



LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 29 APRIL 2013**

LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

Monday 29 April 2013

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

Date: 29 April 2013

Time: 1.00 pm

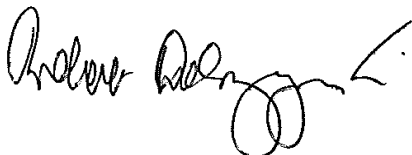
Section 65 Certificate of Qualified Advice

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

LAUNCESTON CITY COUNCIL

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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 15 April 2013 be confirmed as a true and correct record.

4 DEPUTATION

Nil

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
15 April 2013 8.2		<p>Kelvin Jowett - Bicycle Track Development:</p> <p>Are the bicycle track developments in the Kate Reed Park going to be separate to the walking tracks?</p>	<p>Response provided at meeting:</p> <p>This question was taken on notice.</p> <p>Response by Harry Galea (Director Infrastructure Services)</p> <p>This State reserve is owned and managed by Parks & Wildlife Services. They have advised that maps are located at main entrances to the reserve indicating status of different tracks - not all tracks are shared use.</p>	Harry Galea

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
15 April 2013 9.1		<p>Aldermen's Question: Alderman R I Soward asked:</p> <p>Is Council aware of a large quantity of rock that has been left at Corin Street car park near Duck Reach? If so why is it there? If not why hasn't it been removed?</p>	<p>Response provided at meeting:</p> <p>This question was taken on notice.</p> <p>Response by Harry Galea (Director Infrastructure Services)</p> <p>Council staff have been working with residents, following long-standing complaints, in using larger size quarry material to restrict access to areas that have been consistently used to illegally dump rubbish and 'hooning' behaviour.</p>	Harry Galea

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
15 April 2013 9.2		<p>Aldermen's Question: Alderman J D Ball asked:</p> <p>Can an update please be provided in regards to the Notice of Motion regarding Launceston's Chinese narrative?</p>	<p>Response provided at meeting:</p> <p>This question was taken on notice.</p> <p>Further reply -</p> <ul style="list-style-type: none"> • A Tourism project to be undertaken this year will explore interpretative themes for Launceston of which the Chinese theme may come to the fore. • The Launceston connection to the Chinese story is included within the Trail of the Tin Dragon project website (http://trailofthetindragon.com/) for which we (Tourism) sits on the reference group. 	Michael Stretton

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
			<ul style="list-style-type: none"> <li data-bbox="917 519 1230 1171">• The concept of translation of the material on this site (and associated cost) can be raised with the reference group at the next opportunity. However, a separate WEBO site would need to be established in order for Chinese nationals to access the information from home. <p data-bbox="866 1216 1238 1503">The question of Launceston, the region and Tasmania positioning itself for the Asian market is a much larger consideration that tourism bodies are currently engaged in.</p>	

Meeting Date and Item No.	File No.	Question	Answer	Officer Responsible
15 April 2013 9.3		<p>Aldermen's Question: Alderman J D Ball asked:</p> <p>Can an update please be provided regarding the MoU between Launceston City Council and Hydro Tasmania regarding Duck Reach and water supply?</p>	<p>Response provided at meeting:</p> <p>This question was taken on notice.</p> <p>Further reply - Matthew Skirving</p> <p>On Tuesday 9th April Lara Vandenberg (Corporate Affairs Manager, Hydro Tasmania) advised that Council Officers should be in receipt of the final Heads of Agreement document relating to water supply below Trevallyn Dam, within 2 weeks. On receipt of correspondence in this regard, advice will be provided to the next available Council Meeting.</p>	Rod Sweetnam

6 PUBLIC QUESTION TIME

7 ANNOUNCEMENTS BY THE MAYOR

7.1 Mayor's Announcements

FILE NO: SF2375

Tuesday 16 April

- Attended State Grants Commission Hearing

Wednesday 17 April

- Attended St Giles New Therapy Garden
- Officiated at private citizenship ceremony - Town Hall
- Attended Installation of Andy Muller, new Principal of Scotch Oakburn College

Thursday 18 April

- Attended Northern Tasmania Development Meeting with Swire Shipping

Friday 19 April

- Attended Chicago Opening Night

Saturday 20 April

- Attended Hawthorn v Fremantle Game at Aurora Stadium
- Attended Anzac Concert

Wednesday 24 April

- Officiated at unveiling of John Lees Plaque at QVMAG

Thursday 25 April

- Officiated at Anzac Day Ceremony
- Attended Anzac Day Clash - South Prospect Hawks vs St Patricks Saints

Saturday 27 April

- Attended North Launceston Bowls Club - Annual Dinner & Presentations
-

8 ALDERMEN'S/DELEGATES' REPORTS

9 QUESTIONS BY ALDERMEN

10 COMMITTEE REPORTS**10.1 Tender Review Committee Meeting 8 April 2013****FILE NO:** SF0100**AUTHOR:** Raj Pakiarajah (Manager Projects)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

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

RECOMMENDATION:

That the report from the Tender Review meeting held on 8 April 2013 be received.

REPORT:

The Committee held a meeting on 8 April 2013 and determined to award the following contract:

Appointment of Principal Banker - CD.012/2011

1. The Tender Review Committee accepted the tender submitted by National Australia Bank (NAB) for appointment as Principal Banker at a cost of \$73,670.00 (excl. GST).
 2. The Tender Review Committee accepted that the initial appointment will, subject to satisfactory performance, be for a period of three years.
 3. The Tender Review Committee accepted that the contract with NAB may be extended for a further period of up to three years, subject to satisfactory annual review of the arrangement.
-

10.1 Tender Review Committee Meeting 8 April 2013...(Cont'd)

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.

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

10.2 Strategic Planning and Policy Committee Meeting - 22 April 2013**FILE NO:** SF4401**AUTHOR:** Michael Tidey (Director Corporate Services)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To receive and consider a report from the Strategic Planning and Policy Committee.

RECOMMENDATION:

That the report from the Strategic Planning and Policy Committee meeting held on 22 April 2013 be received.

REPORT:

The following items were discussed at the meeting:

1. Landfill and Transfer Station Fee Review for 2013/14
2. Council Fees - 2013/14 Financial Year

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.

10.2 Strategic Planning and Policy Committee Meeting - 22 April 2013...(Cont'd)

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

11 PETITIONS

11.1 Petition - Bartlett Grove Traffic Levels and Speeds

FILE NO: SF1133 / SF0607

Petition received from residents of Newnham regarding Bartlett Grove and Comice Place which reads:

"Request Council to monitor the traffic levels on Bartlett Grove with speeds to be taken into account in order to allow Council to set residential speed limits or install road pacifiers to also include Comice Place"

RECOMMENDATION:

That the petition be received and forwarded to officers for report.

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**12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots****FILE NO:** DA0052/2013**AUTHOR:** Catherine Mainsbridge (Senior Town Planner)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider an application for Consolidation and subdivision to create three lots from two lots.

PLANNING APPLICATION INFORMATION:

Applicant: Planning Development Services
Property: 228-230 Opossum Road, Norwood
Area of Site: 2.051ha and 3200m²
Zoning: General Residential and Low Density Residential
Existing Uses: Shed and Single dwelling
Classification: Residential - subdivision
Date Received: 19 February 2013
Date Information Received: 29 February 2013
Deemed Approval: 29 April 2013
Representations: Two from same source

PREVIOUS COUNCIL CONSIDERATION:Nil

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

RECOMMENDATION:

That the Council approves DA0052/2013 for consolidation and subdivision to create three lots from two lots at 228-230 Opossum Road, Norwood subject to the following:-

1. ENDORSED PLANS

The use and development must be carried out as shown on the endorsed plans to the satisfaction of the Planning Authority.

2. BUSHFIRE HAZARD MANAGEMENT PLAN

The use and development of the site must accord to the Bushfire Hazard Management Plan endorsed as part of this permit.

3. USE AND DEVELOPMENT

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 the approved access way from Opossum Road and Robka Court.

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.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

6. SOIL AND WATER MANAGEMENT WORKS

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites.

No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant.

The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

7. BEN LOMOND WATER

The development must comply with requirements of Certificate of Consent DA 13-046.

8. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be undertaken by, or under the supervision of a tradesman/contractor who is registered with Council as a "Registered Contractor".

Prior to commencing any works the applicant must prepare a detailed Traffic Management Plan specifying the following:

- a) The nature and the duration of the occupation and may include the placement of skips, building materials or scaffolding in the road reserve and time restrictions for the works,
- b) The traffic management works that are to be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles,
- c) Any temporary works required to maintain the serviceability of the road or footpath,
- d) Any remedial works required to repair damage to the road reserve resulting from the occupation.

The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site and presented for inspection upon request by a Council officer.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

9. SUBMISSION AND APPROVAL OF PLANS

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

- (a) Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i Electricity infrastructure including street lighting.
 - ii Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
- (b) be prepared strictly in accordance with the Council's Subdivision – Design & Administration Guidelines applicable at the date of approval of the plans.
- (c) be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- (d) be accompanied by:
 - i an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

10. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a) Stormwater
 - i Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,
 - ii The provision of a DN 100 connection located and to such levels as to allow the lowest point of each lot to be connected to the public drainage system,
 - iv Provision of an overland flow path for flows up to a 100 year ARI storm event.
-

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

- b) Roads - Robka Court extension
 - i Construction of a turning head at the end of the existing road complete with vehicular crossings with KC type kerb and channel,
 - ii Provision of a 1.5 metre wide footpath (one side) and vehicular crossings for each lot within the subdivision,
 - iii All necessary alterations to third party infrastructure to facilitate the road works detailed above.
- e) Electricity, Communications & Other Utilities
 - i An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Planning Authority,
 - ii An underground telecommunications system must be provided to service all lots and installed to the approval of the Planning Authority.

All construction works must be undertaken in accordance with the Council document: *Subdivision Guidelines*. These Guidelines specify:

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

11. WORKS REQUIRED FOR EACH LOT IN A STAGE

Where it is proposed to release the subdivision in multiple stages, each lot in a stage must be provided with the following infrastructure and/or services in order to be included in the stage to be released:

- a) Fully constructed public road along all frontages, including the secondary frontage where a corner lot,
 - b) A sealed vehicular crossing and driveway from the public road to the property boundary, unless a common internal driveway has been specified whereby the common driveway must also be constructed to the extent specified in the relevant construction condition
 - c) A stormwater connection to the public drainage system,
 - d) Access to underground electricity and communications infrastructure, and
 - e) Where applicable, reticulated gas infrastructure.
-

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

12. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with Council specifications and standard drawing G-01 Trench reinstatement. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

13. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3 metres for Council (public) mains. A greater width will be required in line with the LCC document '*How close can I build to a Council Service?*' where the internal diameter of the pipe is greater than 475 mm or where the depth of the pipe exceeds 2.1 metres. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

14. SEALING PLANS OF SUBDIVISION

No Plan of Survey as in specified in the Permit shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- a) The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b) The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- c) The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

18. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the Director Infrastructure Services, of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

19. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan of Survey, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved lots as determined by a registered land valuer procured at the subdivider's expense (\$10,500)..

20. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit either by transfer, by inclusion of such covenants in a Schedule of Easements or by registration of any instrument creating such covenants with the Recorder of Titles unless:

- a) Such covenants or controls are expressly authorised by the terms of this permit; or
- b) Such covenants or similar controls are expressly authorised by the consent in writing of the Council.

21. LAPSING OF PERMIT

This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.

22. LANDSLIP

The development must be carried out in accordance with the recommendations in the document entitled: 'Geotechnical Assessment of Proposed residential Subdivision, 228-230 Opossum Road, Norwood, Launceston' dated 23/6/2008.

Notes

- A. *This permit does not imply that any other approval required under any other by-law or legislation has been granted.*
- B. *The building contractor must locate the property connection points to the service mains to verify that their positions and depths are as shown on the endorsed plans.*

Such verification must be completed as the first task of the construction of the building works

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

- C. *It should be noted that the applicant / developer will be responsible for any State charges (including stamp duty, land tax and others) that may arise relative to this subdivision.*
- D. *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 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing.*
-

REPORT:**1. THE PROPOSAL**

The application involves two titles, annotated as Lot 6 and Lot 7. Lot 6 has an area of 2.051ha and contains a shed in the far south western corner of the site and a dam towards the centre of the site. Lot 7 has an area of 3,201m² and contains a single dwelling.

The proposed Lot 1 has an area of 13,934m² and will contain a shed, dwelling and dam. The lot will retain access off Opossum Road. The proposed Lot 2 has an area of 2,018m², is vacant, and will have access off Robka Court. The proposed Lot 3 will have an area of 7,241m², is currently vacant and will be accessed off Robka Court.

To provide frontage to Lots 2 and 3 an extension is proposed to Robka Court that allows a turning circle for a large vehicle (including a garbage truck).

Future building envelopes are recommended for Lots 2 and 3.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The land is located on the south eastern urban fringe of the city, which is internal to the south western corner of Opossum and Quarantine Roads. Land to the north and east is developed and used for residential purposes, primarily in the form of single dwellings. Lot sizes in the area are generally around 700m² while land further south is developed with larger residential lots. A business park which has been established for the use and development of call centres is located to the west of the site.

The site is undulating and generally falls to the south east. As noted above, a dwelling and shed are located on the parent title and would be located on the proposed Lot 1. Otherwise the site exists as open pasture.

The site is impeded by a class 5 landslip overlay that encompasses most of the south western corner in the vicinity of the dam. The shed in the far corner of the site is not effected by the overlay, while the building positioned with an area annotated as a building envelope on a previous title.

3. PLANNING SCHEME REQUIREMENTS**3.1 Zone Purpose**

The parent titles have two zonings, General Residential and Low Density Residential. The proposed Lot 3 will be contained within the General residential zone, while lots 2 and 3 are in both zones.

The General Residential zone is addressed first.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

GENERAL RESIDENTIAL

10.1.1	<i>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.</i>
	Assessment: The proposal is for an additional residential serviced lot
10.1.2	<i>To provide for compatible non-residential uses that primarily serve the local community.</i>
	Assessment: The proposal allows is for future residential use and development..
10.1.3	<i>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.</i>
	Assessment: The proposal is for a residential use of land that will maintain the character of the zone.
10.1.4	<i>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</i>
	Assessment: The lots are relatively large for the zoning, however, the land is subject to a covenant that only allows for the creation of one more lot and is restricted by the presence of the dam. This serves to provide a high level of amenity for lots and is similar in character to the lots immediately to the south of the site.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

10.1.5	<i>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.</i>
	Assessment: The application is for subdivision only.
10.1.6	<i>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.</i>
	Assessment While development is for subdivision only, there is a local store on the corner of Opossum and Quarantine Roads. The store is 196m away from the site via Robka Court and 217m away from the Opossum Road frontage.

3.2 Use Standards

Residential use in the zone has a no permit required status

10.3.1	AMENITY Objective To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.
A1	If for permitted or no permit required.
Complies	The proposal is for residential subdivision,
A2	<i>Commercial vehicles for discretionary uses must only operate between 7am and 7pm Monday to Friday and 8am to 6pm Saturday and Sunday</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Not applicable The proposal is a Residential use.	
A3	<i>If for permitted or no permit required – external lighting levels.</i>
Not applicable The proposal is for subdivision,	
10.3.2	<i>RESIDENTIAL CHARACTER - DISCRETIONARY USES</i>
A1	<i>Commercial vehicles for discretionary uses must be parked within the boundary of the property</i>
Not applicable The proposal is a Residential use.	
A2	<i>Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public</i>
Not applicable The proposal is a Residential use.	
A3	<i>Waste materials storage for discretionary uses must: (a) not be visible from the road frontage (b) use self-contained receptacles designed to ensure waste does not escape to the environment</i>
Not applicable The proposal is for subdivision.	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

3.3 Development Standards

<i>Subdivison 10.4.4</i>	
<i>Objective</i>	
<ul style="list-style-type: none"> a) <i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</i> b) <i>to provide higher housing densities within walking distance of activity centres.</i> c) <i>To achieve increased housing densities in designated growth areas.</i> d) <i>To provide a range of lot sizes to suit a variety of dwelling and household types</i> 	
<i>10.4.4.1</i>	<i>Lot Diversity and Distribution</i>
<i>A1</i>	<i>Subdivision of 10 lots or less</i>
<i>Not applicable</i>	
<i>The application is for a total of three lots.</i>	
<i>10.4.4.2</i>	<i>Lot Area, Building Envelopes and Frontage</i>
<i>A1</i>	<p><i>Lots must:</i></p> <ul style="list-style-type: none"> a) <i>have a minimum area of at least 500m² which:</i> <ul style="list-style-type: none"> i) <i>is capable of containing a rectangle measuring 10m by 15m; and</i> ii) <i>has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</i> b) <i>required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or</i> c) <i>for the provision of utilities; or</i> d) <i>for the consolidation of a lot with another lot with no additional titles created; or</i> e) <i>to align existing titles with zone boundaries and no additional lots are created</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Complies	
Each lot has an area in excess of the minimum lot size and dimensions.	
A2	<i>Each lot must have a frontage of at least 4.0m.</i>
Complies	
Each lot has a frontage greater than 4m.	
10.4.4.3	<i>Provision of Services</i>
A1	<i>Each lot must be connected to a reticulated:</i> <i>a) water supply; and b) sewerage system.</i>
Complies	
The lots are able to connect to reticulated water supply and sewerage services.	
A2	Each lot must be connected to a reticulated stormwater system
The lots are not connected to a reticulated stormwater system and therefore the proposal must be addressed against standards of the code and the Performance Criteria.	
P2	<i>Each lot created must be capable of disposal of storm water to a legal discharge point.</i>
Complies.	
The properties connect to a discharge point below the dam, which has been assessed by the Infrastructure Services Directorate and is considered to be acceptable. This matter is also addressed at Performance Criteria 12.4.3.1P1.	
10.4.4.4	<i>Solar Orientation of Lots</i>
A1	<i>The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.</i>
Not applicable	
The lots are greater than 500m ² .	
10.4.4.5	<i>Interaction, Safety and Security</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

A1	<i>Subdivisions must not create any internal lots.</i>
Complies	
Proposed lot 1 is already an internal lot. The proposed Lots 2 and Lot 3 will have frontage to the extension of Robka Court.	
A2	<i>Internal lots must be:</i> a) <i>for subdivisions of 10 lots or more; and</i> b) <i>less than 10% of the total lots created by the whole subdivision.</i>
Not applicable	
10.4.4.6	<i>Integrated Urban Landscape</i>
A1	<i>The subdivision must not create any new road, public open space or other reserves</i>
Not applicable	
The application proposes only a slight extension of a road	
10.4.4.7	<i>Walking and Cycling Network</i>
A1	<i>The subdivision must not create any new road, footpath or public open space.</i>
Not applicable	
10.4.4.8	<i>Public Transport Network</i>
A1	<i>No lot in the subdivision is more than 400m walking distance from a bus stop.</i>
Complies.	
Buses travel along Quarantine Road.	
10.4.4.9	<i>Neighbourhood Road Network</i>
A1	<i>The subdivision must not create any new road.</i>
Not applicable	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

LOW DENSITY RESIDENTIAL ZONE

3.4 Zone Purpose

12.1.1	To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development
	<p>Assessment: The proposed residential lots in the Low Density Residential zone are 2016m² and 7241m² respectively. The lot sizes address the issues of drainage and potential landslip constraints over the site.</p>
12.1.2	To provide for non-residential uses that are compatible with residential amenity.
	<p>Assessment: The proposal allows is for future residential use and development..</p>
112.1.3	<i>To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.</i>
	<p>Assessment: The proposal is for a low density residential use and development of land that is located on the urban fringe which will have minimal impact on the natural and conservation values of the land or public views.</p>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

3.5 Use Standards

12.3.1	<i>AMENITY</i>
A1	<i>If for permitted or no permit required.</i>
<p>Complies</p> <p>Residential use of a single dwelling does not require a Permit if the use and development standards are met.</p>	
A2	<i>Commercial vehicles for discretionary uses must only operate between 7am and 7pm Monday to Friday and 8am to 6pm Saturday and Sunday</i>
<p>Not applicable</p> <p>The proposal is for a residential subdivision.</p>	
A3	<i>If for permitted or no permit required uses.</i>
<p>Not applicable</p> <p>The application is for subdivision only. The standard relates to protection of residential amenity in relation to external and flood lighting.</p>	
12.3.2	<i>RESIDENTIAL CHARACTER - DISCRETIONARY USES</i>
A1	Commercial vehicles for discretionary uses must be parked within the boundary of the property.
<p>Not applicable</p> <p>The proposal is for a residential subdivision.</p>	
A2	Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Not applicable The proposal is for a residential subdivision.	
A3	Waste materials storage for discretionary uses must: a) not be visible from the road to which the lot has frontage; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.
Not applicable The proposal is for a residential subdivision.	

