plan 2008-2013 goals of *Sustainable management of natural resources, parks and recreational areas*.

### **SOCIAL IMPACT:**

'Social and Economic Environment' and 'Cultural Environment' actions in the Annual Plan address the Strategic Plan 2008/2013 goals of *Promoting a healthy, prosperous and positive community* and *Supporting and developing arts and cultural activities*.

### **STRATEGIC DOCUMENT REFERENCE:**

Council's Annual Plan 2012/2013 details the major actions Council will work towards achieving in the Strategic Plan 2008 - 2013.

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**15.1 Annual Plan 2012/13 - Progress Report - period ending 31 December 2012...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.	
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 <b>Rod Sweetnam: Director Facility Management &amp; Governance Services</b>	
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**ATTACHMENTS:**

1. Annual Plan 2012/13 Quarterly Report for period ending 31 December 2012 (distributed electronically)
-

**17 INFRASTRUCTURE SERVICES****17.1 Northern Tasmanian Softball Association****FILE NO:** SF0828**AUTHOR:** Andrew Smith (Manager Parks & Recreation)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To consider a request for waiving ground hire fees for the Northern Tasmanian Softball Association.

**PREVIOUS COUNCIL CONSIDERATION:**

Item 4.2 - SPPC Meeting 17 December 2012  
Deputation by the NTSA seeking Council support

**RECOMMENDATION:**

That Council:

- a) waive the ground hire fees of \$1,700 for the 2013 Under 17's National Softball Championship; and
  - b) provide a 90% subsidy for Junior matches for 3 years at an annual cost of \$923.20.
- 

**REPORT:**

The Northern Tasmanian Softball Association (NTSA) made a deputation to a Council Strategic Planning & Policy meeting on the 17 December 2012. During the deputation they highlighted the difficulties the NTSA has in covering the costs of running their sport with their declining membership and the increased costs of running National and other major tournaments. In addition to the information provided to the Mayor and Aldermen during their deputation, the NTSA have since clarified their request further.

Waiving the fees for the Under 17's National Softball Championship will provide some financial relief to the NTSA and enable them to continue to run their sport and the opportunity to improve their forward planning for the running of future events.

The NTSA have given a commitment that they will try and raise their membership numbers and have requested a reduction in their junior sport fees over the next three years to help facilitate their membership drive (Attachment 1).

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**17.1 Northern Tasmanian Softball Association...(Cont'd)**

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The current Parks & Recreation Department fees and charges include a 50% subsidy for junior sport and the NTSA would like to have this increased to 90% for three years.

**ECONOMIC IMPACT:**

This decision has some impact on the financial sustainability of the NTSA and its ability to continue to operate.

**ENVIRONMENTAL IMPACT:**

This decision has no environmental impacts.

**SOCIAL IMPACT:**

This decision has a significant social impact on the NTSA as a club and on the sport within the Region.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston Community Plan  
- Preferred Future Five: Strategy Three - Encourage Physical Activity

**BUDGET & FINANCIAL ASPECTS:**

Reduction in the 2013 Parks & Recreation Departments income of \$1,700.

Reduction in Parks and Recreation Department income of \$2,769.60 for the following 3 financial years.

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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



**Harry Galea: Director Infrastructure Services**

**ATTACHMENTS:**

1. Letter - Northern Tasmanian Softball Association
-

## ATTACHMENT 1

20 February 2013

Dear Andrew

The Northern Tasmanian Softball Association is seeking debt relief on the charges of \$1700 accumulated from the hosting of the Australian U17 Boys Fastpitch softball championships during the 6 – 12<sup>th</sup> January, 2013.

The NTSA is also asking for assistance for our junior players and are seeking a 90% reduction in our junior fees over the next 3 years while the Association works at increasing our junior membership level. This junior reduction would assist NTSA greatly to create a good incentive to recruit new members and this in turn would facilitate the amount new members would be required to pay.