3.6 Development Standards

12.4.3	<i>SUBDIVISION</i>
12.4.3.1	<i>Lot Area, Building Envelopes and Frontage</i>
A1	<i>Each lot must: a) have a minimum area of at least 1500m² and b) be able to contain a 25m diameter circle with the centre of the circle not more than 25m from the frontage; and c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks;</i>
Complies The proposed Lots 2 and 3 both have areas in excess of 1,500m ² and depths greater than 25m. The proposed boundaries would not be impacted by existing buildings.	
A2	<i>Each lot must have a frontage of at least 4.0m.</i>
Proposed Lot 1 has the narrowest frontage at 7.51m..	
A3	<i>Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Lots are able to be serviced.	
A4	<i>Each lot must be connected to a reticulated stormwater system.</i>
The lots are not connected to a reticulated stormwater system and therefore the proposal must be addressed against standards of the code and the Performance Criteria.	
P1	<p><i>Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any watercourses, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</i></p> <p><i>a) the intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (predevelopment levels); and</i></p> <p><i>b) how the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and</i></p> <p><i>c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and</i></p> <p><i>d) overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.</i></p>
The stormwater discharges into an approved discharge pipe at low point on the site. The water then extends overland to a dam on the adjoining property. The Infrastructure Services have undertaken an assessment of this proposal and determined that it is an acceptable means of stormwater management. It is noted that the owner of the property on which the dam is located has lodged a representation in respect of this matter.	
12.4.3.2	<i>Integrated Urban Landscape</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

A1	<i>Subdivision must not a) create any new road, public open space or other reserves; or b) remove or clear native vegetation from the site; or c) modify, drain, pipe or disturb any natural watercourse; or d) be on a site where there are identified rare and threatened species</i>
Complies The application meets the above requirements.	
12.4.3.3	<i>Walking and Cycling Network</i>
A1	<i>No new road, footpath or public open space is created.</i>
Not applicable	

3.4 Overlays and Codes

3.4.1 Bushfire Prone Area Code

E1.4	<i>EXEMPT USE AND DEVELOPMENT</i>
Not applicable. The proposal is not exempt from the code.	
E1.6	<i>DEVELOPMENT STANDARDS</i>
E1.6.1	<i>FOR SUBDIVISION, WHERE ANY PART OF THAT SUBDIVISION IS IN A BUSHFIRE PRONE AREA.</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

E1.6.1.1	<i>Subdivision: Provision of hazard management areas</i>
A1	<p>a) <i>The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i></p> <p>b) <i>The proposed plan of subdivision-</i></p> <ul style="list-style-type: none"> <i>i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; and</i> <i>ii) shows the building area for each lot; and</i> <i>iii) Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided ; and</i> <i>iv) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i>
<p>Complies.</p> <p>A hazard management plan has been prepared and signed off by the Tasmanian Fire Service and accordingly, the proposal meets the requirements of points b) i), ii) and iii).</p>	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

E1.6.1.2	<i>Subdivision: Public Places</i>
A1	<p>a) <i>The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in subdivision for the purposes of fire fighting; or</i></p> <p>b) <i>A proposed plan of subdivision showing the layout of roads and fire trails, and the location of private access to building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being consistent with the objective; or</i></p> <p>c) <i>A proposed plan of subdivision:</i></p> <ul style="list-style-type: none"> <i>i) shows, that at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road; and</i> <i>ii) shows a perimeter road, private access or fire trail between the lots and bushfire-prone vegetation, which road, access or trail is linked to an internal road system; and</i> <i>iii) shows all roads as through roads unless:</i> <ul style="list-style-type: none"> <i>a. they are not more than 200m in length and incorporate a minimum 12m outer radius turning area; or</i> <i>b. the road is located within an area of vegetation that is not bushfire-prone vegetation; and</i> <i>vi) shows vehicular access to any water supply point identified for fire fighting.</i>
<p>Complies. The endorsed plan meets the requirements of part b).</p>	
A2	<p><i>Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3. Table E3 states that roads should be not less than a Class 4A or 4B road, Private accesses are not less than a modified 4C access road and fire trails are not less than a modified 4C access road under ARRB Unsealed Road manual</i></p>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Complies. The road standard is able to meet the requirements.	
<i>E1.6.1.3</i>	<i>Subdivision: Provision of Water Supply for Fire Fighting Purposes</i>
<i>A1</i>	<i>In areas serviced with reticulated water by a Regional Corporation: a)the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or b)a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 - Fire hydrant installations.</i>
Complies The Tasmanian Fire Service has approved the management plan for the subdivision under point b).	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

<p>A2</p>	<p>In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) cannot be met:</p> <ul style="list-style-type: none"> a)the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or b)a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient, consistent with the objective, to manage the risks to property and lives in the event of a bushfire; or c)it can be demonstrated that: <ul style="list-style-type: none"> i)a static water supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10000 litres per building area and is connected to fire hydrants; and ii)a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 d)litres per minute and minimum pressure of 200 kPa; or it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10000 litres that is: <ul style="list-style-type: none"> i)dedicated solely for the purposes of fire fighting; and ii)accessible by fire fighting vehicles; and iii)is within 3m of a hardstand area.
<p>Not applicable.</p>	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

3.4.2 Landslip Code

<i>E3.4</i>	<i>EXEMPT USE AND DEVELOPMENT</i>
<i>E3.4.1</i>	<i>Use without development is exempt</i>
<i>E3.4.1</i>	<i>Development for forestry in accordance with a certified Forest Practices Plan.</i>
Not applicable	
<i>E3.6</i>	<i>DEVELOPMENT STANDARDS</i>
<i>P1</i>	<i>Development must demonstrate that the risk to life and property is mitigated to a low or very low risk level in accordance with the risk assessment in E3.6.2 through submission of a landslip risk management assessment.</i>
<p>Complies.</p> <p>A geotechnical report prepared by a suitably qualified person was submitted with the application. The report concludes the site in its current state is at LOW RISK and that it is possible to further mitigate the risk to structures on the site by carrying out construction and development in a manner that reduces some of the hazards that may increase the risk of instability. A condition has been recommended for inclusion on the permit to this effect.</p>	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

3.4.3 Road and Rail Code

<i>E4.2</i>	<i>APPLICATION OF CODE</i>
<i>E4.2.1</i>	<p><i>This code applies to use or development of land that:</i></p> <ul style="list-style-type: none"> <i>a) requires a new access, junction or level crossing; or</i> <i>b) intensifies the use of an existing access, junction or level crossing; or</i> <i>c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:</i> <i>d) a future road or railway; or</i> <i>e) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.</i>
The code applies to the proposal as a new access is proposed.	
<i>E4.6</i>	<i>USE STANDARDS</i>
<i>E.4.6.1</i>	<i>USE OF ROAD AND RAIL INFRASTRUCTURE</i>
<i>A1</i>	<i>Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</i>
<i>A2</i>	<i>For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</i>
<i>A3</i>	<i>For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Complies	
The traffic speed in the area is currently 50kmph and the access is to provide access to two residential properties which will generate an average of 10 vehicle movements per day.	
<i>E4.7</i>	<i>DEVELOPMENT STANDARDS</i>
<i>E4.7.1</i>	<i>DEVELOPMENT ON OR ADJACENT TO EXISTING AND FUTURE ARTERIAL ROADS AND RAILWAYS</i>
<i>A1</i>	<i>The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</i> <i>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and</i> <i>b) building envelopes on new lots; and</i> <i>c) outdoor sitting, entertainment and children's play areas.</i>
Not applicable.	
<i>E4.7.2</i>	<i>MANAGEMENT OF ROAD ACCESSES AND JUNCTIONS</i>
<i>A1</i>	<i>For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</i>
<i>A2</i>	<i>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</i>
Complies with A1 and A2 does not apply. Each lots accessing Robka Court will have only one access point.	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

P2	<p><i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <p><i>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</i></p> <p><i>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</i></p> <p><i>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</i></p>
Not applicable	
E4.7.3	MANAGEMENT OF RAIL LEVEL CROSSINGS
A1	<p><i>Where land has access across a railway:</i></p> <p><i>a) development does not include a level crossing; or</i></p> <p><i>b) development does not result in a material change onto an existing level crossing.</i></p>
Not applicable	
E4.7.4	SIGHT DISTANCE AT ACCESSES, JUNCTIONS AND LEVEL CROSSINGS
A1	<p><i>Sight distances at</i></p> <p><i>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</i></p> <p><i>b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or</i></p> <p><i>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</i></p>
Not applicable	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

3.4.4 Water Quality Code

<i>E9.4</i>	<i>EXEMPT USE AND DEVELOPMENT</i>
<i>E9.4.1</i>	<i>a) Forestry subject to a certified forest practices plan;</i> <i>b) use for agriculture;</i> <i>c) private tracks on agricultural properties that are used for agricultural purposes;</i> <i>d) use and development for natural and cultural values management within parks, reserves and State Forest under State Government or Council ownership.</i>
The application is not exempt.	
<i>E9.6</i>	<i>DEVELOPMENT STANDARDS</i>
<i>E9.6.1</i>	<i>DEVELOPMENT AND CONSTRUCTION PRACTICES AND RIPARIAN VEGETATION</i>
<i>A1</i>	<i>Native vegetation is retained within:</i> <i>a) 40m of a wetland, watercourse or highwater mark; and</i> <i>b) Ben Lomond Water catchment area - inner buffer.</i>
Complies	
Vegetation is not proposed to be removed.	
<i>A2</i>	<i>A wetland must not be filled, drained, piped or channelled.</i>
No applicable.	
<i>A3</i>	<i>A watercourse must not be filled, piped or channeled except to provide a culvert for access purposes.</i>
Not applicable.	
<i>E9.6.2</i>	<i>WATER QUALITY MANAGEMENT</i>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

A1	<p><i>All stormwater must be:</i></p> <p><i>a)connected to a reticulated stormwater system; or</i></p> <p><i>b)where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or</i></p> <p><i>c)diverted to an on-site system that contains stormwater within the site.</i></p>
<p>Complies.</p> <p>Point b) applies. The subdivision to the north of the site that created Robka Court required the installation of a gross pollutant trap at the discharge point.</p>	
A2.1	<p><i>No new point source discharge directly into a wetland or watercourse.</i></p>
<p>Complies.</p> <p>A new point is not proposed, but there will be a minor increase in the flow quantity.</p>	
A2.2	<p><i>For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</i></p>
<p>Complies.</p> <p>The additional flow is estimated to be 2.7%.</p>	
P3	<p><i>Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.</i></p>
<p>Not applicable.</p>	
E9.6.3	<p>CONSTRUCTION OF ROADS</p>
A1	<p><i>No acceptable solution</i></p>
P1	<p><i>Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossing.</i></p>

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

Not applicable.	
E9.6.4	ACCESS
A1	<i>No acceptable solution</i>
P1	<i>New access points to wetlands and watercourses are provided in a way that minimizes: a)their occurrence; and b)the disturbance to vegetation and hydrological features from human activities.</i>
Complies. The new access point does not provide access to wetlands.	
P2	<i>Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.</i>
Not applicable No pathways are proposed.	
E9.6.5	SEDIMENT AND EROSION CONTROL
A1	<i>The subdivision does not involve any works.</i>
Subdivision works are proposed and therefore the application must be addressed against objectives of the standards of the code and the performance criteria.	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

<i>P1</i>	<i>For subdivision involving works, a soil and water management plan must demonstrate the: a) minimisation of dust generation from susceptible areas on site; and b) management of areas of exposed earth to reduce erosion and sediment loss from the site.</i>
Complies by condition. Conditions are recommended for the planning permits to address this requirement.	
<i>E9.6.6</i>	<i>BEN LOMOND WATER CATCHMENT AREAS</i>
<i>A1</i>	<i>Development located within a Ben Lomond Water catchment area – outer buffer must be developed and managed in accordance with a soil and water management plan approved by Ben Lomond Water.</i>
<i>A2</i>	<i>Development located within a Ben Lomond Water catchment area – inner buffer must not involve disturbance of the ground surface.</i>
Not applicable.	

3.4.5 Recreation and Open Space Code

E10.6	DEVELOPMENT STANDARDS
<i>E10.4.1</i>	<i>PROVISION OF PUBLIC OPEN SPACE</i>
<i>A1</i>	<i>The application must include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.</i>
Complies. The applicant requested the consent of the General Manager to provide a cash in lieu payment for public open space not provided. The amount, based on Council's land value is \$11500.	

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

4. REFERRALS

INTERNAL	
Infrastructure Assets	Conditions of approval are required especially in regard to the minor road extension of Robka Court.
Environmental Health	Standard conditions apply. A note was made of the landslip overlay.
Building Control	Not applicable
Parks and Gardens	No issues
Heritage/Urban Design	Not applicable
Strategic Planning	No objection
EXTERNAL	
BLW	Conditional consent.
Heritage Tasmania	Not applicable
EPA	Not applicable
DIER	Not applicable

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

5. REPRESENTATIONS

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, the application was advertised for a 14 day period from 9 March 2013 to 25 March 2013. Two representations were received on behalf of the same source.

The issues raised in the table below are a summary of the matters raised within the copies of the representations attached to this report

ISSUE	COMMENTS
<p>The property is bound by covenant, dated 3 June 2004 that states:</p> <p><i>Not to subdivide or develop the servient land into a greater number of allotments than Four (4) or erect more than one strata flat on each allotment with the intent that no more than Four (4) dwellings of stratum flats shall be constructed on the entire servient land.</i></p>	<p>The applicant lodged, and had approved an application to create three lots in 2005. This application is the last remaining lot that is able to be created. The application is considered acceptable.</p> <p>It must be noted that covenants cannot be considered in a planning assessment under the Planning Scheme/<i>Land Use Planning and Approvals Act 1993</i>.</p>
<p>The stormwater drains to an open drain just short of the boundary with the property to the south, and subsequently the neighbours dam. The water quality of the dam is therefore reduced. It is requested that the stormwater be piped be beyond the neighbours dam.</p>	<p>The drain is a recognized discharge point at this location. This has also been acknowledged by the RMPAT in the determination of the subdivision that created Robka Court. A gross pollutant trap was required at the end of Robka Court to minimize material travelling through the system and it is considered that this satisfactorily addresses this concern.</p>

6. CONCLUSION

The proposed subdivision is considered to meet the provisions of the both the General Residential and Low Density Residential zones of the Planning Scheme. The subdivision will effective result in only one additional lot, albeit, relatively large lot which would result in minimal change to the amenity or impacts on the adjoining land to the south. Given that the land is subject to environmental constraints the level of subdivision proposed is considered acceptable.

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

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.

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

12.1 228-230 Opossum Road, Norwood - Consolidation and subdivision to create three lots from two lots...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Stretton: Director Development Services

ATTACHMENTS:

1. Location Plan
 2. Proposal Plan
 3. Copy of Representations
 4. Planning submission.
-

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots**FILE NO:** DA0008/2013**AUTHOR:** Catherine Mainsbridge (Senior Town Planner)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider an application for subdivision of land into twenty two rural living lots.

PLANNING APPLICATION INFORMATION:

Applicant: LN & J Miller Pty Ltd
Property: 456 Los Angelos Road, Swan Bay
Area of Site: 18.75ha
Zoning: Rural Living
Existing Uses: Single dwelling and grazing
Classification: Residential - subdivision
Date Received: 8 January 2013
Date Information Received: 13 March 2013
Deemed Approval: 29 April 2013
Representations: Eight

PREVIOUS COUNCIL CONSIDERATION:

Item 10.6 - Rezoning and subdivision - 1 June 2009

RECOMMENDATION:

That the Council approves DA0008/2013 to subdivide land into twenty two rural living lots at 456 Los Angelos Road, Swan Bay subject to the following:-

1. ENDORSED PLANS

The use and development must be carried out as shown on the endorsed plans to the satisfaction of the Planning Authority.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

2. BUSHFIRE HAZARD MANAGEMENT PLAN

The use and development of the site must accord to the Bushfire Hazard Management Plan. (report 07/2013, dated 6/3/2013, Revision 2) endorsed as part of this Permit.

The provision of the emergence access right of way over Lots 3 and 13 must be established prior to the issuing of then titles, and mechanisms must be put in place to ensure it is maintained by future owners of these lots.

3. USE AND DEVELOPMENT

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 the approved access way from Los Angelos Road.

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. ONSITE WASTEWATER DISPOSAL

An application for a Special Plumbing permit (for the on-site wastewater system) must be made with the Building Application for development on each separate lot. This application must be accompanied by a site specific design report (including site and soil evaluation in accordance with AS/NZS 1547:2000) The design report should also include a site plan showing site contours and slope(s), as well as a detailed design (including cross section) of the effluent disposal/absorption area(s).

6. LAND ACQUISITION FOR ROAD WIDENING PURPOSES

The road reservation of Los Angelos Road is to be widened to be 9 metres from the centreline on the development side, for the full frontage of the site in accordance with Sections 85 and 108 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

7. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with Council specifications and standard drawing G-01 Trench reinstatement. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

9. ACCESS OVER ADJACENT LAND

Where it is necessary, for the construction of the public works, to gain access to land not in the ownership of the developer the supervising engineer must:

- a) Advise Council 21 days before access is required onsite so that notices pursuant to the *Drains Act 1954* can be issued to the landowner, then
 - b) Contact the adjacent land owners to advise them of the proposed works and assess any of their (reasonable) requirements which should be incorporated in the works and,
 - c) Ensure that client provides a signed statement advising the Council that they will pay all compensation cost for the easements and the Council's out-of-pocket costs (ie legal, valuation, etc if any). If the compensation claims appears unacceptable then the process under the *Land Acquisition Act 1993* will be followed.
-

12.2 456 Los Angeles Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

10. SOIL AND WATER MANAGEMENT WORKS

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites.

No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant.

The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be undertaken by, or under the supervision of a tradesman/contractor who is registered with Council as a "Registered Contractor".

Prior to commencing any works the applicant must prepare a detailed Traffic Management Plan specifying the following:

- a) The nature and the duration of the occupation and may include the placement of skips, building materials or scaffolding in the road reserve and time restrictions for the works,
- b) The traffic management works that are to be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles,
- c) Any temporary works required to maintain the serviceability of the road or footpath,
- d) Any remedial works required to repair damage to the road reserve resulting from the occupation.

The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site and presented for inspection upon request by a Council officer.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

12. SUBMISSION AND APPROVAL OF PLANS

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

- a) Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i Electricity infrastructure including street lighting.
 - ii Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
- b) be prepared strictly in accordance with the Council's Subdivision – Design & Administration Guidelines applicable at the date of approval of the plans.
- c) be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d) be accompanied by:
 - i an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

13. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a) Stormwater
 - i Provision of a public drainage system to drain all roadways and nature strips/verges within the road reserves and all land draining onto the road reserve,
 - ii Provision of an overland flow path for flows up to a 100 year ARI storm event.
-

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

- b) Road - Los Angelos Road
 - i Widening of the existing road pavement to create a 3 metre wide pavement measured from the existing centre line of the road, a 0.5 metre wide shoulder, a 0.5 metre wide verge and table drain on the development side of,
 - ii Removal of all necessary trees in the widened road reservation to facilitate the construction of the road and drainage works described above,
 - ii Vehicular crossings for Lots 2 to 7,
- c) Roads - cul de sac,
 - i Provision of a fully constructed road 5.5 metres wide with 0.5 metre wide shoulder and 0.5 metre wide verge and table drains for the full length of all the property frontages,
 - ii Provision of a 19 metre diameter turning head at the end of the cul de sac,
 - iii Localised widening of the traffic lanes and gravel shoulder at the junction with Los Angelos Road and approach/departure tapers for traffic travelling west (toward Swan Bay),
 - iv Vehicular crossings for Lots 8 to 23.
- d) Electricity, Communications & Other Utilities
 - i Provision of an underground reticulated electricity system and public street lighting at road junctions and the end of cul de sacs must be provided to service all lots and installed to the approval of the Planning Authority,
 - ii An underground telecommunications system must be provided to service all lots and installed to the approval of the Planning Authority,
 - iii Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.

All construction works must be undertaken in accordance with the Council document: *Subdivision Guidelines*. These Guidelines specify:

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

12.2 456 Los Angeles Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

14. CONSTRUCTION OF TRACK OVER WATERCOURSE

The tracks constructed within 50m of the watercourse must comply with the requirements of the *Wetlands and Waterways Works Manual*, particularly the guidelines for siting and designing stream crossing

15. WORKS REQUIRED FOR EACH LOT IN A STAGE

Where it is proposed to release the subdivision in multiple stages, each lot in a stage must be provided with the following infrastructure and/or services in order to be included in the stage to be released:

- a) Fully constructed public road along all frontages, including the secondary frontage where a corner lot,
- b) A sealed vehicular crossing and driveway from the public road to the property boundary, unless a common internal driveway has been specified whereby the common driveway must also be constructed to the extent specified in the relevant construction condition
- c) A stormwater connection to the public drainage system,
- d) Access to underground electricity and communications infrastructure, and
- e) Where applicable, reticulated gas infrastructure.

16. BEN LOMOND WATER

The development must comply with requirements of Certificate of Consent DA 13-007.

17. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3 metres for Council (public) mains. A greater width will be required in line with the LCC document '*How close can I build to a Council Service?*' where the internal diameter of the pipe is greater than 475 mm or where the depth of the pipe exceeds 2.1 metres. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

18. SEALING PLANS OF SUBDIVISION

No Plan of Survey as in specified in the Permit shall be sealed until the following matters have been completed to the satisfaction of the Director Infrastructure Services:

- a) The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b) The subsequent issue of a Certificate of Practical Completion by the Director Infrastructure Services.
- c) The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

19. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the Director Infrastructure Services, of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

20. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit either by transfer, by inclusion of such covenants in a Schedule of Easements or by registration of any instrument creating such covenants with the Recorder of Titles unless:

- a) Such covenants or controls are expressly authorised by the terms of this permit; or
 - b) Such covenants or similar controls are expressly authorised by the consent in writing of the Council.
-

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

21. LAPSING OF PERMIT

This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.

Notes

- A. *This permit does not imply that any other approval required under any other by-law or legislation has been granted.*
 - B. *Prior to commencement of this development and use, the following are required:*
 - a) *Approval for the On-site disposal of effluent. A design must be submitted for such a system. The report must include a site and soil evaluation in accordance with AS/NZS 1547-2000as well as a Special Plumbing Application.*
 - C. *The building contractor must locate the property connection points to the service mains to verify that their positions and depths are as shown on the endorsed plan(s). Such verification must be completed as the first task of the construction of the building works*
 - D. *It should be noted that the applicant / developer will be responsible for any State charges (including stamp duty, land tax and others) that may arise relative to this subdivision.*
 - 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 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing.*
-

12.2 456 Los Angeles Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

REPORT:

1. THE PROPOSAL

The application is to subdivide the subject site into 23 residential lots and road in five stages. The proposed lot sizes vary between 1ha – 1.762ha. Lots 2-8 and lot 22 have frontage to Los Angeles Road and the remainder will front a proposed cul-de-sac.

A number of lots are restricted due to the presence of a natural water course through the site. This area has been annotated as a no build area and extends through Lots 2, 4, 5, 6, 7, 10, 11, 12, 13 and 14. Building envelopes have also been proposed on each lot which also assist to meet the requirements of the Bushfire Prone Area code.

A recent subdivision has been approved to allow for the existing dwelling on the site to be subdivided off the balance creating a lot (lot 1) with an area of 1.33ha.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The area, is known as Windermere/Swan Bay, and is generally developed as semi rural residential blocks. Surrounding land parcels have been developed intermittently over the years under a number of planning controls which has resulted in a variety of property sizes across the general area. Part of the area is zoned Rural Resource and part Rural Living.

The site is undulating and generally rises to the west. As noted above, a dwelling and farm buildings are located on the parent title and proposed Lot 1. Otherwise the site exists as open pasture. Some of the western and more elevated lots will have views over the Tamar River.

The land is located in a rural/semi rural area on the northern fringe of the municipality between the East Tamar Highway and the Tamar River. Located approximately 620m along Los Angeles Road from the intersection with Windermere Road as Windermere Road travels around the banks of the river, the site occupies the land on the internal side of the 90° bend in Los Angeles Road.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

The subject site is zoned Rural Living. The zone purpose is as follows:

13.1.1	<p><i>To provide for residential use or development on large lots in a rural setting where services are limited.</i></p> <p>Assessment The proposed subdivision will allow for residential use and development on the relatively larger residential lots where services are limited to reticulated water.</p>
13.1.2	<p><i>To provide for compatible use and development that does not adversely impact on residential amenity.</i></p> <p>Assessment The proposed subdivision is providing for future residential use and development which will not impact on the existing residential amenity of the area.</p>
13.1.3	<p><i>To provide for rural lifestyle opportunities in strategic locations to maximise efficiencies for services and infrastructure.</i></p> <p>Assessment The area is serviced by reticulated water and is zoned accordingly. The Dilston Windermere area has been subject to various studies over relatively recent years establishing property holdings that are capable for future development for Rural Living.</p>
13.1.4	<p><i>To provide for a mix of residential and low impact rural uses.</i></p> <p>Assessment The acceptable solution for Subdivision in the zone is 4ha, however, the performance requirements allow for lots to be created down to a minimum of 1ha subject to meeting the performance criteria and scheme objectives for density. Development of such lots allows for lower density living to lots of a size that are relatively easy to maintain.</p>

12.2 456 Los Angeles Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3.2 Use Standards

Residential use in the zone has a no permit required status

13.3.1	AMENITY
A1	<i>If for permitted or no permit required uses.</i>
<p>The use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination.</p> <p>Complies</p> <p>The proposed residential subdivision, and its ultimate residential development will have little environmental impact.</p>	
A2	<i>Commercial vehicles for discretionary uses must only operate between 6.00am to 10.00pm.</i>
<p>Not applicable</p> <p>The purpose and future use of the sites is for residential development.</p>	
13.3.2	RURAL LIVING CHARACTER
A1	<p><i>Use must:</i></p> <p><i>a) Be for permitted or no permit required uses; or</i></p> <p><i>b) not exceed a combined gross floor area of 250m² over the site.</i></p>
<p>Complies</p> <p>The future use will be for Residential purposes, largely single dwellings which have a no permit required status.</p>	
A2	<i>Commercial vehicles for discretionary uses must be parked within the boundary of the property.</i>
<p>Not applicable</p> <p>The application is for a residential subdivision only.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

A3	<i>Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.</i>
Not applicable The application is for residential subdivision only.	
A4	<i>Waste material storage discretionary uses must:</i> <i>a) not be visible from the road to which the lot has frontage; and</i> <i>b) use self-contained receptacles designed to ensure waste does not escape to the environment.</i>
Not applicable The application is for residential subdivision only.	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3.3 Development Standards

13.4.1	<i>BUILDING DESIGN AND SITING</i>
A1	<i>Site coverage must not exceed 5%.</i>
Not applicable The application is for residential subdivision only.	
A2	<i>Building height must not exceed 8.0m.</i>
Not applicable The application is for residential subdivision only.	
A3	<i>Buildings must be set back a minimum distance of 20.0m from a frontage.</i>
Not applicable The application is for residential subdivision only.	
A4	<i>Buildings must be set back a minimum of: a) 20.0m to side and rear boundaries; and b) 200m to the Rural Resource Zone where a sensitive use is proposed.</i>
Not applicable The application is for residential subdivision only.	
A5	<i>The development is for permitted or no permit required uses.</i>
Complies The future use of the proposed subdivision is residential – single dwelling	
13.4.2	<i>OUTBUILDINGS AND ANCILLARY STRUCTURES</i>
A1	<i>Outbuildings must not have: a) a combined maximum floor area of 100m²; and b) a maximum height greater than 4.5m; and c) outbuildings must be setback a minimum of 8.0m from the front boundary and 2.0m from the side and rear boundaries</i>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

Not applicable The application is for residential subdivision only.	
A2	A swimming pool for private use must be located a distance greater than the acceptable solution for setback from the frontage.
Not applicable The application is for residential subdivision only.	
	<i>Earthworks and retaining walls must:</i> <i>a) be located at least 1.5m from each lot boundary, and</i> <i>b) if a retaining wall be not higher than 1m (including the height of any batters) above existing ground level, and</i> <i>c) not require cut or fill more than 1m below or above existing ground level, and</i> <i>d) not redirect the flow of surface water onto an adjoining property, and</i> <i>e) be located at least 1m from any registered easement, sewer main or water main.</i>
Not applicable The application is for a residential subdivision. Works will be required to develop the road, however, works on individual lots will be subject to future considerations.	
13.4.3	<i>SUBDIVISION</i>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

A1.1	<p><i>Each lot must:</i></p> <ul style="list-style-type: none"> <i>a) have a minimum area of at least 4ha; or</i> <i>b) required for public use by the Crown an agency, or corporation all the shares of which are held by Council's or a municipality; or</i> <i>c) be for the provision of utilities; or</i> <i>d) be for the consolidation of a lot with another lot with no additional titles created; or</i> <i>e) be created to align existing titles with zone boundaries and not additional lots are created.</i>
<p>The proposed lots range from 1.02ha to 1.76ha and accordingly the proposal must rely on the Objectives of the standard and the Performance Criteria</p> <p>The objective states:</p> <p><i>To ensure that subdivision:</i></p> <ul style="list-style-type: none"> <i>a) Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and</i> <i>b) Provides area and dimensions of lots that are appropriate for the zone; and</i> <i>c) Provides frontage to a road at a standard appropriate for the use; and</i> <p><i>Furtheres the local area objectives and desired future character statements for the area, if any.</i></p> <p>Complies.</p> <p>A site and soil evaluation report has been provided by a suitably qualified person which demonstrates that the proposed lots are able to sustain an on-site waste water disposal systems. Controls have been recommended to ensure that these systems are located clear of a no-build area through the site surrounding the water course which runs through the southern section of the site. The lots are regular in shape which is a result of the characteristics of the parent title.</p> <p>Building envelopes have been provided on each lot to illustrate the ability of each to support a dwelling with the necessary setbacks along with a bushfire management plan.</p> <p>With the exception of four lots at the head of the cul-de-sac, all lots have frontages in excess of 45m. Lots 15 and 16 have frontages of 16.5m and 21.7m respectively. Lots 14 and 17 have frontages of 6.5m which allow for vehicles to pass and emergency vehicle access. Therefore each lot has a suitable frontage.</p> <p>The proposed lots will allow for future development where a high level of amenity can be maintained.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

P1	<p><i>Each lot must:</i></p> <ul style="list-style-type: none"> <i>a) be to facilitate protection of a place of Aboriginal, natural or cultural heritage; or</i> <i>b) provide for each lot, sufficient useable area and dimensions to allow for:</i> <ul style="list-style-type: none"> <i>i) a dwelling to be erected in a convenient, appropriate and hazard free location; and</i> <i>ii) appropriate disposal of wastewater and stormwater; and</i> <i>iii) on-site parking and manoeuvrability; and</i> <i>iv) adequate private open space; and</i> <i>v) vehicular access from the carriageway of the road to a building area on the lot, if any; or</i> <i>c) be consistent with the local area having regard to:</i> <ul style="list-style-type: none"> <i>i) the topographical of natural features of the site; and</i> <i>ii) the ability of vegetation to provide buffering; and</i> <i>iii) any features of natural or cultural significance; and</i> <i>iv) the presence of any natural hazards; and</i> <i>v) local area objectives, if any; and</i> <i>d) not be less than 1.0ha.</i>
<p>Complies</p> <p>The application is consistent with b) and d). Each lot has the ability to contain suitable building envelope for a dwelling, an on-site wastewater disposal system, parking and manoeuvrability, open space and access along with an area of at least 1ha. Accordingly, while the proposed lots are below the 4ha size required by the acceptable solution, it is considered that they are able to meet the objective of the standard and the performance criteria.</p>	
A1.2	<p><i>Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</i></p>
<p>Complies</p> <p>Buildings are located on the proposed on Lot 4, (an apple shed) and the previously created Lot 1, (a dwelling and shed). The necessary setbacks for an outbuilding is 2m from the side and rear boundary. The sheds nearest the northwest side boundary on proposed lot 4 is setback 18m from the side boundary, and given this an existing situation it complies. The shed on the approved Lot 1 is 20m off the proposed boundary with proposed Lot 3 and also complies.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

A3	Each lot must have a frontage of at least 4m.
<p>Complies</p> <p>Each lot has a frontage of at least 4m. There are two internal lots with driveway widths of 6.5m.</p>	
A4	<p><i>The subdivision must not:</i></p> <p><i>a) require the removal of or clear native vegetation from the site;</i></p> <p><i>b) modify, drain, pipe or disturb any native watercourse; or</i></p> <p><i>c) be on a site where there are identified rare or threatened species.</i></p>
<p>Complies</p> <p>Development of the subdivision does not require the removal of any trees, the site existing as open pasture.</p> <p>As a creek travels through the site an area has been noted as a no-build area which includes the development of on-site wastewater disposal areas.</p> <p>The site has been assessed for the presence of rare or threatened species. While concern has been raised as to the presence of a green and gold frog, the matter was referred to the to the Department of Environment, Water, Heritage and the Arts (Australian Government) who advised:</p> <p><i>"Information available to the Department indicates that your proposed subdivision is not likely to have a significant impact on the Green and Gold frog or any other matter protected by the EPBC Act (Environment Protection and Biodiversity Conservation Act 1999)."</i></p> <p>Additionally, the consultants undertook a study of the site last winter which failed to locate any frogs, tad poles or eggs.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3.4 Overlays and Codes

3.4.1 Bushfire Prone Area Code

<i>E1.4</i>	<i>EXEMPT USE AND DEVELOPMENT</i>
<p>Not applicable. The proposal is not exempt from the code.</p>	
<i>E1.5.1.1</i>	<i>STANDARDS FOR VULNERABLE USE</i>
<i>E1.5</i>	<i>The standard applies to a vulnerable use that is a custodial facility, educational and occasional care, hospital services, residential use for respite centre, residential aged care facility, retirement village and group home and visitor accommodation.</i>
<p>Not applicable The proposal is for a rural character residential subdivision.</p>	
<i>E1.5.2</i>	<i>HAZARDOUS USES</i>
<i>E1.5.2</i>	<i>The standard applies to a hazardous use that is a hospital services, manufacturing and processing, research and development, storage, transport depot and distribution, utilities and vehicle fuel sales and service where the use involves dangerous substances. And vehicle fuel sales and service.</i>
<p>Not applicable. The proposal does not involve hazardous uses.</p>	
<i>E1.6</i>	<i>DEVELOPMENT STANDARDS</i>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

E1.6.1	FOR SUBDIVISION, WHERE ANY PART OF THAT SUBDIVISION IS IN A BUSHFIRE PRONE AREA.
E1.6.1.1	<i>Subdivision: Provision of hazard management areas</i>
A1	<p>a) <i>The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i></p> <p>b) <i>The proposed plan of subdivision-</i></p> <ul style="list-style-type: none"> <li data-bbox="416 936 1423 1041">i) <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; and</i> <li data-bbox="416 1064 1423 1099">ii) <i>shows the building area for each lot; and</i> <li data-bbox="416 1122 1423 1406">iii) <i>Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided ; and</i> <li data-bbox="416 1429 1423 1673">iv) <i>applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

Complies	
<p>A hazard management plan has been prepared and signed off by the Tasmanian Fire Service which demonstrates that the proposal meets the requirements of points b) i), ii) and iii).</p> <p>All of the lots are located within a bushfire prone area. Each lot demonstrates a building area and provision for management areas to be contained within the site. Future development of single dwellings will be able to constructed within the building area in accordance with the approved hazard management plan.</p>	
E1.6.1.2	<i>Subdivision: Public Places</i>
A1	<p>a) <i>The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in subdivision for the purposes of fire fighting; or</i></p> <p>b) <i>A proposed plan of subdivision showing the layout of roads and fire trails, and the location of private access to building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being consistent with the objective; or</i></p> <p>c) <i>A proposed plan of subdivision:</i></p> <p>i) <i>shows, that at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road; and</i></p> <p>ii) <i>shows a perimeter road, private access or fire trail between the lots and bushfire-prone vegetation, which road, access or trail is linked to an internal road system; and</i></p> <p>iii) <i>shows all roads as through roads unless:</i></p> <p>a. <i>they are not more than 200m in length and incorporate a minimum 12m outer radius turning area; or</i></p> <p>b. <i>the road is located within an area of vegetation that is not bushfire-prone vegetation; and</i></p> <p>vi) <i>shows vehicular access to any water supply point identified for fire fighting.</i></p>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<p>Complies</p> <p>The endorsed plan meets the requirements of part b). The plan includes emergency rights of way fire tracks near the head of the cul-de-sac to ensure that lots within 200m of a through road.</p>	
<p>A2</p>	<p><i>Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3. Table E3 states that roads should be not less than a Class 4A or 4B road, Private accesses are not less than a modified 4C access road and fire trails are not less than a modified 4C access road under ARRB Unsealed Road manual</i></p>
<p>Complies</p> <p>The road standard is able to meet the requirements and has been endorsed by Tasmanian Fire Service.</p>	
<p>E1.6.1.3</p>	<p><i>Subdivision: Provision of Water Supply for Fire Fighting Purposes</i></p>
<p>A1</p>	<p><i>In areas serviced with reticulated water by a Regional Corporation:</i></p> <p><i>a)the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or</i></p> <p><i>b)a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 - Fire hydrant installations.</i></p>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<p>Complies</p> <p>The Tasmanian Fire Service has approved the hazard management plan for the subdivision under point b).</p>	
<p>A2</p>	<p><i>In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) cannot be met:</i></p> <p><i>a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or</i></p> <p><i>b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient, consistent with the objective, to manage the risks to property and lives in the event of a bushfire; or</i></p> <p><i>c) it can be demonstrated that:</i></p> <p><i>i) a static water supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10000 litres per building area and is connected to fire hydrants; and</i></p> <p><i>ii) a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 d)litres per minute and minimum pressure of 200 kPa; or it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10000 litres that is:</i></p> <p><i>i) dedicated solely for the purposes of fire fighting; and</i></p> <p><i>ii) accessible by fire fighting vehicles; and</i></p> <p><i>iii) is within 3m of a hardstand area.</i></p>
<p>Complies</p> <p>The Tasmanian Fire Service have certified that the hazard management plan is adequate. The bushfire assessment notes a requirement for a hydrant flow test to be undertaken prior to sealing of the final plan to demonstrate that existing hydrants in Los Angelos Road can deliver a minimum flow rate of 10 litres a second. If this cannot be provided, a 10 000 litre on site water storage will be required. These requirements are annotated on the plan that forms part of the Permit.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3.4.2 Road and Rail Code

<i>E4.2</i>	<i>APPLICATION OF CODE</i>
<i>E4.2.1</i>	<p><i>This code applies to use or development of land that:</i></p> <ul style="list-style-type: none"> <i>a) requires a new access, junction or level crossing; or</i> <i>b) intensifies the use of an existing access, junction or level crossing; or</i> <i>c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:</i> <i>d) a future road or railway; or</i> <i>e) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.</i>
<p>The code applies to the proposal as a new access junction, a), is proposed.</p>	
<i>E4.6</i>	<i>USE STANDARDS</i>
<i>E.4.6.1</i>	<i>USE OF ROAD AND RAIL INFRASTRUCTURE</i>
<i>A1</i>	<p><i>Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</i></p>
<i>A2</i>	<p><i>For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</i></p>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

A3	<i>For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</i>
<p>Not applicable</p> <p>The traffic speed in the area is currently 100km/h and there are no existing accesses or junctions in the vicinity. However, it is noted that a new junction is proposed as part of the subdivision which is not dealt with by this provision.</p>	
E4.7	<i>DEVELOPMENT STANDARDS</i>
E4.7.1	<i>DEVELOPMENT ON OR ADJACENT TO EXISTING AND FUTURE ARTERIAL ROADS AND RAILWAYS</i>
A1	<p><i>The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</i></p> <ul style="list-style-type: none"> <i>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and</i> <i>b) building envelopes on new lots; and</i> <i>c) outdoor sitting, entertainment and children's play areas.</i>
<p>Not applicable.</p>	
E4.7.2	<i>MANAGEMENT OF ROAD ACCESSES AND JUNCTIONS</i>
A1	<i>For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</i>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

A2	<i>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</i>
The proposal does not meet this acceptable solution and must be assessed against Objectives of the standard and Performance Criteria.	
<p>The objective states:</p> <p><i>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</i></p> <p>As noted below a Traffic Management Plan has been prepared and peer reviewed to ensure the appropriateness of the new junction and crossovers proposed.</p>	
P2	<p><i>For limited access roads and roads with a speed limit of more than 60km/h:</i></p> <p><i>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</i></p> <p><i>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</i></p> <p><i>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</i></p>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<p>Point c) is relevant. A traffic management plan has been provided and peer reviewed by Council's Infrastructure Services Directorate. Recommendations have been made for road widening and provision of a 500mm shoulder and 500mm verge and these have been included as recommended permit conditions. The developer will be responsible for widening on the side of the road of the subject land.</p>	
<i>E4.7.3</i>	<i>MANAGEMENT OF RAIL LEVEL CROSSINGS</i>
<i>A1</i>	<p><i>Where land has access across a railway:</i></p> <p><i>a) development does not include a level crossing; or</i></p> <p><i>b) development does not result in a material change onto an existing level crossing.</i></p>
<p>Not applicable</p>	
<i>E4.7.4</i>	<i>SIGHT DISTANCE AT ACCESSES, JUNCTIONS AND LEVEL CROSSINGS</i>
<i>A1</i>	<p><i>Sight distances at</i></p> <p><i>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</i></p> <p><i>b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or</i></p> <p><i>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</i></p>
<p>Complies</p> <p>The Traffic Impact Assessment has assessed site distances and has determined that the situation is adequate given the level of development and road speeds.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3.4.3 Water Quality Code