Our senior teams are made up with more than half the team being juniors who are doubling up and playing juniors in the morning and seniors in the afternoon so that our senior teams have enough players to have a full complement of players and be able to have a competition.

Softball Tasmania is working with NTSA with the objective of assisting with recruitment but with the high costs of hiring the facilities and these needing to be passed onto members to approx an extra \$100 for the 6 month season. This cost on top of the Softball Australia and Tasmania expenses will most certainly preclude many new members especially if there are several members in the one family wishing to take up our sport.

The NTSA asks the Launceston City Council for dispensation on the cost of hiring Churchill Park over the next 3 years.

Kind Regards,

Sheryl Burnie  
On behalf of the  
Northern Tasmanian Softball Association

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**17.2 Public Street Names, Secondary Names and Unbounded Locality**

**FILE NO:** SF0621

**AUTHOR:** Sonia Smith, Engineering Officer - Development

**DIRECTOR:** Harry Galea (Director Infrastructure Services)

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**DECISION STATEMENT:**

To formally assign existing names for public streets and ways within the Launceston municipality.

**PREVIOUS COUNCIL CONSIDERATION:**

Council Item 16.4 Monday, 30 January 2012  
 Formal assignment of existing street names

**RECOMMENDATION:**

1. That Council formally assigns the following existing public street and way names which have been identified as not having been formally assigned under the provisions of the Survey Coordination Act 1944:

Name	Location
Barrow Street	Off Wellington Street between Paterson and Brisbane Streets
Benders Lane	Off Elizabeth Street between Charles and Wellington Streets
Brussels Street	Off Dover Street
Buffalo Court	Off Lambert Street between Prossers Forest Road and Indigo Court
Connector Park Drive	Off Kings Meadows Link between Midland Highway and Hobart Road
Ellison Street	Off Punchbowl Road opposite Punchbowl Primary School
Sherwins Avenue	Off Margaret Street between Canning and Balfour Streets

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**17.2 Public Street Names, Secondary Names and Unbounded Locality...(Cont'd)**

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2. That Council formally adopts the following secondary names for the sections of public streets given below:

Secondary Name	Primary Name and Location
The Mall	Brisbane Street between St John Street and Charles Street
The Avenue	Brisbane Street between St John Street and George Street

3. That Council request the Nomenclature Board of Tasmania to approve an unbounded locality generally described as being between the area between Charles Street and St John Street, including that part of the Cameron Street Road reserve closed to vehicular traffic and including the land upon which Henty House, Macquarie House, Launceston Library and the Town Hall are located.
4. Advise the Nomenclature Board of Tasmania of Council's decision with respect to the names.
- 

**REPORT:**

Council has received correspondence from the Chairman of the Nomenclature Board, the state body responsible for administering the street and place naming within Tasmania, advising a list of street names within the municipality which have not been formally assigned under the provisions of the Survey Coordination Act 1944, (the Act).

Given the list contained over 160 names, including those of private streets, a staged approach has been adopted.

The previous agenda item, being the first stage, Item 16.4 - 30 January 2012 recommended that street names which had been verified as being existing public streets within the municipality of Launceston and are correct in terms of the spelling and the extent to which the name is applied to the street, road or way be approved and the Nomenclature Board be advised accordingly.

The balance of the list of names for public streets were to be dealt with in a separate item once the correct spelling and extent had been further researched and verified. The current item, being the second stage, seeks approval for those names which have now been verified.

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**17.2 Public Street Names, Secondary Names and Unbounded Locality...(Cont'd)**

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The approval of the names listed in Recommendation 1 will allow for them to be officially included in various databases within state and national spatial data infrastructure systems and comply with the requirements of the Act.

The approval of the secondary names listed in Recommendation 2 will allow for them to be officially included in databases within state and national spatial data infrastructure systems without impacting upon the correct addressing of the properties within those this sections of street or creating a discontinuity in the remainder of the streets.

A separate report will be presented to Council for those street names which relate to private streets.