<i>E9.4</i>	<i>EXEMPT USE AND DEVELOPMENT</i>
<i>E9.4.1</i>	<i>a) Forestry subject to a certified forest practices plan;</i> <i>b) use for agriculture;</i> <i>c) private tracks on agricultural properties that are used for agricultural purposes;</i> <i>d) use and development for natural and cultural values management within parks, reserves and State Forest under State Government or Council ownership.</i>
The code applies to this development as the site has a natural water course that travels through its length.	
<i>E9.6</i>	<i>DEVELOPMENT STANDARDS</i>
<i>E9.6.1</i>	<i>DEVELOPMENT AND CONSTRUCTION PRACTICES AND RIPARIAN VEGETATION</i>
<i>A1</i>	<i>Native vegetation is retained within:</i> <i>a) 40m of a wetland, watercourse or highwater mark; and</i> <i>b) Ben Lomond Water catchment area - inner buffer.</i>
Complies No vegetation is proposed to be removed.	
<i>A2</i>	<i>A wetland must not be filled, drained, piped or channelled.</i>
No applicable.	
<i>A3</i>	<i>A watercourse must not be filled, piped or channeled except to provide a culvert for access purposes.</i>
Complies The wetland is proposed with a no-build area on plan.	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

E9.6.2	WATER QUALITY MANAGEMENT
A1	<p>All stormwater must be:</p> <p>a)connected to a reticulated stormwater system; or</p> <p>b)where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or</p> <p>c)diverted to an on-site system that contains stormwater within the site.</p>
<p>Complies.</p> <p>Point c) applies. The site and soil evaluation has demonstrated that lots are able to sustain on-site systems that contain stormwater within their respective boundaries</p>	
A2.1	<i>No new point source discharge directly into a wetland or watercourse.</i>
A2.2	<i>For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</i>
A3	<i>No acceptable solution.</i>
P3	<i>Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.</i>
Not applicable	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<i>E9.6.3</i>	<i>CONSTRUCTION OF ROADS</i>
<i>A1</i>	<i>No acceptable solution</i>
<i>P1</i>	<i>Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossing.</i>
<p>Complies.</p> <p>The fire trail crosses the watercourse and accordingly a condition has been recommended to achieve compliance with this provision.</p>	
<i>E9.6.4</i>	<i>ACCESS</i>
<i>A1</i>	<i>No acceptable solution</i>
<i>P1</i>	<i>New access points to wetlands and watercourses are provided in a way that minimizes:</i> <i>a)their occurrence; and</i> <i>b)the disturbance to vegetation and hydrological features from human activities.</i>
<p>Complies</p> <p>The proposed access point does not provide access to wetlands and therefore minimizes any potential for the disturbance to vegetation or hydrological features.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

A2	<i>No acceptable solution</i>
P2	<i>Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.</i>
Not applicable No pathways are proposed.	
E9.6.5	SEDIMENT AND EROSION CONTROL
A1	The subdivision does not involve any works.
Works are proposed and therefore the proposal must be assessed against Objectives of the standard and Performance Criteria.	
P1	<i>For subdivision involving works, a soil and water management plan must demonstrate the:</i> <i>a) minimisation of dust generation from susceptible areas on site; and</i> <i>b) management of areas of exposed earth to reduce erosion and sediment loss from the site.</i>
A condition has been recommended for the planning permit to control soil and water erosion.	
E9.6.6	BEN LOMOND WATER CATCHMENT AREAS
A1	<i>Development located within a Ben Lomond Water catchment area – outer buffer must be developed and managed in accordance with a soil and water management plan approved by Ben Lomond Water.</i>
A2	<i>Development located within a Ben Lomond Water catchment area – inner buffer must not involve disturbance of the ground surface.</i>
Not applicable.	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

3.4.4 Development plan code

<p><i>E19.3.1</i></p> <p><i>Objective</i></p> <p><i>To ensure that future development land within an area to which this code applies is co-ordinated with adjoining land, appropriately staged and provided with infrastructure appropriately sized to ensure orderly development of the contiguous DPC area.</i></p>	
<p>P1</p>	<p><i>An application for subdivision must demonstrate that the lot layout and design:</i></p> <p><i>a) co-ordinates with the integrated development of the subject site and surrounding land; or</i></p> <p><i>does not prejudice the co-ordinated and integrated development of the subject site and surrounding land; and</i></p>
<p>Complies.</p> <p>The proposal involves the staged development of the entire site and is not considered to prejudice the future development of adjoining land. The larger lot to the north of the site has an area of 59ha and frontage to both Windermere and Los Angelos Road and so does not require the assist of other parcels to facilitate its future development.</p>	
<p>P2</p>	<p><i>An application for subdivision must demonstrate that the lot layout and design provides an efficient, convenient pedestrian, bicycle and road network, with sufficient capacity to serve the subject land and providing for necessary connections to, and the development potential of adjoining land and the need to provide for public transport;</i></p>

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<p>Complies.</p> <p>The subdivision proposes a single no through road. It is considered safe for residents who have frontage to the street as the road is not subject to a significant level of passing traffic. Fire trials are proposed to be established through the north western section of the subdivision and provide a link to the north western leg of Los Angelos Road from near the end of the cul-de-sac. This allows for pedestrians, including school children to have ready access to any buses that serve Los Angelos Road.</p>	
<i>P3</i>	<i>Not applicable as relates to the General Residential or General Industrial zone.</i>
<i>P4</i>	<i>An application for subdivision must demonstrate that infrastructure provisions, the road network and creation of lots is staged to allow a co-ordinated approach to development of the subject site and does not unreasonably detract from the timely and co-ordinated development of adjoining land within the DPC area.</i>
<p>Complies.</p> <p>The subject title is a able to be developed individually. Development is proposed in stages and does not rely on development on other lots for the proposal to be completed.</p>	

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

4. REFERRALS

INTERNAL	
Infrastructure Assets	Conditions of approval are required in alignment with the recommendations of the traffic impact assessment.
Environmental Health	Special plumbing permits will be required for development of future dwellings.
Building Control	Not applicable
Parks and Gardens	No issues
Heritage/Urban Design	Not applicable
Strategic Planning	No objection
EXTERNAL	
BLW	Conditional consent has been provided for the proposal.
Heritage Tasmania	Not applicable
EPA	Not applicable
DIER	Not applicable

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

5. REPRESENTATIONS

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, the application was advertised for a 14 day period from 16 March 2013 to 3 April 2013. Eight representations were received on behalf of the same source.

The issues raised in the table below are a summary of the matters raised within the copies of the representations attached to this report

ISSUE	COMMENTS
The proposal does not comply with the coastal policy and the decision of the TPC to DA0107/2009.	Individual application cannot be assessed against the State coastal Policy. The application has been considered against the current Planning Scheme (effective 17 October 2013) in which the site is zoned Rural Living. It should be noted that matters raised under a previous similar section 43 application are not necessarily relevant to this application.
Protection of agricultural land.	The land is zoned Rural Living where the intent of protecting agricultural land as the Rural Resource zone does not apply. However, in any event an agricultural report has been provided which demonstrates that the site has minimal agricultural potential.
On-site disposal system is too close to the Creek.	The no-build area around the creek has been provided by the designers of the on-site disposal systems.
Provision of a buffer zone and public open space	The planning scheme does not impose an open space requirement.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<p>Cul-de-sac design is not appropriate, the design more typical of standard inner city subdivision.</p>	<p>The Planning Scheme does not require any specific design guidelines for development generally nor within the Development Plan Code requirements.</p>
<p>Water supply and infrastructure</p>	<p>Ben Lomond Water have assessed the proposal and consented to the proposed water supply and infrastructure arrangements.</p>
<p>Vulnerable frog on site</p>	<p>The site has been assessed for the presence of rare or threatened species. While concern has been raised as to the presence of a green and gold frog, the matter was referred to the to the Department of Environment, Water, Heritage and the Arts (Australian Government) who advised:</p> <p><i>“Information available to the Department indicates that your proposed subdivision is not likely to have a significant impact on the Green and Gold frog or any other matter protected by the EPBC Act (Environment Protection and Biodiversity Conservation Act 1999).”</i></p> <p>Additionally, the consultants undertook a study of the site last winter which failed to locate any frogs, tad poles or eggs.</p>

12.2 456 Los Angeles Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

<p>Road network – the TIA contradicts the previous application. The road was to be widened. When school buses and similar traffic use the road it is not wide enough.</p>	<p>The developer will be required to widen the frontage along the length of Los Angeles Road. A condition has been recommended to this effect.</p>
<p>There is a lack of connectivity with other lots for roads and pedestrian access.</p>	<p>There does not appear to be any immediate desire of other property owners in the vicinity to develop their land. As noted the neighbour to the north east has ample options for connectivity to two roads. The land to the north west are relatively small lots.</p>
<p>The subdivision should meet the 4ha lot size as the creation of 1ha lots is out of character with the area. The proposal does not follow the preconceived development pattern of consequential developing the land in a south to north direction.</p>	<p>Land parcels in the area have a wide variety of land sizes and therefore, a lot does not need to be a specific size to be in character. An application must be considered when lodged and when a particular land owner has the inspirations and means to develop their land.</p>
<p>The proposal contradicts the previous decision of the TPC.</p>	<p>The application must be considered against the provisions of the current Scheme and does not need to consider the previous decision of the TPC.</p>

6. CONCLUSION

The proposed subdivision is considered to meet the provisions of the Rural Living zone of the Planning Scheme. An application was made in 2009 for a similar proposal, however, this required a re-zoning which was not supported by the Tasmanian Planning Commission at the time. Subsequent to this decision the site was zoned as Rural Living under the Launceston Interim Planning Scheme. The proposal is considered to meet the provisions of the Rural Living Zone.

The matters raised in the representations are not considered to warrant any other decision than an approval.

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

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.

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

12.2 456 Los Angelos Road, Swan Bay - Subdivide the balance lot into twenty-two rural living lots...(Cont'd)

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 attachments were distributed separately.

1. Location Plan
 2. Proposal Plans
 3. Representations
 4. Planning report to support a subdivision application.
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13 NOTICES OF MOTION - FOR CONSIDERATION**13.1 Alderman McKenzie - Notice of Motion - Tim Coyle****FILE NO:** SF5547**AUTHOR:** Alderman McKenzie**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider a Notice of Motion from Alderman McKenzie to recognise the achievements of Tim Coyle.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

N/A

NOTICE OF MOTION:

That the Launceston City Council offer to hold a civic reception to recognise the significant achievements of Tim Coyle, the recently retired coach of the Tasmanian Cricket Team.

REPORT:

Alderman McKenzie will speak to this item

Background provided by Alderman McKenzie:

Tim Coyle is Launceston born and bred, played many years with Launceston Cricket Club and represented the State as wicketkeeper in the Sheffield Shield competition (7times) prior to turning his skills to cricket coaching.

Tim was appointed coach of the Tasmanian Cricket team in 2005 and up until his recent retirement from that position had led the State team to 3 Sheffield Shield/Pura Cup titles (2006-07, 2010-11 and 2012-13) and 2 one day crowns (2007-08 and 2009-10). This included the State's first ever Sheffield Shield/Pura Cup title.

13.1 Alderman McKenzie - Notice of Motion - Tim Coyle...(Cont'd)

Rather than my words it is probably of more value to quote Tony Harrison, the chairman of Cricket Tasmania, who said "Coyle's outstanding record spoke for itself and he had been a fine servant of Tasmanian cricket."

"Tim is passionate about what he believes in and much of that passion is for Cricket Tasmania, his teams and cricket in Tasmania, however we understand the time is now right for him to spend more time with his family and have a break," Harrison said. "Tim has nurtured many talented Tasmanian and interstate player from the junior ranks through to national representation and can be justifiably proud of these achievements along with the sustained success of the Tasmanian Tigers."

"Without doubt, Tim Coyle is the most successful current coach in Australian cricket and his contribution to our Association, State and players cannot be over-estimated. The current strength of Tasmanian cricket owes much to Tim Coyle and the culture he has developed and fostered, and we will do all we can to ensure that he remains part of our structure in the future."

I believe these words and those echoed by many of his team mates and peers make him more than worthy of recognition by his home town. A civic reception will give the City an opportunity to show our appreciation of what he has achieved and the recognition he has bought to Tasmania.

Officer Comments - Robert Dobrzynski (General Manager)

The Notice of Motion and background information are self explanatory and require no further comment.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

13.1 Alderman McKenzie - Notice of Motion - Tim Coyle...(Cont'd)

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A


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 McKenzie
-

LAUNCESTON CITY COUNCIL

MEMORANDUM

FILE NO: SF5547 :
HD/EL
DATE: 10 April 2013

TO: Robert Dobrzynski General Manager
Cc Committee Clerks

FROM: Hugh McKenzie Alderman

SUBJECT: Notice of Motion - Tim Coyle

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 Monday 19 April 2013.

Motion

That the Launceston City Council offer to hold a civic reception to recognise the significant achievements of Tim Coyle, the recently retired coach of the Tasmanian Cricket Team.

Background

Tim Coyle is Launceston born and bred, played many years with Launceston Cricket Club and represented the State as wicketkeeper in the Sheffield Shield competition (7times) prior to turning his skills to cricket coaching.

Tim was appointed coach of the Tasmanian Cricket team in 2005 and up until his recent retirement from that position had led the State team to 3 Sheffield Shield/Pura Cup titles (2006-07, 2010-11 and 2012-13) and 2 one day crowns (2007-08 and 2009-10). This included the State's first ever Sheffield Shield/Pura Cup title.

Rather than my words it is probably of more value to quote Tony Harrison, the chairman of Cricket Tasmania, who said "*Coyle's outstanding record spoke for itself and he had been a fine servant of Tasmanian cricket.*"

"Tim is passionate about what he believes in and much of that passion is for Cricket Tasmania, his teams and cricket in Tasmania, however we understand the time is now right for him to spend more time with his family and have a break," Harrison said. "Tim has nurtured many talented Tasmanian and interstate player from the junior ranks through to national representation and can be justifiably proud of these achievements along with the sustained success of the Tasmanian Tigers."

"Without doubt, Tim Coyle is the most successful current coach in Australian cricket and his contribution to our Association, State and players cannot be over-estimated. The current strength of Tasmanian cricket owes much to Tim Coyle and the culture he has developed and fostered, and we will do all we can to ensure that he remains part of our structure in the future."

LAUNCESTON CITY COUNCIL

MEMORANDUM

I believe these words and those echoed by many of his team mates and peers make him more than worthy of recognition by his home town. A civic reception will give the City an opportunity to show our appreciation of what he has achieved and the recognition he has brought to Tasmania.

Attachments

Nil



Alderman Hugh McKenzie

DIRECTORATE AGENDA ITEMS**14 DEVELOPMENT SERVICES****14.1 Event Sponsorship Policy 05-PI-012****FILE NO:** SF0984**AUTHOR:** Angie Walsh (Grants & Sponsorship Officer)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider a revised Event Sponsorship Policy (05-PI-012).

PREVIOUS COUNCIL CONSIDERATION:

Council Item 13.2 – 12 December 2011 - To consider a review of the Event Sponsorship Policy. Decision: That the revised Event Sponsorship Policy (05-PI-012) be approved to take effect in the 2012/2013 financial year.

RECOMMENDATION:

1. That the revised Event Sponsorship Policy (05-PI-012) set out below be approved to include an additional tier of funding acknowledging events (within Launceston's existing event portfolio) with historical community significance. Recommended changes to the Policy are underlined.

PURPOSE:

To support, and provide incentive for, community events held in the Launceston City Municipal Area that contribute to a diverse, vibrant and strategically balanced City events program and which result in positive social, economic, environmental and city image outcomes for the Launceston community.

SCOPE:

Applies to applications and expressions of interest for event sponsorship funding.

14.1 Event Sponsorship Policy 05-PI-012...(Cont'd)

POLICY:

Funding Criteria

Applications for sponsorship for the following event categories will be assessed under this policy:

Event Sponsorship

Sponsorship Package Level 1 - up to \$5,000.00

Events held in the Launceston Municipal Area primarily for the local community, and attracting predominately local or regional audiences and/or having a relatively small budget, or where a smaller contribution from LCC is sought.

Sponsorship Package Level 2 - up to \$10,000.00

Events held in the Launceston Municipal Area that attract a larger audience, including from outside the region, and/or have a demonstrable economic benefit to the community, for example by increasing visitor numbers and accommodation bookings. May also include significant events that have a community benefit and that may attract additional infrastructure or venue hire costs.

Sponsorship Package Level 3 - up to \$15,000.00

Events held in the Launceston Municipal Area having state or national appeal, attracting larger audiences and accommodation nights sold, and potentially significant exposure. May also include significant events having a positive economic or tourism impact and may attract additional infrastructure or venue hire costs.

Sponsorship Package Level 4 - up to \$20,000.00

Events held in the Launceston Municipal Area for the region and/or state, attracting significant numbers of patrons from intra and interstate, providing demonstrable economic and tourism benefits for Launceston and the Tamar Valley. Sponsorship at this level would be restricted to existing proven events that are able to demonstrate attendance figures and impact on the local economy.

Council will allocate an annual amount to be incorporated in the budget specifically for event sponsorship separate from and in addition to event incentive and signature event budgets.

14.1 Event Sponsorship Policy 05-PI-012...(Cont'd)

Links to Event Strategy - Goals 1 (Lifestyle), 2 (Tourism), 3 (Economic) & 4 (Investment)

Event Incentive

An acquired event would typically be an event held in the Launceston Municipal Area which increases intrastate and interstate visitation, national profile and makes a significant contribution to Launceston's event portfolio, profile and economy.

Council will allocate an annual amount incorporated in the budget specifically for event acquisition, separate from and in addition to the event sponsorship budget.

Links to Event Strategy - Goals 2 (Tourism), 3 (Economic) & 4 (Investment)

Signature Events

Sponsorship at this level will be restricted to existing proven events held in the Launceston City Municipal Area that deliver a memorable community experience and which result in positive social, economic, environmental and city image outcomes and which attract significant numbers of local, regional, state and/or national patrons.

Funding under this policy will be provided for recurring signature events for three (3) years with annual reporting on budget and business plan to be provided, prior to release of funds for the following year's event.

Council will identify signature events and allocate an amount to be incorporated in the budget, separate from and in addition to the event sponsorship budget.

Links to Event Strategy - Goals 1 (Lifestyle) & 4 (Investment)

Signature Celebration Events

Sponsorship at this level will be restricted to existing proven celebration events held in the Launceston City Council Municipal Area that deliver a memorable community experience resulting in social and community capacity building outcomes.

Funding under this policy will be provided for recurring signature celebration events for three (3) years with annual reporting on budget to be provided, prior to release of funds for the following year's event.

Council will identify signature celebration events and allocate an amount in the budget, separate from and in addition to the event sponsorship budget.

Link to Event Strategy – Goal 1 (Lifestyle)

14.1 Event Sponsorship Policy 05-PI-012...(Cont'd)

Sponsorship Agreement

Organisations that are successful in their application for funding will be required to sign a funding agreement which will detail the acknowledgement of Council and reporting requirements specific to the funding category.

Funding Rounds

Event Sponsorship Program

There will be two funding rounds per year. Normally no more than half of the budget will be recommended for approval in each funding round. Any money remaining from the first funding round will be carried over to the remaining funding round.

The timeframes for applications to be considered are:

Round	Applications Open	Applications Close	Applications Assessed	Council Decision
Round 1 (events 1 August - 31 December)	1 February	31 March	April	July
Round 2 (events 1 January - 31 July)	1 May	30 June	July	September

Each funding round will be advertised and information sessions will be offered at least once per year. The information sessions will be open to the whole community and will be advertised widely.

Event Incentive Program

Expressions of interest for event incentive funding will be ongoing with funding in any given year subject to budget allocation by Council for that financial year.

Expressions of interest for event incentive will generally be considered by Council within 6 weeks of receipt of formal application.

Signature & Signature Celebration Event Programs

Signature & Signature Celebration event funding will be determined on a 3 yearly cycle.

14.1 Event Sponsorship Policy 05-PI-012...(Cont'd)

Funding Limitations

No funding will be granted for events that have already been started or completed, and only one form (i.e. sponsorship, grant or incentive) of funding will be provided for any event per financial year.

Available sponsorship in any given year will be subject to the Council's budget for that financial year.

PRINCIPLES:

Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

Individual Grants Policy 05-PI-011
Community Grants (Organisations) Policy 05-PI-010
Event Sponsorship Guidelines and Application Form 05-Fmx-006
Approval of Holding Civic Events (receptions/functions) Policy 05-PL-006
Mayoral Communications Flow Chart 17-HLPr-002
Mayoral Community Assistance Fund Policy 05-PI-001

RELATED LEGISLATION:

N/A

REFERENCES:

N/A

DEFINITIONS:

N/A

REVIEW:

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

14.1 Event Sponsorship Policy 05-PI-012...(Cont'd)

2. That Council approve 3 year funding to those events identified as 'Signature Celebration' events to take effect in the 2013/2014 financial year as follows:

- Launceston Competitions
 - Launceston Festival of Dance
 - Launceston Henley Regatta
 - Royal Launceston Show
 - Launceston Xmas Parade
 - Carols by Candlelight
-

REPORT:

Following recent challenges faced by event organisers, partly due to changes in State Legislation placing additional requirements upon event organisers, there is an opportunity to review the existing Event Sponsorship Policy to include an additional tier of funding acknowledging community celebration events within Launceston's existing event portfolio and provide 3 year funding to those events, thus removing the burden of applying for event sponsorship on an annual basis.