Adoption of Recommendation 3 will request the Nomenclature Board of Tasmania to create an unbounded locality known as Civic Square. This will enable it to appear on maps but unlike the secondary names in Recommendation 2 which are limited in their extent to the road reserve, an unbounded locality can be used to describe a broader area. In this instance it would include Henty House, Macquarie House, Launceston Library and the Town Hall. Adoption of this recommendation will have no impact upon the existing addresses of the abovementioned buildings.

A separate report will be presented to Council for those street names which relate to private streets.

**ECONOMIC IMPACT:**

This decision has no economic impact.

**ENVIRONMENTAL IMPACT:**

This decision has no environmental impact.

**SOCIAL IMPACT:**

This decision has no social impact.

**STRATEGIC DOCUMENT REFERENCE:**

The goal within Council's Strategic Plan (2008-2013) which is considered relevant is:

Goal 2.1 - Facilitate a sustainable approach to enhanced access to and within the municipality.

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**17.2 Public Street Names, Secondary Names and Unbounded Locality...(Cont'd)**

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**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

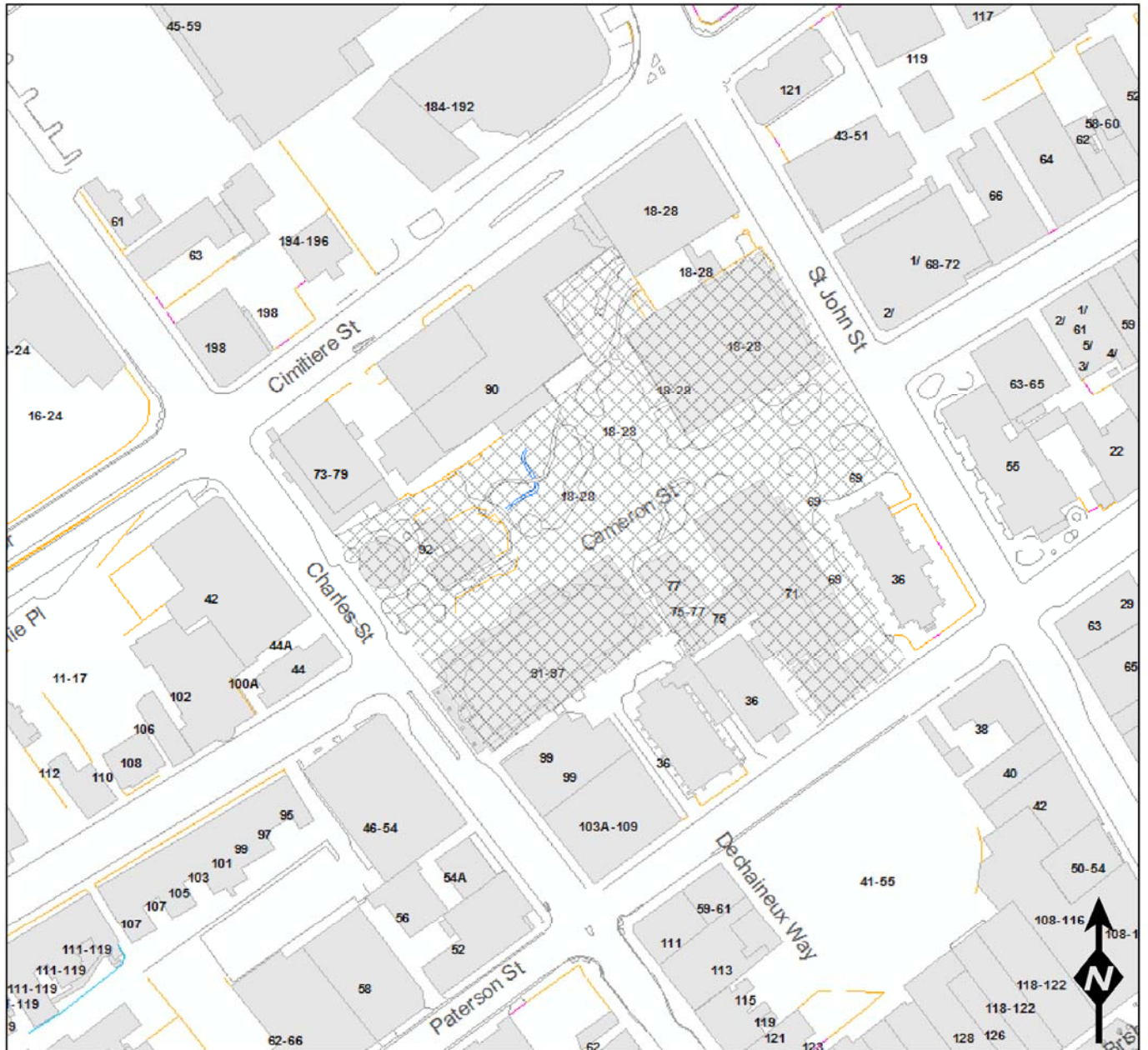


**Harry Galea: Director Infrastructure Services**

**ATTACHMENTS:**

1. Location plan: Proposed unbounded locality - Civic Square
-

### Location Plan: Proposed unbounded locality - Civic Square



denotes approximate extent of the unbounded locality to be known as Civic Square

**19 GENERAL MANAGER****19.1 LGAT Motion - Mobile Phone Bushfire Warning Systems****FILE NO:** SF0800 / SF5547**AUTHOR:** Robert Dobrzynski (General Manager)**GENERAL MANAGER:** Robert Dobrzynski

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**DECISION STATEMENT:**

To consider submission of a motion to the LGAT General Meeting to be held on 24 July 2013.

**PREVIOUS COUNCIL CONSIDERATION:**

Minute Number 13.5 Tuesday 29 January 2013 - Alderman Soward - Notice of Motion - Telecommunications

**RECOMMENDATION:**

That Council submit the following motion to the LGAT for inclusion in the General Meeting Agenda papers for the 24 July 2013 meeting:

*The LGAT write to the Federal Minister for Telecommunications and to the regional managers for Telstra, Vodaphone and Optus expressing concern about the lack of mobile phone coverage in rural areas within Tasmania particularly in light of the need for these communications during periods of catastrophic fire conditions. The LGAT seek advice as to what action the Commonwealth is taking with Telstra in order to progress the initiative of installing transportable mobile phone towers in areas of highest bushfire risk during the bushfire season.*

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**REPORT:**

LGAT have forwarded to Council a letter giving formal notice of the LGAT General Meeting and the Annual General Meeting to be held at Wrest Point Casino, at 11am on Wednesday, 24 July 2013.

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## **19.1 LGAT Motion - Mobile Phone Bushfire Warning Systems...(Cont'd)**

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LGAT are inviting the submission of motion on matters of common concern to members for inclusion in the agenda of the General Meeting. Motions need to be received by LGAT no later than close of business, Friday, 22 March 2013.

The issue of telecommunications coverage in fire prone areas was raised as a notice of motion by Alderman Soward at the Council meeting on 29 January 2013, and Council resolved to write to the Federal Minister for Telecommunications and to the regional managers for Telstra, Vodaphone and Optus expressing concern about the lack of mobile phone coverage in rural areas within the Launceston municipal boundaries particularly in light of the need for communications during the bushfire disaster and asking for this to be addressed to avoid potential disaster and loss of life. This letter was sent on 7 February 2013.

The issue of telecommunications coverage in fire prone areas has taken a far more critical role following the disastrous Black Saturday bushfires in Victoria and subsequent bush fire events across Australia.

The recent devastating bushfires in Tasmania and Victoria have once again graphically highlighted the deficiencies of current bushfire warning systems that are reliant upon mobile phone text messaging alerts.

Previous discussions held with regional management of Telstra have indicated that Telstra possesses the capacity to provide mobile phone tower facilities which can provide mobile phone reception in areas where no mobile phone coverage previously existed.