The events identified for the 'Signature Celebration' category are events with historical community significance to Launceston's event portfolio. The events (together with the recommended event sponsorship) are as follows:

- | | |
|--------------------------------|----------------|
| • Launceston Competitions | \$3,750 |
| • Launceston Festival of Dance | \$5,000 |
| • Launceston Henley Regatta | \$1,500 |
| • Royal Launceston Show | \$10,000 |
| • Launceston Xmas Parade | \$5,000 |
| • Carols by Candlelight | <u>\$5,000</u> |

Total**\$30,250**

ECONOMIC IMPACT:

Events provide significant economic benefits to Launceston.

14.1 Event Sponsorship Policy 05-PI-012...(Cont'd)

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Events provide significant social benefits to the Launceston community.

STRATEGIC DOCUMENT REFERENCE:

Launceston City Council's Events Strategy.

BUDGET & FINANCIAL ASPECTS:

The recommended allocation of \$30,250 to 'Signature Celebration' events will be redirected from the 2013/2014 Event Sponsorship budget request currently under consideration.

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

COUNCIL AGENDA

Monday 29 April 2013

14.2 Event Incentive Program - Cycling Australia

FILE NO: SF5892

AUTHOR: Angie Walsh (Grants & Sponsorship Officer)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To respond to a request from Australian Cycling Federation Inc., (Cycling Australia) for 3 year event incentive funding.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council provide event incentive funding for the Tour of Tasmania 'Launceston Stage' to be held in Launceston in October 2013, 2014 & 2015 as follows:

1. \$20,000 from the 2012/2013 financial year budget (\$15,000 direct event incentive sponsorship and \$5,000 in-kind support for relevant permits, implementation of Traffic Management Plan including road closures, infrastructure and all associated management); and
 2. Pre-commit event incentive funding of \$20,000 (\$15,000 direct event incentive sponsorship and \$5,000 in-kind support for relevant permits, implementation of Traffic Management Plan including road closures, infrastructure and all associated management) from the 2013/2014 & 2014/2015 financial year budgets.
-

REPORT:

Council's Event Sponsorship Policy includes the 'event incentive' category to attract/acquire targeted events with an annual amount to be incorporated in the budget specifically for event acquisition, separate from and in addition to the event sponsorship budget.

In order to be invited to apply for funding under the 'event incentive' category the event must not have confirmed Launceston as the event destination, it must significantly increase intrastate and interstate visitation, national profile and contribute to the Launceston economy.

14.2 Event Incentive Program - Cycling Australia...(Cont'd)

The proposed Tour of Tasmania Launceston Stage's 4 & 5 for 2013 - 2015 (note 2013 used to outline the event framework) are as follows:

Wednesday 2nd October

AM: **Launceston School Activation** (Teams visit local schools and speak with classes prior to race start;

NOON: **Stage 4 Lunchtime Launceston Critérium** (potential Critérium course attached - approximately 45 km's);

PM: **Stage 5 Launceston to Grindelwald** (via West Tamar, approximately 53 km's).

Cycling Australia's national membership base is approximately 42,000 and it is anticipated that over 45,000 Tasmanians will witness some part of the race as it undertakes its 8 day journey through Tasmania.

In addition The Tour will attract 630 direct stakeholder event participants to Launceston, with 90% of those visitors travelling from interstate, equating to in excess of \$200,000 direct expenditure generated by the event in Launceston.

The application has been assessed by Community, Tourism & Events officers (L Hurst & A Walsh) using the following assessment criteria:

Mandatory Criteria

- Event is held within the Launceston municipal area
- Event will increase interstate visitation, national profile and contribute to the Launceston economy
- A detailed budget must be included with the application
- Event must not have confirmed Launceston as the event destination

Assessment Criteria

- Event will complement, diversify and not clash or conflict with the events calendar?
 - Event will make a significant contribution to Launceston's event portfolio?
 - Budget for the event is realistic and includes evidence of other support equal to or greater than the requested contribution from Council (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc)?
-

14.2 Event Incentive Program - Cycling Australia...(Cont'd)

- Environmentally sustainable practices for the event have been adequately addressed?
- Event will directly increase Launceston's national profile and directly impact (benefit) the Launceston economy?

The result of the assessment was:

MANDATORY CRITERIA	Yes / No
• Event is held within the Launceston municipal area	Yes
• Event will increase interstate visitation, national profile and contribute to the Launceston economy	Yes
• A detailed budget must be included with the application	Yes
• Event must not have confirmed Launceston as the event destination	Yes

Assessment Points	H = 3 Pts	M = 2 Pts	L = 1 Pt	N/A
• Event will complement, diversify and not clash or conflict with the events calendar?	√√			
• Event will make a significant contribution to Launceston's event portfolio?	√√			
• Budget for the event is realistic and includes evidence of other support equal to or greater than the requested contribution from Council (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc)?	√	√		
• Environmentally sustainable practices for the event have been adequately addressed?		√	√	
• Event will directly increase Launceston's national profile and directly impact (benefit) the Launceston economy?	H = 15	M = 10	L = 5	N/A
	√√			

√ = panel member response to criterium

Score:

93%

Under the distribution of funds formula applied for event sponsorship, an application receiving a score of 81% - 100% is recommended to receive 100% of the requested amount or the agreed sponsorship package level (if different).

14.2 Event Incentive Program - Cycling Australia...(Cont'd)

ECONOMIC IMPACT:

Consideration contained in Report.

ENVIRONMENTAL IMPACT:

Consideration contained in Report.

SOCIAL IMPACT:

Consideration contained in Report.

STRATEGIC DOCUMENT REFERENCE:

Events Strategy - Goals 2 (Tourism), 3 (Economic) & 4 (Investment).

BUDGET & FINANCIAL ASPECTS:

1. 2012/2013 - there are available funds within the 'event incentive' budget for the 2013 event;
2. A pre-commitment of \$20,000 is sought from the 2013/2014 & 2015/2016 financial years' budgets for the 2014 and 2015 Tour of Tasmania (Launceston Stage).

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:

1. Cycling Australia - Event Incentive Application
 2. Potential Critérium course
-

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

Background & funding

Background

Sponsorship at this level will be restricted to events, held in the Launceston municipal area, which increase intrastate and interstate visitation, national profile and make a significant contribution to Launceston's event portfolio, profile and economy.

Events Strategy Goals 2 (Tourism) 3 (Economic) & 4 (Investment)

Funding

Council will allocate an amount to be incorporated in the budget specifically for event acquisition, separate from and in addition to the event sponsorship budget.

Expressions of interest for event incentive will generally be considered by Council within 6 weeks of receipt of formal application.

No funding will be granted for events that have already commenced or are completed and only one form of funding (i.e. sponsorship or grant) will be provided for any event per financial year.

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

Organisation details

Unless noted all fields are mandatory

Name of organisation Australian Cycling Federation Incorporated trading as "Cycling Australia"
Must be the name of the organisation that will manage the event

Street address of organisation Suite G.02, 616 St Kilda Road
Melbourne VIC 3004

Postal address If different from street address

Contact Information

[Redacted contact information fields]

Bank details (If successful the preferred method of payment will be direct debit)

Do you wish to have the money deposited into your nominated account? Yes
If you answer 'yes' please provide details below

[Redacted bank details field]
Only required if you nominate direct deposit

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

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Organisation information

Is your organisation incorporated? Yes
 It is not necessary for your organisation to be incorporated to apply for funding.

ABN number 36 067 389 259

Information from the Australian Business Register			
ABN	36 067 389 259		
Organisation Name	Australian Cycling Federation Inc		
Type of Organisation	Other Incorporated Entity		
Is registered for GST?	Yes		
Is a Charity?	No	Type	Not a charity
Is a Deductible Gift Recipient (DGR)?	No		
Tax Concessions	No tax concessions		
Registered Address	2197 NSW		
<i>Information current as at 12:00am yesterday</i>			

Only if applicable

Is your organisation registered for GST? Yes

Aim/purpose of organisation?
 Cycling Australia is the peak body for cycle sport in Australia being responsible for BMX, MTB, Road and Track Cycling.

In 2010 Cycling Australia undertook a new direction and established a dedicated Commercial and Events organisational business unit that has the following broad objectives;
 A. Deliver a sophisticated integrated digital media, marketing and events strategy designed to:
 • Continue the growth in participation and interest in cycling in Australia at all levels;
 • Maximise the profile, impact & long term legacies for cycling;
 • Develop, establish and promote sustainable assets via sophisticated rights management strategies; and
 • Develop an active relationship with more than 250,000 people by 2015; and
 B. Deliver a comprehensive program of international, regional and national cycling events and participation events in partnership with Government(s) and third party right's holder(s).
 The Subaru National Road Series of which the Caterpillar Tour of Tasmania is a cornerstone event is Cycling Australia's

elite domestic competition.
 Outline the main aim of your organisation. What is it that your organisation is trying to achieve? (max 150 words)

How long has your organisation been operating? > 120 years
 This can be an approximation

Number of active members? 42,000
 Active members are members who regularly attend meetings and participate in projects / events

What section(s) of the community benefit from your organisation?
 The entire Australian community benefit from the activities of Cycling Australia whether that be from the public inspiration generated by our international athletes who perform at Olympic, Commonwealth, World Championship and/or professional levels through to the grass roots of the sport who engage via one of our 350 cycling clubs throughout Australia.
 Cycling Australia and our State affiliates undertake and operate over 10,000 officially sanctioned cycling events every year.

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

This could include groups such as children, teenagers, retirees, women, men people with disabilities, migrants, refugees, etc.

Event details

Event name Caterpillar Tour of Tasmania (11th event in the 14 event Subaru National Road Series)

Date(s) of event
29th September - 6th October 2013 inclusive 8 day event throughout Tasmania. (1 days racing in Launceston)

Event location
Tasmania including a full day's racing (stages 4 & 5) in Launceston City Council's catchment
If the event is being held outside Launceston Municipality, you are ineligible to apply under this Program

Amount(s) requested
\$15,000 annually in 2013, 2014 and 2015 not including in kind support for traffic management implementation.

How long has the event been running? nine years in current format. over 25 years in different guises.

Other assistance / sponsorship

All applications for 'Event Incentive' should include evidence of other support equal to or greater than the requested contribution from Council

Are you seeking assistance from State or Federal Government Agencies?
Private sponsorship (financial or inkind)

If you ticked any of the boxes above please provide details below

Agency / organisation / other Events Tasmania
Assistance requested Subject to Commercial Confidentiality (less than \$50,000)
\$ or inkind e.g. volunteer hours

Assistance confirmed Yes

Date of confirmation 01/01/2011

Agency / organisation / other Caterpillar
Assistance requested Naming Rights Partnership
\$ or inkind e.g. volunteer hours

Assistance confirmed

Date of confirmation 01/01/2011

Agency / organisation / other
Assistance requested
\$ or inkind e.g. volunteer hours

Assistance confirmed

Date of confirmation

Agency / organisation / other
Assistance requested
\$ or inkind e.g. volunteer hours

Assistance confirmed

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

Date of confirmation

If you have already received confirmation of assistance (or letter of support) attach proof *No files have been uploaded*

Mandatory assessment criteria

The event is being held within Launceston Municipality? Yes
 If you answered 'no' to the above you are ineligible for funding under this Program

It is a mandatory requirement that the event responds to the Launceston City Council Event Strategy - Goals 2 (Tourism) & 3 (Economic)

[Events Strategy](#)

Goal 2 - Tourism

Launceston has a portfolio of events that increase interstate visitation, national profile and contribute to the Launceston economy Yes
 If you answer 'no' you are ineligible to apply for funding under this Program

Explain
 "Caterpillar Tour of Tasmania" is a cornerstone event of the "Subaru Cycling Australia National Road Series". The Subaru NRS is Australia's elite domestic road cycling racing series.

Subaru NRS Website
 Rich content (live results, news, rankings, schedules, team information and event/spectator information, video and image galleries).

SBS Cycling Central
 Packaged highlights in partnership with SBS Television. A dedicated 30 minute post produced program is aired on SBS1 and 2 and nightly highlights via Cycling Central web and SBS World News nationally.

CA Social Media Platform
 Providing an instantaneous connection with the broader community. A highlight is the resourcing of live twitter and Facebook race feeds allowing all interested stakeholder to keep up to date with the racing.

Local Media
 CAET will develop a working model to engage local/regional media outlets aiming to engage fully with local communities to generate support and interest in localised NRS outcomes.

Total Reach 400,000 Australians.
 If you answer 'no' to the above strategic goal you are ineligible to apply for funding under this program (max 150 words)

Goal 3 - Economic

Events held within the region provide optimum economic benefit to the Launceston municipality through partnerships and business planning Yes
 If you answer 'no' you are ineligible to apply for funding under this program

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

Explain

Cycling Australia conservatively estimates approximately 630 people will stay in Tasmania for at least nine nights each year of our agreement and specifically for two nights in your region. This equates to \$1million direct expenditure generated by the total event for Tasmania.

Subaru Cycling Australia National Road Series Events deliver economic impact to Launceston by way of the following approximate numbers.

- Event Participants: 180 riders.
- Team support Personnel: 100 persons.
- Cycling Australia Event Team: 20 persons
- Event Officials: 25 persons
- Event Volunteers: 35 persons
- Accredited media personnel: 20 persons
- Travelling Spectators (linked to teams and riders): 250 persons

Total Travelling Group = 630 persons (conservative estimate of people requiring accommodation, meals and ongoing supplies)

If you answer 'no' to the above strategic goal you are ineligible to apply for funding under this program (max 150 words)

Destination Brand Alignment

The event must be supportive of Launceston's destination brand in either:

- Design (look and feel)
- Messaging - inclusion of key messages
- Imagery

Brand philosophy

Everything you need to have an amazing Tasmanian experience is in Launceston. Gourmet food, Australia's coolest wine trail, heritage, wilderness, adventure - it all starts here. *'Start Something Special in Launceston'*.

[Launceston Destination Website](#)

Please note: All references to Launceston's destination brand need to follow style guidelines and be approved by Launceston City Council's Communications Department.

Please explain how the event will be aligned to Launceston's destination brand?

Cycling Australia will ensure all communication touch points adhere to the branding and guidelines supplied to cycling Australia by Launceston city council to ensure that messaging and imagery reflect desired outcomes.

(max 150 words)

General assessment criteria

Does the event clash or conflict with the events calendar? No

[Events Calendar](#)

Please explain how the event will make a significant contribution to Launceston's event portfolio

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

1. Cycling Australia delivering a sustainable event generating positive outcomes for participants, spectators, media broadcasters and local community stakeholders:

Cycling Australia's major event team undertakes the operational delivery of the Caterpillar Tour of Tasmania.

2. Economic Impact:

Cycling Australia conservatively estimates approximately 630 people will stay in Tasmania for at least nine nights each year of our agreement and specifically for two nights in your region. This equates to \$1million direct expenditure generated by the total event for Tasmania.

3. Media Coverage:

It should be noted that in 2013 Cycling Australia and SBS have decided to run 9 x 30 minute magazine style product/programming for the National Road Series on top of the Cycling Central web and television content. This will ensure that the Subaru Cycling Australia National Road Series will reach in excess of 440,000 people via the Cycling Australia/SBS broadcast platform for each event.

(max 150 words)

Estimated number of attendees at the event?

It is anticipated over 45,000 Tasmanians will be touched by the event each year (witness some part of the race as it undertakes its eight day journey through Tasmania) 630 direct stakeholder event participants.

Of the estimated total number of attendees what % are intrastate visitors to the region? Of event participants 10% will be intrastate visitors.

Of the estimated total number of attendees what % are interstate visitors to the region? Of event participants 90% will be interstate visitors.

Please explain how Launceston's national profile will be increased as a direct result of the event

Subaru NRS Website Rich content (live results, news, rankings, schedules, team information and event/spectator information, video and image galleries). SBS Cycling Central Packaged highlights in partnership with SBS Television. A dedicated 30 minute post produced program is aired on SBS1 and 2 and nightly highlights via Cycling Central web and SBS World News nationally. CA Social Media Platform Providing an instantaneous connection with the broader community. A highlight is the resourcing of live twitter and Facebook race feeds allowing all interested stakeholder to keep up to date with the racing. Local Media CAET will develop a working model to engage local/regional media outlets aiming to engage fully with local communities to generate support and interest in localised NRS outcomes. Total Reach 400,000 Australians.

(max 200 words)

Please explain how the event will directly impact (benefit) Launceston's economy

Cycling Australia conservatively estimates approximately 630 people will stay in Tasmania for at least nine nights each year of our agreement and specifically for two nights in your region. This equates to \$1million direct expenditure generated by the total event for Tasmania. Cycling Australia conservatively estimates approximately 630 people will stay in Launceston for two nights . This equates to in excess of \$200,000 direct expenditure generated by the event for Launceston.

In responding to this criterium you should demonstrate actual daily spend per person (do not use multipliers)

Please detail the strategies in place that will ensure the event delivers (to Launceston) the visitation, profile and economic benefits outlined above

The Event is mature, it has a strong media and broadcast presence and following.

Launceston Program Outline:

Wednesday 2nd October (note 2013 date used to outline the framework of the event):

AM: Launceston School Activation (Teams visit local schools and speak with classes prior to race start)

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

NOON: Stage 4 Lunchtime Launceston Critérium (subject to agreement by LCC re T&T and a suitable course being identified and approximately 45km's)

PM: Stage 5 Launceston to Grindelwald (via West Tamar providing stunning broadcast opportunities and approximately 53km's).

Community Benefit:

- Schools Activation (Australia's elite cyclists inspiring the Launceston school community by undertaking pre race appearances at Launceston schools)
- Community Spectacle (inspiring the Launceston city business community with lunchtime criterium creating inspiration and allowing the Launceston community to witness Australia's elite domestic cyclists up close.
- Economic impact (Cycling Australia conservatively estimates approximately 630 people will stay in Launceston for two nights . This equates to in excess of \$200,000 direct expenditure generated by the event for Launceston.)
- Broadcast and Media platform: estimated that the Caterpillar Tour of Tasmania will reach in excess of 440,000 people via the Cycling Australia/SBS broadcast platform for each event

(max 200 words)

Environmental Sustainability

Launceston City Council encourages environmentally sustainable practices. Please outline the steps you will undertake to adequately address environmental sustainability for the event

190 people cycling through Tasmania is environmentally sustainable and promotes the pursuit of cycling as a sustainable mode of transport and viable professional sporting career.

The entire Peloton and support team infrastructures are self sustaining and undertake common sense approach to recycling and waste management.

When addressing this assessment criterium you could consider factors such as recycling, using environmentally friendly products (e.g. recycled paper), ways of reducing water and energy consumption, promoting efficient transport such as the use of public transport, push bikes and walking

(max 150 words)

In all situations where the Launceston City Council provides sponsorship funding for any event, the event is to be tobacco smoke free with the exception that special smoking areas (appropriately signed) may be provided.

Please explain how this requirement will be implemented at the event

Via our well structured communications platform as described above.
(max 100 words)

Note: Environmental sustainability forms part of the assessment criteria for all applications

Budget

Important budget information

- Clear budget information will allow the assessment panel to better understand your event;
- Please account for all expenses and income, monetary and voluntary. This includes all items listed in the income column, including in-kind, other sponsorship and the amount requested from Council;
- Applicants may include Council costs (i.e. road closures, permits, etc) as part of their application budget, however payment of any Council costs associated with the event will be the responsibility of the applicant;
- All relevant Council services provided for any event will be charged at cost;
- Items included in the budget must relate to the event. Any other expenses that do not relate to the event must not be included;
- You may attach a separate budget document, however any budget provided should include (as a minimum) the line items as listed in the budget template;

Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

- You may attach quotes for items/services if you wish;
- Round up each item to the nearest dollar - **do not include cents**;
- Do not include any spaces or commas in the table as these will affect the automatic calculations.

Example of an event budget

Income	Expenses		
Description	\$	Description	\$
Council funding	\$7500	Staff wages	\$5500
Other sponsorship	\$7500	Production	\$6000
Volunteer hours - 50 hours @ \$20 per hour	\$1000	Marketing	\$3500
		Council permits/licenses	\$1000
Total	\$16000	Total	\$16000

GST

If your organisation **is** registered for GST, please provide **GST exclusive** amounts in your budget. Council will add GST to the amount funded, should your application be successful.

If your organisation **is not** registered for GST, your expenses should **include GST** where applicable.

Budget

Total Income and Expenditure should match!

Income Description	\$	Expenditure Description	\$
Events Tasmania & Local Shires	\$145,000.00	Accommodation/Travel	\$38,000.00
Broadcast Partnership	\$15,000.00	Admin/Overhead/Freight	\$55,000.00
Corporate Partnerships	\$75,000.00	Course Surveys/Traffic Management Plans	\$21,000.00
Event Team/Participant Registrations	\$45,000.00	Equipment/Officials/Medical/Police	\$76,000.00
	\$	Media/Marketing/Broadcast/Prizemoney	\$80,000.00
	\$280,000.00		\$270,000.00

Separate budget document and/or quotes for items/services

No files have been uploaded

If you elect to attach a separate budget document all items listed in the above template **MUST** be included.

If income/expenditure do not match please explain (i.e. profit/deficit)

Small Surplus is budgeted for

If income/expenditure match please type N/A in this field (max 100 words)

Declaration

I, the undersigned, certify that I have been authorised by my organisation to submit this application. I have read, understood and agree to the terms and conditions of this grant. I have completed all sections of the application and to the best of my knowledge all the information I have given is true and correct.