It is understood that Telstra has undertaken discussions with State and Commonwealth departments as far back as the 2009/2010 fire season, seeking funding support to install such interim mobile phone towers in areas of highest bushfire risk during the fire danger season.

Council is not aware of any agreement being reached in regard to these matters.

Often days of red alert fire danger are accompanied by high winds. In these circumstances, telephone landlines are generally an early casualty of the bushfires and wind conditions. Many of the areas of highest bushfire risk have limited or no mobile phone coverage. These areas are currently vulnerable to inadequate notice of approaching catastrophic fire conditions. In these circumstances it appears inevitable that loss of life and property may occur in circumstances where improved mobile phone coverage would have averted a tragedy.

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## 19.1 LGAT Motion - Mobile Phone Bushfire Warning Systems...(Cont'd)

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### **ECONOMIC IMPACT:**

N/A

### **ENVIRONMENTAL IMPACT:**

N/A

### **SOCIAL IMPACT:**

Any mechanisms to prevent loss of life and property damage that may occur in the event of catastrophic bushfire conditions would have a positive social impact.

### **STRATEGIC DOCUMENT REFERENCE:**

Priority Area: 5 Governance Services

Goal: 5.1 Engaging our community and delivering responsible management.


### **BUDGET & FINANCIAL ASPECTS:**

N/A

### **DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Robert Dobrzynski: General Manager**

## 19.2 LGAT General Meeting - Form View on Motions Submitted

**FILE NO:** SF2217

**AUTHOR:** Martin Reynolds (Corporate Secretary)

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

### DECISION STATEMENT:

To consider and form a view on the LGAT Agenda items for the Association's General Meeting scheduled for Wednesday 20 March 2013.

### PREVIOUS COUNCIL CONSIDERATION:

N/A

### RECOMMENDATION:

1. That, other than the motions listed in the Schedule below, Council accepts that the decisions sought, in respect of the motions listed to be considered at the LGAT General Meeting of 20 March 2013, are effectively to note the situation relevant to each topic and requests the Mayor or Council's representative to the General Meeting to vote accordingly.
2. That in respect of the motions listed in the Schedule below, Council adopts the motions as presented with Council's view to be conveyed through the Mayor or representative to the General Meeting.

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
11	12	<p><b>Local Government Electoral Arrangements</b></p> <p><b>DECISION SOUGHT</b> That the meeting note the following report and determine any actions to be taken with respect to the proposed legislation.</p>	LGAT	Page 12 and 13 of LGAT General Meeting Agenda	<p><b>Recommendation:</b></p> <p><b>That Council reaffirms its decision made 12 November 2012 in the following terms</b></p> <ul style="list-style-type: none"> <li>• <b>Council supports a uniform approach to voting in Local Government Elections</b></li> </ul>

**19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)**

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
					<ul style="list-style-type: none"> <li>• Council does not support a move to all in, all-out elections</li>   <li>• Council does not support around-the-table election of Deputy Mayors</li>   <li>• Council requests the Premier to repeat the offer, contained in the December 2009 issues paper regarding compulsory voting in Local Government Elections, for the State Government to cover any additional costs adjusted for CPI for compulsory voting above current levels for non-compulsory postal ballot, until such time as all councils have opted to support compulsory voting.</li> </ul>



## 19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
12	13	<p><b>Planning Directive 4</b></p> <p><b>DECISION SOUGHT</b> That the Meeting note the report and the key concerns related to the proposed changes to Planning Directive 4.</p>	LGAT	Pages 13 - 15 of LGAT General Meeting Agenda	<b>Recommendation: Council staff provided comments to the LGAT on this matter and the report has raised the major points which were identified.</b>
14	16	<p><b>Mileage Allowance for Elected Members</b></p> <p><b>DECISION SOUGHT</b> That the Local Government Association of Tasmania request that the Minister for Local Government refer for independent assessment the kilometre mileage reimbursement rate for elected members.</p>	Kingborough Council	Page 17 of LGAT General Meeting Agenda	<b>Recommendation: Support the suggested review process or the use of an external reference such as Aust Tax Office rates be applied.</b>

**19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)**

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
19	21	<p><b>Plastic Bags</b></p> <p><b>DECISION SOUGHT</b> That the Members note the following report</p>	LGAT	Pages 21 & 22 of LGAT General Meeting Agenda	<p><b>Officer Comment:</b> I refer to the draft <b>Plastic Bag Bill</b> which proposes to prohibit the circulation of single use 'shopping type' plastic bags to carry good purchased by consumers.</p> <p>The provisions of the bill were discussed at the February meeting of the Northern Tasmanian Waste Management Group (NTWMG). The Group represents all Councils in the northern region of Tasmania.</p> <p>The fundamental issue concerns the reference to the responsibility of Council Authorised Officers to enforce the provisions of the bill. It is considered that reference to Council Authorised Officers should be removed.</p>

**19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)**

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
					<p><b>Council have no interest in enforcing the ban given:</b></p> <ul style="list-style-type: none"> <li>• <b>Local government have limited resources to accept additional responsibilities</b></li> <li>• <b>Local government is ill-placed to enforce the provision given investigation and evidence powers sit with the Minister (and are carried out by the EPA)</b></li> <li>• <b>There are no synergies between this task and any other services currently provided by Council.</b></li> </ul>

**19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)**

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
					<p><b>Given this is a State Government initiative the regulatory arm should be the EPA. Council would be aware that local government supports the introduction of a state-wide waste levy. The in principle agreement (with the EPA) is for an automatic 20% transfer to the EPA to assist with enforcement of waste related issues such as litter and illegal dumping. The enforcement of the Plastic Bag Act is one of the enforcement responsibilities of the EPA.</b></p> <p><b>Although the draft bill appears to allow Councils to opt out of enforcement of the bill, the fact that local government is listed will result in public expectations of local government enforcement.</b></p>

**19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)**

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
					<b>Recommendation:</b> That reference to Local Government being able to appoint Authorised Officers to enforce the provisions of the bill should be removed.
22	23	<b>Roads Update</b>  <b>DECISION SOUGHT</b> That Members note the following report	LGAT	Pages 23 & 24 of LGAT General Meeting Agenda	<b>Officer Comment:</b> Launceston is one of the trial councils and officers believe the tool will provide significant transparency in determining a route's capability to cater for heavy vehicles.  <b>Recommendation:</b> That the Council note the report.
23	25	<b>Arts &amp; Cultural Development</b>  <b>DECISION SOUGHT</b> 1. That Members note the report regarding the establishment of a National Local Government Cultural Forum. 2. That Members consider approving the development of a Memorandum of Understanding between the Association and Tasmanian Regional Arts.	LGAT	Pages 25 & 26 of LGAT General Meeting Agenda	<b>Recommendation:</b>  That the Council support the proposal, subject to removal of the words "consider approving" in 2. and substitute the word "approve".

## 19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)

Ag Item	Pg No	Motion	Submitting Council	LGAT Comment	LCC Comment
24	27	<p><b>LG Reform Fund Update</b></p> <p><b>DECISION SOUGHT</b> That the Meeting note the achievements of the first phase of the project and advise on the following:</p> <ol style="list-style-type: none"> <li>1. The need for individual briefings/workshops for elected members on these achievements; and</li> <li>2. A formal "sign on" process for GMs to commit to the second phase of the project.</li> </ol>	LGAT	Pages 27 and 28 of LGAT General Meeting Agenda	<p><b>Recommendation:</b></p> <p><b>That Council support the Financial and Asset Reform Project proceeding in the manner proposed.</b></p>

### REPORT:

The LGAT Agenda for the Association's General Meeting to be held at Country Club Tasmania, Prospect Vale on 20 March 2013, has been circulated to all Aldermen and Directors.