Your name Mr Michael Edgley
Position Commercial Director, Cycling Australia
Date 10/04/2013

Personal information protection statement

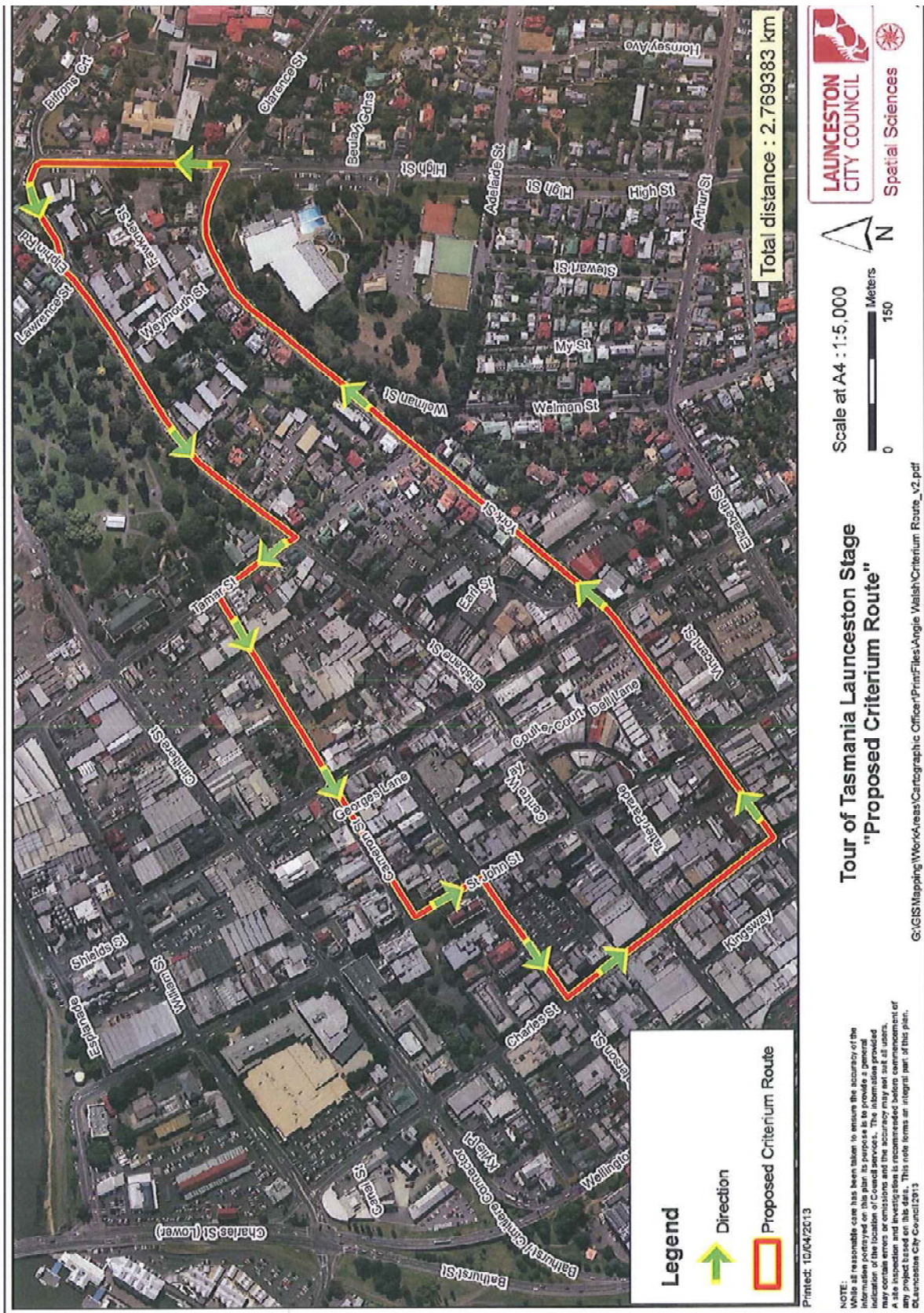
Event Incentive - Cycling Australia

Event Incentive

Application EI001 from Michael Edgley

As required under the *Personal Information Protection Act 2004*

1. Personal information will be collected from you for the purpose of dealing with your application, and may be used for other purposes permitted by the *Local Government Act 1993* and regulations made by or under the Act.
2. Failure to provide this information may result in your application not being able to be accepted and processed.
3. Your personal information will be used for the primary purpose for which it is collected and may be disclosed to contractors and agents of the Launceston City Council.
4. Your basic personal information may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information.
5. Personal information will be managed in accordance with the *Personal Information Protection Act 2004* and may be accessed by the individual to whom it relates on request to Launceston City Council. You may be charged a fee for this service.



14.3 Tamar NRM Contribution**FILE NO:** SF3419**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To consider a request from Tamar NRM for a three year funding commitment from the Council.

PREVIOUS COUNCIL CONSIDERATION:

TBD

RECOMMENDATION:

That the Council:

1. Agree to increase its contribution to Tamar NRM by 3% to \$137,100 for the 2013/14 financial year; and
 2. Undertake a review of the roles, responsibilities and expectations of both Tamar NRM and the Council during 2013/14 to ensure that there are synergies between the two organisations that are providing the Council with sufficient benefits and value to justify the Council's ongoing contribution.
-

REPORT:

The Council has received a request from the Tamar NRM Management Committee for it to enter into a 3 year funding agreement for the period 2013 to 2016 (Attachment 1). Under the agreement it is proposed to increase the Council's contribution by 3% each year amounting to \$137,100 in 2013/14; \$141,200 in 2014/2015 and \$145,450 in 2015/2016.

Tamar Natural Resource Management (Tamar NRM) is an independent not-for-profit natural resource management group which brings together a wide range of community, landcare, education, business, local and state government representatives and is built upon a strong history of landcare and grass-roots involvement in environmental and agricultural issues in the Tamar Region.

14.3 Tamar NRM Contribution...(Cont'd)

The group was formed in 1998 to prepare the Tamar Region Natural Resource Management Strategy ('the Strategy') as a case-study for the development of a regional approach to natural resource management in Tasmania. The Strategy was first developed in 1999 and has subsequently been updated in 2001, 2007 and 2012. A copy of the current strategy is appended to this report (Attachment 2).

Tamar NRM focuses on co-ordination, pooling of resources and working together in addressing the priority issues and actions defined in the Strategy. The activities are principally aimed at enhancing rural and urban community involvement in natural resource management and forming positive community, government, business and industry partnerships in a pro-active, non-confrontational and non-political manner. This includes practical activities in the areas of ecological sustainable development, agricultural sustainability, environmental management and community capacity building.

Since the end of 2000 Tamar NRM has attracted over \$6M of funding into the Region to implement a range of projects. Some projects are directly managed by Tamar NRM or as part of a consortium. This includes activities in the areas of:

- On-ground landcare works;
- Community and landholder education, awareness and training;
- Knowledge (resource condition studies and management planning);
- Co-ordination, management, monitoring and evaluation; and
- Support to the wider NRM network in the Northern Tasmanian region.

There is currently no formal funding agreement between the Council and Tamar NRM, despite the fact that the Council has housed and funded the group since its formation in 1998. A review of Council's records has identified that:

- The original hosting arrangements were developed during the original NHT Grant that enabled the formation of the Tamar Region Natural Resource Strategy and catered for the housing of the project manager for the development of the strategy; and
 - In 2000 the Tamar NRM management committee developed a MOU which was intended to be signed by the 3 member Councils, however, this never occurred.
-

14.3 Tamar NRM Contribution...(Cont'd)

In recognition of this fact the Tamar NRM Management Committee is currently seeking to develop a Memorandum of Understanding (MOU) between the group and the Council to provide more certainty and clarity around the roles, responsibilities and expectations of the two organisations. Given that there are many groups and organisations operating within the NRM sphere in Northern Tasmania, including the Council, it is important to ensure that there is no duplication of efforts, that each organisation is operating in a complementary manner and that the Council is receiving sufficient benefits and value to justify its ongoing contribution to Tamar NRM. Accordingly, the MOU between Tamar NRM and the Council is considered to be a significant step forward and it is recommended that as part of this process, that the Council undertake a review of the roles, responsibilities and expectations of both Tamar NRM and the Council to ensure that there are synergies between the two organisations that are providing the Council with sufficient benefits and value to justify the Council's ongoing contribution.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

Tamar NRM makes a valuable contribution to the preservation and/or enhancement of the environment through its various natural resource management activities.

SOCIAL IMPACT:

Tamar NRM facilitates community involvement in natural resource management and provides valuable community and landholder education, awareness and training.

14.3 Tamar NRM Contribution...(Cont'd)

STRATEGIC DOCUMENT REFERENCE:

Strategic Plan Priority Area 1: Natural Environment - Goal: Sustainable management of natural resources, parks and recreational areas.

BUDGET & FINANCIAL ASPECTS:

The Council has housed and funded Tamar NRM since its inception in 1998. In 2012/13 the Council's contribution included direct funding of \$133,100 and a further \$39,500 of in-kind support for housing the organisation including human resource management, Information technology, records management, risk management and Workplace Health and Safety costs (etc). The Council also allocates vehicles to Tamar NRM, however, there is no net cost to the Council for this allocation.

The Council increased its contribution by 10% annually for the previous 3 year period between 2010/11-2012/2013, however, the requested annual increase of 3% for 2013/14 is considered to be appropriate given the current economic climate.

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:

1. Letter from Tamar NRM Management Committee
 2. Tamar Region Natural Resource Management Strategy (circulated separately)
-

**Tamar NRM**

Tamar Natural Resource Management
PO Box 396, Launceston TAS 7250
ABN: 60 048 647 495

10 April 2013

Mr Robert Dobrzynski
General Manager
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Dear Robert

Re: Tamar Natural Resource Management - Three Year Funding Agreement 2013-2016

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

It has been agreed in the past to review the funding agreement for Tamar NRM by the councils on a three year basis.

This unique funding agreement, through the commitment of the councils, provides Tamar NRM with the security and operational stability to engage strategic planning and on-ground community based outcomes that are not founded on short term project funding cycles, but continue to bring long term results far beyond the timeframes of the activities.

These agreements with Council have amongst other things enabled Tamar NRM to attract over \$6 million of funding to the Tamar Region that has been used to contribute to community supported NRM activities.

Tamar NRM has worked tirelessly with the community and key stakeholders to deliver on-ground projects in the Tamar Region that are in line with the key outcomes in the Tamar NRM Strategic Directions 2012-2016 and compatible with Council's Strategic Plan.

The Tamar NRM Management Committee asks Launceston City Council to consider a continued funding agreement for the period 2013 to 2016.

It has been proposed that the annual contributions reflect the underlying inflation rate in Australia, currently within the Reserve Bank of Australia's medium-term target band of between 2 and 3 percent.

Management committee believes that an annual 3% rate of increase to the funding agreement is reasonable and will continue to provide Tamar NRM with operational stability during these fiscally restrained times.

t: 61 3 6323 3310
f: 61 3 6323 3385
e: tamarnrm@launceston.tas.gov.au
www.tamarnrm.com.au

"excellence in natural resource management"

Tamar NRM will continue to maintain operational cost stability and reduction by way of prudent financial management through the Management Committee and Executive Officer.

The proposed annual contributions (excluding GST) from the three Councils are as follows:

	Annual Contributions 2013-2014	Annual Contributions 2014-2015	Annual Contributions 2015-2016
Launceston City Council	\$137,100	\$141,200	\$145,450
West Tamar Council	\$26,050	\$26,850	\$27,650
George Town Council	\$20,000	\$20,600	\$21,250

Management Committee is convinced with the Memorandum of Understanding between Tamar NRM and Council (currently in development) it will give even more certainty and clarity to the partnership with the three councils. This will allow a broader strategic process and direction that is aligned to both councils and Tamar NRM. Clearly with this in place Council's contribution will be even more value added.

If you require further information or clarification, please contact Craig Williams on 6323-3310 or myself on 0407 046 346.

I look forward to your response to the proposed three year funding agreement.

Yours sincerely



Ian Sauer
President
Tamar Natural Resource Management

cc *Albert van Zetten, Mayor, Launceston City Council*

14.4 Community Grants - Round 3 - 2012/2013

FILE NO: SF5786

AUTHOR: Angie Walsh (Grants & Sponsorship Officer)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To respond to requests for Community Grants.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the following recipients receive the recommended grant amounts:

No	Request	Details	Score	Requested	Recommend	Page #
1	PCYC Youth Theatre *	PCYC 2013 Youth Theatre Musical Production - ' <i>The Music Man</i> ' (6-7 August 2013)	94%	\$5,000	Approval \$5,000	3 - 13
2	Good Neighbour Council of Tasmania - Launceston Branch Inc.	'Connecting Communities' Project (September 2013 - June 2014)	92%	\$5,000	Approval \$5,000	14 - 23
3	Tasmanian Acquired Brain Injury Services Inc. (TABIS)	Art Exhibition (12-16 August 2013)	90%	\$3,014	Approval \$3,014	24 - 33

14.4 Community Grants - Round 3 - 2012/2013...(Cont'd)

No	Request	Details	Score	Requested	Recommend	Page #
4	Reflexology Association of Australia Ltd	'Stepping into the Future' Reflexology Path (June 2013)	82%	\$5,000	Approval \$5,000	34 - 42
5	Launceston Musical Society	'The Emperor's New Clothes' (2-6 December 2013)	80%	\$5,000	Approval \$3,750	43 - 52
6	Students of Sustainability	Students of Sustainability 2013 Conference (5-9 July 2013)	62%	\$5,000	Approval \$3,750	53 - 63

* Alderman D C Gibson declared an interest in the application received from PCYC Youth Theatre and did not participate in assessment of the application.

That the following grant applications not be funded by Council:

No	Request	Details	Score	Requested	Recommend	Page #
7	Launceston General Hospital Historical Committee	Book Publication: 'Launceston General Hospital Celebrating 150 Years of Caring' (May 2013)	44%	\$5,000	Not Supported	64 - 77
8	Bizoo	Launceston CULT-ure Map 7250 (31 May - 3 June 2013)	42%	\$5,000	Not Supported	78 - 88
9	Voice Lab Theatre	Re:Recall Project (September - December 2013)	40%	\$3,079	Not Supported	89 - 99

14.4 Community Grants - Round 3 - 2012/2013...(Cont'd)

REPORT:

The total requests received for Community Grants Round 3 2012/2013 (including individuals/teams/groups) is \$42,293.

Based on the assessment results, the recommended allocation of funds for Round 3 2012/2013 is \$26,714 (including \$1,200 for individuals/teams/groups) which will result in an over expenditure for 2012/2013 of \$1,590. There are sufficient funds from within the Community Tourism & Events budget to offset the recommended over expenditure.

The Assessment Panel has assessed each application against the assessment criteria (detailed below). The full details of each request are set out in a separate report which has been distributed to Aldermen together with an analysis of the projects/activities and their respective scores.

The normal distribution of funds (according to score) is as follows:

81 - 100%	=	100% of requested funds
61 - 80%	=	75% of requested funds
50- 60%	=	50% of requested funds
< 50%	=	No funding provided

All applications have been assessed using the following criteria:

Individual/Team/Group Applications

Individual/team/group grants will be provided if you are a young person 18 years or under living in the Launceston Municipal area, who have been selected to represent Australia, Tasmania or Northern Tasmania.

14.4 Community Grants - Round 3 - 2012/2013...(Cont'd)

In accordance with the Community Grants (Individual/Team/Group) Policy the following individuals/teams/groups have been approved for funding:

Kit De Jonge	\$100
Claire McClenaghan	\$100
Lauren Perry	\$200
Gateway Baptist Church Short Term Mission 2013 (5 members)	\$500
Northern Tasmania U14 Girls Basketball Team (8 members)	\$300
Total	\$1,200

Organisation Applications

Mandatory Requirements:

- Community benefit must be the primary purpose of the project/activity
- Project/activity is held within the Launceston Municipal area
- Must respond to one or more priorities identified in the Launceston's Vision 20/20 and/or Preferred Futures and Action Plans in the Launceston Community Plan
- A detailed budget must be included with the application
- A risk management plan (for the project/activity) must be included with the application

Assessment Points

- Aims and outcomes that benefit the Launceston community and are achievable
- Project plan demonstrates good organisational planning for the project/activity
- Budget for project/activity is realistic and includes evidence of self-support (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc)
- Merits of the project/activity for the Launceston community

ECONOMIC IMPACT:

Approval of the recommended grants will result in a positive economic impact to those individuals/teams/groups and organisations by providing funds that will enable them to undertake their project or activity.

14.4 Community Grants - Round 3 - 2012/2013...(Cont'd)

ENVIRONMENTAL IMPACT:

Approval of the recommended grants will have minimal impact on the environment.

SOCIAL IMPACT:

Approval of the recommended grants will provide a number of valuable social impacts for our community. It will encourage physical activity for young people, community arts and personal development programs as well as providing educational opportunities.

STRATEGIC DOCUMENT REFERENCE:

Community Plan
Vision 2020

BUDGET & FINANCIAL ASPECTS:

Available Funds	\$25,124
Amount recommended this Round	
• Individuals/Teams/Groups - \$1,200	
• Organisations - \$25,514	\$26,714
Balance	-\$1,590
Remaining Rounds 2012/2013	0

DISCLOSURE OF INTERESTS:

The author 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

COUNCIL AGENDA

Monday 29 April 2013

14.5 31 Queechy Road, Norwood - Petition to Amend Sealed Plan

FILE NO: DA0273/2012

AUTHOR: Abby Osborne (Administration Officer - Planning)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To appoint a committee to conduct a hearing in relation to a Petition to Amend Sealed Plan.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council appoints a Council Committee of four Aldermen under section 104 (2) of the Local Government (Building and Miscellaneous Provisions) Act 1993 and section 23 of the Local Government Act 1993 to conduct a hearing in relation to a Petition to Amend Sealed Plan (21308) for 31 Queechy Road, Norwood.

REPORT:

Council has received a request from Ogilvie Jennings Lawyers on behalf of Joel Bosveld Concreting Pty Ltd for a Petition to Amend Sealed Plan under section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993 by removing a covenant that restricts to "one main building". The land currently has an approved planning permit for subdivision into 2 lots. The Petitioner has deemed this covenant to be ambiguous and creates uncertainty. This covenant is also in contravention with the Launceston Interim Planning Scheme.

Where no objections to the petition are received during the prescribed period, the matter is dealt with under delegation. Where an objection is received, the act requires that a committee be convened to adjudicate the matter. Persons together with the owners have the right to be heard. After all issues have been considered the committee is required to make a decision to support the petition, either conditionally or unconditionally or refuse the petition.

14.5 31 Queechy Road, Norwood - Petition to Amend Sealed Plan...(Cont'd)

In this instance an objection has been received, no particulars have been provided at the time of writing the report.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

ATTACHMENTS:

1. Petition to Amend Sealed Plan
 2. Copy of Section 103, 104, and 105, Local Government (Building & Miscellaneous Provisions) Act 1993
-

Local Government
(Building and Miscellaneous Provisions) Act 1993

Petition to amend Sealed Plan No. 15 under Section 103 of the above Act

To: **THE Launceston City Council** ("the Council")

The humble petition of **Joel Bosveld Concreting Pty Ltd ACN 111 216 678** ("the Petitioner/s")

1. The Petitioners are the registered proprietors of the land contained in Folio of the Register Volume 21308 Folio 52 a copy of which annexed and marked "A". The Petitioner's Lot is 1730 m2 and Launceston City Council has permitted the subdivision of this lot into two lots comprising of approximately 850m2 each.
2. The Petitioners make application to the Council pursuant to the powers contained in Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993 to amend Sealed Plan Deed No. 15 by deleting covenant "(a)" of the Schedule of Easements to Sealed Plan Deed No. 15, a copy of which is annexed hereto and marked "B", in so far as it burdens that land contained in Folio of the Register Volume 21308 Folio 52 in.
3. The said covenant's reference to "one main building" is ambiguous and creates uncertainty. Despite the various alternatives available to achieve a dwelling on each separate lot without transgressing the covenant, working with such an uncertain covenant is undesirable. For the sake of clarity and certainty the Petitioner makes petition herein.
4. Sealed Plan Deed 15 took effect under Section 105A of the LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993.
5. Section 105A of the LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993 provides that Sections 103 and 104 apply to sealed plans that have taken effect under section 464 of the Local Government Act 1962 as if they were sealed plans made under Section 105A of the LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993.
6. Apart from the Petitioners the parties having a registered interest in the affected land are:-

Registered Proprietors

Name	Lot	Plan	Address
Wang, Beichuan	31	21308	24 to 26 QUEECHY ROAD, NORWOOD TAS 7250
Chilcott, Wayne Charles	32	21308	22 QUEECHY ROAD, NORWOOD TAS 7250
Coulson, Craige Alan	33	21308	20 QUEECHY ROAD.