The purpose of the report is to ensure Aldermen are aware of the motions to be considered by the LGAT and to enable Council to consider and provide direction to the Mayor or representative in voting on the respective motions.

The Executive Management Committee (General Manager and Directors) has reviewed the LGAT agenda and provided their comments in the Schedule above.

It is recommended that Council's representative to the General Meeting votes in support of accepting the reports as presented in the LGAT agenda and the Schedule in the Recommendation.

### ECONOMIC IMPACT:

Not applicable to this report.

## 19.2 LGAT General Meeting - Form View on Motions Submitted...(Cont'd)

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### ENVIRONMENTAL IMPACT:

Not applicable to this report.

### SOCIAL IMPACT:

Not applicable to this report.

### STRATEGIC DOCUMENT REFERENCE:

Area 5 - Governance Services - Strategic Plan 2008/13 - engaging our community and delivering responsible management.


### BUDGET & FINANCIAL ASPECTS:

N/A

### DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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

  
Robert Dobrzynski: General Manager

**20 URGENT BUSINESS**

Nil

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**21 WORKSHOP REPORT(S)**

**21.1 Workshop Report**

**FILE NO:** SF4401

**AUTHOR:** Michael Tidey (Director Corporate Services)

**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

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**DECISION STATEMENT:**

To consider a report on any Council workshop held since the last meeting in accordance with Section 8(2)(c) of the Local Government (Meeting Procedures) Regulations 2005.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That Council notes the workshops as outlined in the table below:

Date		Purpose
4 March 2013	Strategic Planning & Policy	<ul style="list-style-type: none"> <li>• Received Deputation regarding                             <ul style="list-style-type: none"> <li>○ Child Friendly Cities Concept</li> </ul> </li> <li>• Received information on                             <ul style="list-style-type: none"> <li>○ Launceston Interim Planning Scheme 2012</li> <li>○ Proposed Launceston City Council Annual Plan Actions 2013/14</li> <li>○ Junction Arts Festival - Lease of Albert Hall Western Vestibule</li> <li>○ Local Government Act Amendment - Elections Bill</li> </ul> </li> </ul>

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**21.1 Workshop Report...(Cont'd)**

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**REPORT:**

There is a legislative requirement to report to the community the date and purpose of any Council workshop held since the last Council meeting.

**ECONOMIC IMPACT:**

There is no economic impact on the community.

**ENVIRONMENTAL IMPACT:**

There is no environmental impact on the community.

**SOCIAL IMPACT:**

There is no social impact on the community.

**STRATEGIC DOCUMENT REFERENCE:**

Launceston City Council Strategic Plan 2008-2013 -

*5.5 Implement enhanced community engagement*

**BUDGET & FINANCIAL ASPECTS:**

N/A

**DISCLOSURE OF INTERESTS:**

The officer has no conflict of interest in this item.

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

  
**Michael Tidey: Director Corporate Services**

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**22 INFORMATION / MATTERS REQUIRING FURTHER ACTION**

**22.1 Information / matters requiring further action**

**FILE NO:** SF3168

**AUTHOR:** Pepper Griffiths (Corporate Planning Administration Officer)

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This report outlines requests for information by Aldermen when a report or agenda item will be put before Council or a memorandum circulated to Aldermen.

It will be updated each Agenda, with items removed when a report has been given.