2

NORWOOD TAS 7250			
Stanesby, Neil Owen Stanesby, Suzanne Mary	34	21308	16 to 18 QUEECHY ROAD, NORWOOD TAS 7250
Chilcott, Wayne Charles	35	21308	22 QUEECHY ROAD, NORWOOD TAS 7250
Tams, Harry Bernard Tams, Maria	44	21308	19 QUEECHY ROAD, NORWOOD TAS 7250
Gee, Karen Ann Gee, Michael George	45	21308	17 QUEECHY ROAD, NORWOOD TAS 7250
Tams, Harry Bernard Tams, Maria	46	21308	15 QUEECHY ROAD, NORWOOD TAS 7250
Dutton, Bruce Mou, Sharon Alicia	47	21308	21 QUEECHY ROAD, NORWOOD TAS 7250
Frost, Jason Brian Denman, Lisa Phyllis	51	21308	29 QUEECHY ROAD, NORWOOD TAS 7250

Name	Lot	Plan	Address
Reed, Suzanne Rhonda Reed, Brian James	37	21295	10 to 12 QUEECHY ROAD, NORWOOD TAS 7250

Name	Lot	Plan	Address
Taylor, Colin John Taylor, Shauna Morag	1	147275	2 QUEECHY ROAD, NORWOOD TAS 7250
Reed, Suzanne Rhonda	2	147275	8 QUEECHY ROAD, NORWOOD TAS 7250

Name	Lot	Plan	Address
Wyllie, Rick John	1	156882	23 QUEECHY ROAD, NORWOOD TAS 7250
Wyllie, Rick John	2	156882	25 to 27 QUEECHY ROAD, NORWOOD TAS 7250

Name	Lot	Plan	Address
Zordan, Lucia	2	155821	147 PENQUITE ROAD, NORWOOD TAS 7250


7. The said interested parties have been served with a copy of this partition.

3

AND the Petitioners hereby pray that the Launceston City Council resolves to cause the Amendment as aforesaid.

Dated this 10 day of March 2013

EXECUTED by the Petitioner **Joel**
Bosveld Concreting Pty Ltd:-

Director:  Secretary: 





tasmanian legislation

TASMANIA'S CONSOLIDATED LEGISLATION ONLINE

VIEW SUMMARY

The legislation that is being viewed is valid for 16 Dec 2008.

**Local Government (Building and Miscellaneous Provisions) Act
1993 (No. 96 of 1993)**

Requested: 16 Dec 2008

Consolidated: 16 Dec 2008

103. Amendment of sealed plans

(1) When a plan has taken effect, it may be amended by the council –

(a) of its own motion –

(i) to do anything that the council could do under any other power subject to any conditions precedent to the exercise of the power relied on; or

(ii) to bring the plan into conformity with any change in the rights and duties of land owners made under a statutory power; or

(b) on the application of any person having an interest in land subject to the plan.

(2) If a council acts on its own motion, it is to serve a notice in writing to all persons appearing by the registers under the *Land Titles Act 1980* and the *Registration of Deeds Act 1935* to have an estate or interest at law affected by the proposed amendment.

(3) A person is to –

(a) make an application under subsection (1) by petition; and

(b) serve a copy of the petition on all persons appearing by the registers under the *Land Titles Act 1980* and the *Registration of Deeds Act 1935* to have an estate or interest at law affected by the proposed amendment.

(4) Any person affected by the proposed amendment may ask to be heard in support or opposition.

(5) If a notice is not given or a petition is not served as required by this section, subsequent proceedings are not void.

**tasmanian legislation**

TASMANIA'S CONSOLIDATED LEGISLATION ONLINE

VIEW SUMMARY

The legislation that is being viewed is valid for 16 Dec 2008.

**Local Government (Building and Miscellaneous Provisions) Act
1993 (No. 96 of 1993)****Requested:**16 Dec 2008**Consolidated:**16 Dec 2008**104. Hearing in respect of amendment of plans**

(1) At the end of 28 days after the last notice is served or the last petition is served as required by section 103(2) or (3), the council –

(a) may, if no person has asked to be heard in opposition, cause the amendment to be made; or

(b) if a person has asked to be heard, is to appoint a day for hearing any petitioner and those persons who have asked to be heard.

(2) A hearing is to be by the council or a council committee who may –

(a) hear persons who have asked to be heard after the period referred to in subsection (1); and

(b) obtain the assistance of barristers, solicitors, architects, engineers and surveyors.

(3) On the conclusion of the hearing, the council may –

(a) cause the amendment to be made with or without modification; and

(b) require as a condition of so doing that any person who benefits the amendment is to make compensation in money or land to a person who is injured by it.

(4) The council may, with the consent of all persons concerned, act as provided in subsection (3).

(5) The Recorder of Titles may call in and cancel or correct any certificate of title affected by amendments.

**tasmanian legislation**

TASMANIA'S CONSOLIDATED LEGISLATION ONLINE

VIEW SUMMARY

The legislation that is being viewed is valid for 16 Dec 2008.

**Local Government (Building and Miscellaneous Provisions) Act
1993 (No. 96 of 1993)****Requested:**16 Dec 2008**Consolidated:**16 Dec 2008**105. Compensation in respect of amendments**

(1) Subject to subsection (2), a person adversely affected by an amendment is entitled to compensation by the council if –

- (a) having asked to be heard under section 103(4), the person gave the council notice of the claim at or before the hearing; or
- (b) within 60 days of having been served a notice or petition under section 103(2) or (3), the person gave the council notice of the claim; or
- (c) not having been given notice or served a petition, the person gave the council notice of the claim within 60 days of learning that he or she was affected by the amendment.

(2) If compensation is payable under subsection (1), the council may recover against the petitioner and any person heard or asking to be heard in support of the amendment to the extent to which they benefited by the amendment.

18 CORPORATE SERVICES**18.1 Council Fees - 2013/14 Financial Year****FILE NO:** SF5899**AUTHOR:** Paul Gimpl (Manager Finance)**DIRECTOR:** Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To determine various Council Fees for the 2013/14 Financial Year in accordance with the requirements of the Local Government Act.

PREVIOUS COUNCIL CONSIDERATION:

Item 4.8 - SPPC 19 November 2012 - *The fee proposals were noted*

Item 4.2 - SPPC 22 April 2013 - *It was resolved that the item go to the Council for a decision*

RECOMMENDATION:

That Council set the following fees under Section 205 of the Local Government Act 1993. The new fees will apply from 1 July 2013.

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Development Services			
BUILDING SERVICES			
Residential			
Minor Structures, swimming pools and Minor Residential (\$50k and under)	Application	N	\$162.00
Major Residential (over \$50k)	Application	N	\$281.00
Minor/small assembled swimming pools	Application	N	Exempt
Building Certificate Residential	Application	N	\$162.00
Commercial			
Minor Commercial (\$100k and under) - based on m2	Application	N	\$216.00
Major Commercial (over \$100k) - based on m2	Application	N	\$487.00
Building Certificate Commercial	Application	N	\$216.00
Various			
Amendment to Building Permits (per amendment)	Application	N	\$81.00
Retrieval of Documents (per half hour)	Half Hour	N	\$38.00
Certificate to Proceed	Application	N	Double the PA fee
Certificate of Substantial Compliance	Application	N	Double the PA fee
Temporary Occupancy Permits	Application	N	\$130.00
Temporary Occupancy Permit - Non-profit Organisation	Application	N	-
Extension of Time	Extension	N	\$81.00
Minor Works Notification	Application	N	\$81.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Staged Building Permits Residential/Minor			
Stage 1	Application	N	\$162.00
Stage 2	Application	N	\$81.00
Stage 3	Application	N	\$81.00
Staged Building Permits Residential/Major			
Stage 1	Application	N	\$281.00
Stage 2	Application	N	\$141.00
Stage 3	Application	N	\$141.00
Staged Building Permits Commercial			
Stage 1	Application	N	Full PA Fee
Stage 2	Application	N	Full PA Fee
Stage 3	Application	N	Full PA Fee
Levy (Set by State Government)			
Training Levy	Application	-	Set by State Gov
Building Levy	Application	-	Set by State Gov
Residential up to 3 fixtures	Application	N	\$379.00
Residential up to 6 fixtures	Application	N	\$541.00
Residential up to 9 fixtures	Application	N	\$811.00
Residential Units	Application	N	\$541.00
Plus each unit over 1	Application	N	\$270.00
More than 6 units will be quoted	Application	N	POA
Outbuilding/Misc structure	Application	N	\$108.00
Demolition	Application	N	\$216.00
Pools	Application	N	\$216.00
Roofed Deck	Application	N	\$108.00
Minimum Plumbing Fee	Application	N	\$162.00
Complexes over 2000m ²	Application	N	By Negotiation
Maintenance work - special inspection	Application	N	By Negotiation
PLANNING SERVICES			
Advertising - urban and rural	Application	N	\$297.00
Development fee	Application	N	\$2 per \$1000, min \$364, max \$30,000
Retrospective applications except where work was carried out by a previous owner more than 3 years prior to the lodgement of the application	Application	N	Twice the fee calculated above
Tasmanian Heritage Council works application	Application	N	\$297.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Subdivision - other than stratum title subdivision	Application	N	\$364.00 plus \$100 per additional lot created
Minor amendment	Application	N	\$216.00
Extended permit	Application	N	\$216.00
Scanning of plans where electronic copy not provided	Plan (A2 size and larger)	N	\$2.85 per plan, A2 size and larger
Printing of plans and documentation where application lodged electronically			
A4	Plan	Y	\$5.50
A3	Plan	Y	\$9.00
A2	Plan	Y	\$11.00
A1	Plan	Y	\$16.00
A0	Plan	Y	\$22.00
>A0	Plan	Y	\$27.00
Planning Scheme Amendment + TPC Fee	Application	N	\$3,748.00
TPC Fee	Application	N	\$288.00
Section 43A Application - Planning Scheme Fee + Development Fee (no advertising fee)	Application	N	Planning Scheme Fee + Development Fee (no advertising fee)
Examination & certification of a Strata Plan fee + \$52 per lot	Application	N	\$357.00
Examination and sealing of a Final Plan	Application	N	\$416.00
Application for an adhesion order - requirement by Council permit	Application	N	\$130.00
Application for an adhesion order - not a requirement by Council permit	Application	N	\$413.00
Application for a Section 71 agreement under LUPAA - requirement by Council permit	Application	N	\$130.00
Application for a Section 71 agreement under LUPAA - not a requirement by Council permit	Application	N	\$413.00
Application for a petition to amend registered plan	Application	N	\$416.00
Application to amend sealed or strata plan	Application	N	\$273.00
Miscellaneous - any thing not listed elsewhere	Application	Y	\$295.00
Staged Development Scheme - Strata Titles Act 1998 - up to 5 lots	Application	N	\$624.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Staged Development Scheme - Strata Titles Act 1998 - 6-30 lots	Application	N	\$1,249.00
Staged Development Scheme - Strata Titles Act 1998 - 31+Lots	Application	N	\$2,493.00
Amendment to a Staged Development Scheme	Application	N	\$624.00
ENVIRONMENTAL SERVICES			
Public Health Risk - Licence/Renewal Annual Application Fee	Annual	N	\$60.00
Public Health Risk - Registration/Renewal Annual Application Fee	Annual	N	\$60.00
Regulated Systems Licence/Renewal Annual Application Fee	Annual	N	\$50.00 to a maximum of \$135
Place of Assembly Licence/Renewal - Community Groups/Schools	Annual	N	\$108.00
Place of Assembly Licence/Renewal -Commercial	Annual	N	\$146.00
Place of Assembly Licence - Half Year (Jan - June) Annual Application Fee	Annual	N	\$103.00
Place of Assembly Licence (Specific Event)	Application	N	\$108.00
Place of Assembly Licence (Specific Event) - Non-profit Organisation	Application	N	-
Private Water - Registration/Renewal Annual application fee - paid by 15 August	Annual	N	\$106.00
Food Premises Licence - Schools/Community Groups Licence/Renewal Annual Application Fee	Annual	N	\$108.00
Food Premises Licence - Commercial Licence/Renewal Annual Application Fee	Annual	N	\$146.00
Inspection Fee for Non Compliance (Hour)	Hour	N	\$129.00
Front of Shop Module Licence	Annual	N	\$108.00
Late Fees (paid after due date)			
Public Health Risk - Licence/Renewal Annual Application Fee	Annual	N	\$70.00
Public Health Risk - Registration/Renewal Annual Application Fee	Annual	N	\$70.00
Regulated Systems Licence/Renewal Annual Application Fee	Annual	N	\$62 to a maximum of \$162
Place of Assembly Licence/Renewal - Community Groups/Schools	Annual	N	\$135.00
Place of Assembly Licence/Renewal -Commercial	Annual	N	\$206.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Place of Assembly Licence (Specific Event) - Late Fee (if application received less than one calendar month prior to event)	Application	N	\$108.00
Private Water - Registration/Renewal Annual application fee	Annual	N	\$128.00
Food Premises Licence - Schools/Community Groups Licence/Renewal Annual Application Fee	Annual	N	\$135.00
Food Premises Licence - Commercial Licence/Renewal Annual Application Fee	Annual	N	\$183.00
Food Premises Notification Inspection	Hour	N	\$129.00
Food Premises Licence half year (Jan-Jun) - Annual Application Fee	Annual	N	\$80.00
Food Premises Temporary Licence/Renewal - Non-profit Organisation	Annual	N	-
Food Premises Temporary Licence/Renewal - up to 1 week	Application	N	\$22.00
Food Premises Temporary Licence/Renewal (up to 1 week) - Late Fee (if application received less than one calendar month prior to event)	Application	N	\$54.00
Food Premises Temporary Licence/Renewal - 1 week to 2 months	Application	N	\$68.00
Food Premises Temporary Licence/Renewal - 2 to 6 months	Application	N	\$107.00
Food Premises Temporary Licence/Renewal - 6 months to 1 year	Application	N	\$164.00
On-Site Wastewater Management Systems - Application fee	Application	N	\$181.00
Assessment of Applications for Portable Sign	Application	N	\$30.00
Food Handling Seminars - Conducting food handling seminars - general	Hour	Y	\$93.00
Food/Water - Sample Analysis	Hour	Y	\$129.00
Water Cartage Tanker - Assessment for approval	Hour	Y	\$129.00
Inspection & Report - Assessment and Written existing food premises report	Hour	Y	\$129.00
Environmental Health Officers Report - Assessment of plans for food premises (Reg 16 Building Regulations 2004)	Hour	Y	\$129.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Environmental Health Officers Report - Final Inspection of food premises (prior to Occupancy Permit, Reg 16 Building Regulations 2004)	Hour	N	\$129.00
Fire Hazard/Weed Clearance - Cost recovery of contractor costs	Hazard	Y	Contractor Costs + \$100.00
Abandoned Vehicles - Cost recovery of contractor costs	Vehicle	Y	Contractor Costs + \$100.00
Dog Registrations			
Male or Female dog with microchip - paid on or before 1 July	Annual	N	\$43.00
Purebred with papers with microchip - paid on or before 1 July	Annual	N	\$27.00
Purebred kept for breeding Greyhound or Working dog with microchip - paid on or before 1 July	Annual	N	\$27.00
Pensioner, 1 dog (desexed) only with microchip - paid on or before 1 July	Annual	N	\$9.00
Pensioner, 1 dog (whole) only with microchip - paid on or before 1 July	Annual	N	\$13.00
Sterilised dogs with microchip - paid on or before 1 July	Annual	N	\$17.00
Guide Dogs - paid on or before 1 July	Annual	N	-
Dangerous Dog (Guard) with microchip - paid on or before 1 July	Annual	N	\$27.00
TCA Registered with microchip - paid on or before 1 July	Annual	N	\$23.00
Declared Dangerous Dog with microchip - paid on or before 1 July	Annual	N	\$411.00
Male or Female dog with microchip - paid after 1 July	Annual	N	\$54.00
Purebred with papers with microchip - paid after 1 July	Annual	N	\$35.00
Purebred kept for breeding Greyhound or Working dog with microchip - paid after 1 July	Annual	N	\$35.00
Pensioner, 1 dog (desexed) only with microchip - paid after 1 July	Annual	N	\$11.00
Pensioner, 1 dog (whole) only with microchip - paid after 1 July	Annual	N	\$13.00
Sterilised dogs with microchip - paid after 1 July	Annual	N	\$22.00
Guide Dogs - paid after 1 July	Annual	N	-
Dangerous Dog (Guard) with microchip - paid after 1 July	Annual	N	\$35.00
TCA Registered with microchip - paid after 1 July	Annual	N	\$27.00
Declared Dangerous Dog with microchip - paid after 1 July	Annual	N	\$514.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Transfer of registration (Mutual Recognition)	Application	N	-
New Dog Registrations (paid after 1 May)	Application	N	\$5.50
Replacement Dog Tag	Each	N	\$6.50
Dangerous Dogs			
Dangerous Dog Sign	Each	N	\$78.00
Dangerous Dog Collar - small	Each	N	\$45.00
Dangerous Dog Collar - medium	Each	N	\$52.00
Dangerous Dog Collar - Large	Each	N	\$56.00
Kennel Licences			
Kennel Licence - initial licence fee for 3 - 5 dogs	Application	N	\$70.00
Kennel Licence - initial licence fee for 6 or more dogs	Application	N	\$95.00
Kennel Licence Renewal Fee - all categories	Annual	N	\$54.00
Impounding Fee			
Impounding Fee - first time	Each	N	\$24.00
Second and subsequent impounding	Each	N	\$37.00
Daily Maintenance fee for impounded dogs	Day	N	\$23.00
Impounding Fee for large animals (horse, cow, sheep, pig etc)	Day/Animal	N	\$17.00
Fee to make an official dog barking complaint	Complaint	N	-
Central CBD - per m²			
The area bounded by Cimitiere, George, Charles and Yorks Streets			
Other Central CBD - per m²	m2	N	\$38.00
The area bounded by (but excluding the central CBD as defined above) the Esplanade, Tamar, Wellington, Canning George and Yorks Streets			
District Centres - per m2	m2	N	\$38.00
The following shopping districts: Kings Meadows, Mowbray, Newstead & Invermay Road			
Other minor areas - per m2	m2	N	\$18.00
Late Fee (Normal Fee Plus)	Application	N	\$54.00
Facility Management & Governance Services			
PARKING			
Paterson St East	Hour	Y	\$2.00
Paterson St East - each 30 minutes after that	Half Hour	Y	\$1.00
Paterson St West	Hour	Y	\$2.00
Paterson St West - each 30 minutes after that	Half Hour	Y	\$1.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Elizabeth St	Hour	Y	\$2.00
Elizabeth St - each 30 minutes after that	Half Hour	Y	\$1.00
Elizabeth St - Early Bird	Day	Y	\$6.00
York St West	Hour	Y	\$2.00
Bathurst St - Daily Fees (2 hours)	2 Hours	Y	\$1.70
Bathurst St	Day	Y	\$4.00
Inveresk	Hour	Y	\$1.10
Inveresk	Day	Y	\$3.00
Inveresk - exhibition building	Day	Y	\$2.00
Inveresk - Foster Street end	Hour	Y	\$0.00
Cimitiere/Cameron Street - per hour or part thereof	Hour	Y	\$2.00
Cimitiere/Cameron Street	Day	Y	\$6.00
Home Point	Hour	Y	\$1.70
Home Point	Day	Y	\$5.00
Royal Park	Hour	Y	\$1.50
Royal Park	Day	Y	\$4.00
Park Street	Hour	Y	\$0.80
Willis Street	Hour	Y	\$1.40
Willis Street	Day	Y	\$4.00
Basin - Short Term	Hour	Y	\$1.20
Basin - Half Day	4 Hours	Y	\$2.60
Basin - Full Day	8 Hours	Y	\$5.00
River Edge	Hour	Y	\$1.90
River Edge	Day	Y	\$5.00
Launceston Aquatic	90 Minutes	Y	\$1.00
Memorial Hall	90 Minutes	Y	\$1.00
High Street near Memorial Drive	90 Minutes	Y	\$1.00
Windmill Hill Daily Fees	90 Minutes	Y	\$1.00
Windmill Hill Daily Fees	3 Hours	Y	\$2.20
On Street Meters			
1 hour meters	Hour	Y	\$2.20
3 hour meters	Hour	Y	\$1.60
9 hour meters	Hour	Y	\$0.70
Car Park Rentals			
York Street West	Month	Y	\$118.60
Paterson Street West	Month	Y	\$194.50
Bathurst Street Car Park	Week	Y	\$32.80
Cimitiere/Cameron Street - staff	Fortnight	Y	\$19.80