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**ATTACHMENTS:**

1. Information / matters requiring further action - 12 March 2013
-

**MATTERS ARISING FROM COUNCIL - REQUIRING FURTHER ACTION - AT 12 MARCH 2013**

Meeting Date, Item # & File No.	Outstanding Items & Action Requested	Officer Responsible & Officer Comment	Due Date
27 June 2011 Council 12.1 SF5547 / SF5445	<p><b>Notice of Motion - Rating System Analysis</b> That Council;</p> <ol style="list-style-type: none"> <li>1. Presents modelling undertaken on the implementation of a rating system based on Unimproved Capital Value (Land) and the impacts, positive and negative that this would have on ratepayers;</li> <li>2. Provides written advice on the advantages and disadvantages of the implementation of such a system and presents the advice to the public;</li> <li>3. That, more importantly, Council undertakes a major public review of the current rating system and determines, in consultation with the community, the fairest, most progressive and simplest rating system available in Australia; and</li> <li>4. Implements the system agreed upon, for the rating period beginning 2012-13</li> </ol>	<p>Michael Tidey</p> <p><b>Project will have a number of phases.</b></p> <p><b>First presentation occurred in December 2011.</b></p> <p><b>Further action deferred pending the State Government review.</b></p> <p><b>The preparatory work for the State Government report is currently being finalised with the report expected by the end of August.</b></p> <p><b>It is now expected that the analysis and modelling will be completed during October with a presentation in early November.</b></p> <p><b>State Government report was received on 19 October 2012 and listed for discussion at SPPC on 6 November 2012.</b></p> <p><b>Item listed for discussion at the SPPC meeting on 17 December 2012.</b></p> <p><b>Information will be presented as part of the budget consultation process.</b></p>	<p>April 2012 August 2012</p> <p>Nov 2012</p> <p>April 2013</p>
13 March 2012 Council 14.1 SF0841	<p><b>Duck Reach Redevelopment</b></p> <p><u>Resolution at Council Meeting 13/03/2012: additional point 4</u></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Consider the report outlining recent investigation into a redevelopment of the Duck Reach site.</li> <li>2. Endorse the investigation of third-party investment opportunities for the redevelopment of the Duck Reach Site.</li> <li>3. On finalisation of the</li> </ol>	<p>Rod Sweetnam</p> <p><b>Correspondence has been received from Hydro Tasmania indicating their agreement to enter into a MOU with Council. The MOU is being drafted in consultation with Hydro.</b></p> <p><b>The MOU will be presented to Council for consideration.</b></p> <p><b>Finalisation of the MOU will allow the business case analysis to proceed.</b></p> <p><b>The draft MoU has been sent to Hydro Tasmania for review and comment prior to report to Council.</b></p> <p><b>Awaiting formal response to the draft MoU as presented. This includes a binding agreement on water supply.</b></p>	<p>Nov 2012</p> <p>Dec 2012</p> <p>July 2013</p>

**MATTERS ARISING FROM COUNCIL - REQUIRING FURTHER ACTION - AT 12 MARCH 2013**

Meeting Date, Item # & File No.	Outstanding Items & Action Requested	Officer Responsible & Officer Comment	Due Date
	<p>business case analysis outlined in the report, and identification of potential third party development opportunities, Council review the redevelopment options for the Duck Reach site based on a future report.</p> <p>4. Agree that further investigation by Council is predicated upon Hydro Tasmania formally committing to a minimum base flow of 2.5 cumecs which is the current voluntary release by Hydro Tasmania.</p>		

**23 ADVICE OF FUTURE NOTICES OF MOTION**

**24 REPORTS BY THE MAYOR**

**25 REPORTS BY THE GENERAL MANAGER**

**26 CLOSED COUNCIL ITEM(S)**

**RECOMMENDATION:**

**That pursuant to the provisions of Regulation 15(2) of the Local Government (Meeting Procedures) Regulations 2005, Council move into Closed Session to discuss those items nominated as Closed Session items, for the following reasons:**

**(a) as it concerns personnel matters.**

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**THIS ITEM WILL BE DEALT WITH IN CLOSED COUNCIL****26.1 Report from General Manager's Contract and Performance Review Committee****FILE NO:** SF5695 / POS0136**AUTHOR:** Mayor Albert van Zetten (Chair of General Manager's Contract and Performance Review Committee)

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**DECISION STATEMENT:**

To consider a report from the General Manager's Contract and Performance Review Committee.

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with Section 15(2)(a) of the Local Government (Meeting Procedures) Regulations 2005, which permits the meeting to be closed to the public for business relating to the following: -

- (a) as it concerns personnel matters.
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**27 MEETING CLOSURE**

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