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Cimitiere/Cameron Street	Quarter	Y	\$301.60
Other			
Meter Hoods: per day	Day	Y	\$16.60
Disabled Parking Permits: \$10.00 deposit + Fee	Annual	Y	\$16.60
Commercial Vehicle Permits	Annual	Y	\$207.00
CARR VILLA CEMETERY AND CREMATORIUM			
Burials			
Single Depth (at need)	Burial	Y	\$1,413.00
Single Depth (when right of burial held)	Burial	Y	\$1,031.00
Single depth (free ground)	Burial	Y	\$1,031.00
Double Depth (at need)	Burial	Y	\$1,544.00
Double Depth (when right of burial held)	Burial	Y	\$1,206.00
Infant under 12 years (at need)	Burial	Y	\$510.00
Infant under 12 years (when right of burial held)	Burial	Y	\$389.00
Pre-purchase of right of burial	Burial	Y	\$765.00
Cremations			
Over 16 years of age	Cremation	Y	\$707.20
Under 16 years of age	Cremation	Y	\$335.90
Stillborn children and infants under 6 months - no charge	Cremation	Y	-
Pathology Launceston	Box	Y	\$63.40
Pathology LGH	Box	Y	\$735.30
Miscellaneous	Box	Y	\$54.10
Miscellaneous Fees			
Saturday morning surcharge - burial	Burial	Y	\$520.00
Saturday morning surcharge - cremation	Cremation	Y	\$520.00
Late arrival fee	Burial	Y	\$168.50
Permit for monumental work	Burial	Y	\$108.20
Installation of plaque (includes supply & install of vase)	Burial	Y	\$108.20
Exhumation fee (two years after burial) plus digging fee	Exhumation	Y	\$1,393.00
Supply & Installation of temporary wooden cross	Burial	Y	\$153.90
Memorial position on Cemetery Entrance Chapel Wall	Burial	Y	\$184.10
Record search per each half hour	Half Hour	Y	\$31.20
Issue of Cremation Certificate	Certificate	Y	\$31.20
Preservation of Ashes (excluding cost of memorial plaque)			
A' Section Rose Garden first placement	Placement	Y	\$955.00
A' Section Rose Garden each of second & third placements (if required)	Placement	Y	\$328.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
B' Section Rose Garden first placement	Placement	Y	\$656.00
B' Section Rose Garden each of second & third placements (if required)	Placement	Y	\$225.00
Barakee Waters - Placement single depth	Placement	Y	\$949.00
Barakee Waters - 2nd placement at double depth	Placement	Y	\$656.00
Barakee Waters - Cremorial Panel	Single Niche	Y	\$949.00
Clay Grove	Placement	Y	\$656.00
Granite Wall	Single Niche	Y	\$656.00
Northern Wall Main Bay	Single Niche	Y	\$311.00
Northern Wall Pergola Pillars	Single Niche	Y	\$483.00
Northern Wall Ex Serviceman - DVA criteria	Single Niche	Y	\$207.00
Lawn & Pergola Walls first placement in niche	Placement	Y	\$656.00
Lawn & Pergola Walls second placement in niche	Placement	Y	\$328.00
Colonnade Walls	Single Niche	Y	\$495.00
Western Wall	Single Niche	Y	\$495.00
Fence Piers	Single Niche	Y	\$495.00
Feature Gardens Special Rose	Placement	Y	\$1,030.00
Feature Gardens Water Feature first placement	Placement	Y	\$1,030.00
Feature Gardens Water Feature Second Placement	Placement	Y	\$656.00
Pool of Eternal Memories	Placement	Y	\$656.00
Burial in a grave	Placement	Y	\$173.00
Despatch by mail (plus postage)		Y	\$69.00
Removal from placement	Placement	Y	\$69.00
Scattering - no charge	Each	Y	-
Collection - no charge	Each	Y	-
LILYDALE CEMETERY			
Burials			
Single Depth (at need)	Burial	Y	\$1,413.00
Single Depth (when right of burial held)	Burial	Y	\$1,031.00
Infant under 12 years (at need)	Burial	Y	\$510.00
Infant under 12 years (when right of burial held)	Burial	Y	\$389.00
Pre-purchase of right of burial	Burial	Y	\$765.00
Miscellaneous Fees			
Saturday morning surcharge	Burial	Y	\$575.00
Permit for monumental work	Burial	Y	\$120.00
Exhumation fee (two years after burial) plus digging fee	Exhumation	Y	\$1,393.00
Preservation of Cremated Remains (excluding plaque)			
Burial in a grave	Burial	Y	\$173.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Columbarium	Single Niche	Y	\$297.00
KILLAFADDY LIVESTOCK MARKET			
Fees payable in relation to stock offered for sale by Public Auction. All fees are per head.			
Weighing Fee	Head	Y	\$6.00
Bull	Head	Y	\$10.80
Cow, Heifer or Steer	Head	Y	\$6.00
Calf under 3 months	Head	Y	\$3.60
Cow with calf at foot, as one lot	Head	Y	\$8.00
Sheep and lambs	Head	Y	\$1.10
For stock using the market for other purposes for each 24 hours or part thereof:			
All descriptions of Cattle	Head / 24hrs	Y	\$4.90
All descriptions of Sheep	Head / 24hrs	Y	\$1.00
For Agistment			
Sheep and Lambs per head per day plus cost of feed	Head / Day	Y	\$1.10
All cattle per head per day plus cost of feed	Head / Day	Y	\$1.70
Droving Charges			
per head per sheep	Head	Y	\$0.60
per head for all cattle	Head	Y	\$1.70
Hay Charges			
Per bale	Bale	Y	Cost + 30%
For use of the truck wash			
\$5.00 5 minutes flag fall 1 dollar per minute on any day	5 Minutes	Y	\$5.00
Permit to sell fees			
Sale days	Agent / Day	Y	\$320.00
LEGAL & SECRETARIAT			
Purchase of Extract from Council Agenda Reports available to the Public	Request	Y	\$5 per extract + 20cents per page
Supply of copy of Council Meeting Recording (on CD)	Request	N	\$10.40
Infrastructure Services			
INFRASTRUCTURE			
Plan Checking & Inspections			
1.5% of the value of the public works for plan checking, construction audit inspection and practical completion and final inspections	Plan Works	N	1.5%
Reinspections	Hour	Y	\$113.80

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Stormwater Connections			
To public main - 100mm/150mm	Connection	Y	\$780.00
Inspection only - to public main, pit or kerb	Inspection	Y	\$124.80
Theme (per parcel) - based on a cost per cadastral parcel within the area of coverage for each layer of data required			
Pavement Layer Name "pav"	Parcel	Y	\$1.10
Fences Layer Name "fce"	Parcel	Y	\$1.10
Natural Features "drg"	Parcel	Y	\$1.10
Services, other providers "ser"	Parcel	Y	\$1.10
Vegetation "veg"	Parcel	Y	\$1.10
Buildings "bdg"	Parcel	Y	\$1.10
Text - street names	Parcel	Y	\$1.10
Text - house number	Parcel	Y	\$1.10
Storm Water - point features	Parcel	Y	\$1.10
Storm Water - reticulation	Parcel	Y	\$1.10
GIS Data Processing - per hour	Parcel	Y	\$129.80
GIS Data Extraction, Manipulation and Cartography - per hour	Parcel	Y	\$119.00
Annual update charge - 20% of the initial cost	Parcel	Y	
A single project lease of the data for a maximum period of 12 months	Parcel	Y	\$1,243.80
Reproduction of Paper Prints/Digital Images (per page)			
<i>External Customers</i>			
A4	Page	Y	\$6.60
A3	Page	Y	\$11.40
A2	Page	Y	\$14.60
A1	Page	Y	\$17.20
A0	Page	Y	\$22.90
>A0	Page	Y	\$28.10
Laminating			
<i>External Customers</i>			
A4	Page	Y	\$4.90
A3	Page	Y	\$7.10
A2	Page	Y	\$10.30
A1	Page	Y	\$13.50
A0	Page	Y	\$20.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
>A0	Page	Y	\$25.00
Launceston Waste Transfer Station			
Includes domestic vehicles, domestic vehicles taking trailers and small trucks that are less than 3.0 tonne Gross Vehicle Mass/Gross Combination Mass (GVM/GCM) only, disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. Does not include any vehicles transporting controlled waste. All vehicles greater than 3.0 tonnes GVM/GSM must be weighed over the weighbridge.			
Car/Wagon/Dual Cab Ute Includes \$0.80 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Entry	Y	\$7.50
Ute/van/single axle trailer (covered) Includes \$1.60 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Entry	Y	\$13.50
Ute/van/single axle trailer (uncovered) Includes \$1.60 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Entry	Y	\$19.50
Tandem axle trailer/small truck (up to 3.0 T GVM) (covered) Includes \$3.20 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Entry	Y	\$23.50
Tandem axle trailer/small truck (up to 3.0 T GVM) (uncovered) Includes \$3.20 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Entry	Y	\$31.00
Motor Vehicle Bodies (min charge \$85.00) Includes \$5.00 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Vehicle	Y	\$96.00
Lilydale and Nunamara Waste Transfer Stations			
Car/Wagon	Entry	Y	\$7.50
Ute/Van/Single Axle Trailer	Entry	Y	\$13.50
Tandem Axle Trailer	Entry	Y	\$23.50
Tyres			
Car / Motorcycle Tyres	Tyre	Y	\$6.00
Light Truck / 4WD Tyres	Tyre	Y	\$6.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Truck Tyres	Tyre	Y	\$24.00
Large Tyres	Tyre	Y	\$36.00
Domestic & Trade Waste			
Vehicles greater than 3.0 tonne GVM/GCM and/or skip bins/bulk bins disposing of household garbage, concrete, green waste, wood, metal, plastics etc.)			
General Waste (compacted or loose, \$17.50 minimum charge - 0.25t) - per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$75.50
Skip Bin/Bulk Bin (\$17.50 minimum charge - 0.25t) - per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$75.50
Concrete Rubble - (\$17.50 minimum charge - 0.25t) - per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$75.50
Shredded Tyres (\$17.50 min charge - 0.25t)Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$75.50
Clean fill suitable for LCC use - No Charge	Tonne	Y	-
Controlled Waste/Controlled Burials			
Medical - (Minimum charge - 0.5t) - tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$131.50
Asbestos - (minimum charge - 0.5t) per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$131.50
General Controlled Waste - (min charge - 0.5t) per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$131.50
Quarantine - (minimum charge - 0.5t) per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$131.50

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Disposal by burial - (i.e. documents)(minimum charge - 0.5t) per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$131.50
Low level contamination (Level 2) - per tonne Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Tonne	Y	\$131.50
Special excavation - (\$900.00 min charge - 4 hrs)	Hour	Y	\$230.00
Special treatments (cost + 50%)	Treatment	Y	Cost + 50%
Dallas Tag			
Initial Tag provided (1 only)	Each	Y	\$0.00
Additional Replacement Cost per tag	Each	Y	\$44.00
Miscellaneous			
After Hours Access Agreement Fee	Annum	Y	\$418.00
Water Charge per kilolitre (charged on maximum capacity of truck)	Kilolitre	Y	\$2.20
Charge for delivery which is not weighed or reported	Delivery	Y	\$1,595.00
Public Weighbridge Charge	Use	Y	\$16.50
Kerbside Collection Service			
Change allocated bin size (Fee plus difference of annual waste charge)	Bin	N	\$33.00
Empty a wheelie bin after one days notification - Urban	Bin	N	\$22.20
Empty a wheelie bin after one days notification - Rural	Bin	N	\$42.30
Safe custody fee to collect (next day) store and return a wheelie bin on request (per property)	Property	N	\$22.00
Cost to Replace 85 litre bin	Bin	N	\$63.40
Cost to Replace 140 litre bin	Bin	N	\$68.70
Cost to Replace 240 litre bin	Bin	N	\$74.00
Large prepaid garbage bags for special collection area	Each	N	\$2.30
PARKS & RECREATION			
Halls			
Community - regular and non regular	Hour	Y	\$5.90
Community - regular and non regular - Bond for Key	Hire	N	\$54.10
Commercial - regular hire (eg dance and martial arts classes)	Hour	Y	\$7.60
Commercial - non regular hire (eg one off events)	Hour	Y	\$34.40
Commercial - regular and non regular hire - Bond	Hire	N	\$488.80
Store Room - Ravenswood Community Centre	Annum	Y	\$67.90

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Offices - Ravenswood Community Centre - per annum for all 3 stores	Annum	Y	\$272.80
Store Room - Windmill Hill (No 1&2)	User / Week	Y	\$1.50
Store Room - St Catherine's (No 1,2,4,5,6 & 7)	User / Week	Y	\$1.50
Store Room - St Catherine's (No 3)	User / Week	Y	\$1.50
Store Room - Soldiers Memorial Hall (No 1)	User / Week	Y	\$1.50
Store Room - Rocherlea Lockers (1,2,3 & 4)	User / Week	Y	\$1.50
Definitions			
Community - Not for profit organisations such as church groups and special interest clubs. Regular hire means booking occurs periodically or a regular cycle such as weekly or monthly			
Commercial - regular: Cyclic, regular bookings eg weekly, monthly. Fees are collected by the hirer from attendees for the privilege of classes, training recreational pursuit and other services.			
Commercial - non regular: Hire by non community group for the purpose of profit generation, any commercial venture, eg facility used as a retail outlet.			
Malls (Civic Square, Brisbane Mall, Quadrant)			
Survey, Membership Drives (Community groups/charities no charge)	Session	Y	\$6.80
Raffles - ticket sales (Community groups/charities no charge)	Session	Y	\$6.80
Raffles with car/boat	Session	Y	\$27.00
Sports Grounds			
Training Fee			
2 hour sessions (minimum) - per session	Hire	Y	\$28.10
If training exceeds 2 hours, additional charge	Hour	Y	\$14.00
Half and Full Day Use			
Half Day Fee - 5 hour sessions (minimum)	Hire	Y	\$54.10
Sessions: up to midday OR from midday onwards (Calculations assume 10 hour day) Can also be used for a night time session of up to 5 hours)			
Full Day Fee	Hire	Y	\$108.20
10 hour sessions and above in one day. Does not include a night time session			
Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms			

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Ancillary Sports Ground Fees			
Change rooms - Churchill Park & Burns St	Hire	Y	\$41.60
Kiosk - Churchill Park & Rocherlea Rec Ground	Hire	Y	\$41.60
Umpires Rooms - Churchill Park	Hire	Y	\$41.60
First Aid Room - Churchill Park	Hire	Y	\$13.50
Toilets additional - Churchill Park	Hire	N	\$0.00
Function Room and Kitchen - Churchill Park - full day hire	Hire	Y	\$277.70
Function Room and Kitchen - Churchill Park - half day or night time hire	Hire	Y	\$138.80
Function Room and Kitchen - Bond (no alcohol)	Hire	N	\$54.10
Function Room & Kitchen - Bond (alcohol)	Hire	N	\$486.70
Office - Churchill Park - NTSJA (inc power)	Annum	Y	\$276.60
Office - Churchill Park - TSA (inc power)	Annum	Y	\$138.30
NTSJA and TSA - Function Room - preferred tenant rate	Hire	Y	\$61.70
No subsidy available for Function room.			
Sports Ground Lighting			
Rocherlea Rec Ground	Hour	Y	\$1.70
Youngtown Oval	Hour	Y	\$13.50
Royal Park	Hour	Y	\$9.00
Churchill Park	Hour	Y	\$13.50
Fees to apply from 1 April to September 30 Inclusive. Fees to apply against any booking after 5pm unless otherwise advised by the club. The hourly rate in all locations applies to either one light or all lights.			
Reserves			
(Note: The following are reserve hire fees only and does not include additional costs that may be incurred by the hirer, eg marquee and stage fee, power, etc.)			
Category of Turf			
A - up to 100m2 - Non commercial rate	Day	Y	\$61.90
A - up to 100m2 - Commercial rate	Day	Y	\$122.70
B - 101m2 to 400m2 - Non commercial rate	Day	Y	\$244.40
B - 101m2 to 400m2 - Commercial rate	Day	Y	\$490.90
C - 400m2 and over - Non commercial rate	Day	Y	\$361.90
C - 400m2 and over - Commercial rate	Day	Y	\$728.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Half day or night fees up to and including 5 hours @ 50% of the above. Applies to all parks and reserves. Measurement of areas is indicative only and will only rely on a system of honesty and self regulation by users. Reserve fees do not include additional costs that may be incurred by the hirer, eg marquees and stage fees, power, etc.			
Marquees and Tents (any built structure e.g. stages)			
Non Commercial Large - any built structure over 5x6metres erected per event - for all tents	Event	Y	\$547.00
Commercial Large - any built structure over 5x6metres erected per event - per tent	Tent / Event	Y	\$547.00
Non Commercial Medium - any built structure over 3x3meters and up to 5x6metres erected per event - for all tents	Event	Y	\$210.10
Commercial Medium - any built structure over 3x3meters and up to 5x6metres erected per event - per tent	Tent / Event	Y	\$210.10
Non Commercial Small - any built structure that is up to 3x3meters - for all tents	Event	Y	\$71.80
Commercial Small - any built structure that is up to 3x3meters - per tent	Tent / Event	Y	\$71.80
Park fees still to apply on non event days. If there are marquees or tents are community in nature in a commercial event (eg service clubs), then the per unit cost for those tents or marquees only will not apply. If there are marquee/tents that are deemed commercial in a community event, then commercial fees will apply to those marquees/tents and the price will be that of the largest marquee/tent. The price to be charged for ALL tents/building structures per event is the price of the largest tent/building structure			
Circus Fee			
Per day for all circus tents, marquees, caravans and built structures. Park fee and power is additional.	Day	Y	\$660.40
Circus Bond	Hire	N	\$1,196.00
Miscellaneous			
Caravan (no discounted rates)	Day	Y	\$77.00
Caravan Bond	Hire	N	\$108.20
Skydiving (Royal Park) - per half hour use of ground	Half Hour	Y	\$33.60
Ice Cream Cart -	Week	Y	\$33.60
Jumping Castle in reserves as commercial operation	Hire	Y	\$141.60

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Jumping Castle in reserves as part of a larger park hire	Hire	Y	\$69.80
Mountain Bike Events - half day up to and inc 5 hours	Hire	Y	\$69.80
Mountain Bike Events - full day 5 hours and above	Hire	Y	\$141.60
Mountain Bike Training - 2 hour sessions	Hire	Y	\$14.10
Reserves Outdoor Fitness Classes Licence e.g. Boot Camp	Annum	Y	\$191.40
Sports fields Outdoor Fitness Classes Licence e.g. Boot Camp - 2 hour sessions	Hire	Y	\$14.10
Additional toilet cleaning - events		Y	\$55.40
Organised children's activities, e.g. face painting, magicians with a fee for services	Hire / Day	Y	\$13.90
Road Safety Centre	Hire	Y	\$25.00
Road Safety Centre - Bond	Hire	N	\$50.00
Kings Bridge Cottage - 1 person, BYO linen	Week	Y	\$191.40
Kings Bridge Cottage - 1 person, linen provided	Week	Y	\$233.00
Kings Bridge Cottage - second person, BYO linen	Week	Y	\$95.20
Kings Bridge Cottage - second person, linen provided	Week	Y	\$119.10
Kings Bridge Cottage - 10% deposit required on booking, balance payable on arrival	Hire	Y	
Myrtle Park Overnight Camping Fee	Site / Family	Y	\$6.00
Queen Victoria Museum & Art Gallery			
Planetarium Entry			
Adults	Entry	N	\$6.00
Children	Entry	N	\$4.00
Family	Entry	N	\$15.00
Special Exhibitions			
Entry to Special Exhibitions - varies according to each individual exhibition	Entry	N	-
Education			
Visit with Education Officer	Child	N	\$2.50
Visit without Education Officer - no charge	Visit	N	-
School Holiday Program POA (concessions available)	Child	N	POA
Animal Loans - per animal loan	Loan	N	\$8.30
Fees by negotiation			By Negotiation
Playgroup	Child	N	\$7.00
Playgroup Concession	Child	N	\$6.50
Playgroup - Friends	Child	N	\$6.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Guest Speakers - Schools			
Promotional talk to staff assembly - QVMAG marketing	Talk	N	-
Talk on specific subject to assembly, large group	Talk	N	\$80.00
Talk on specific subject to class groups (min)	Talk	N	\$40.00
or per child	Child	N	\$2.00
Consultancy Fees/Research Projects/Judging Fees/Service Enquiries			
Project Leader/Consultant (qualified)	Day	Y	\$385.00
Project Leader/Consultant (qualified)	Hour	Y	\$72.00
Researcher/Field team leader	Day	Y	\$240.00
Researcher/Field team leader	Hour	Y	\$45.00
Field Assistant	Day	Y	\$195.00
Supply of Scientific Data			
Legal Statements	Statement	Y	\$96.00
Conservation quotes for insurance	Quote	Y	\$96.00
Fauna identification for legal purposes	Specimen	Y	\$96.00
Fee to be doubled if statement required within 24 hours	Each	Y	-
Workshops			
Govt/Corporate	Day	Y	\$380.60
Concession	Day	Y	\$190.30
Travel			
Travel time	Hour	N	\$60.00
Travel charged at Council set rate or 35 cents per kilometre	Kilometre	N	-
Accommodation charged at Council rates	Night	N	-
Commissioned Photography			
(conditions apply)			
Hourly rate	Hour	N	\$52.00
Quotes can be provided on request.	Quote	N	POA
Museum Documents and Collection Objects			
Photographs of these may be purchased and if printed for commercial purposes will incur an additional publishing fee at the current rate.	Photograph	Y	-
Graphics / Photography			
Per hour	Hour	Y	\$42.00
Materials and processing additional, charged at cost plus 100%	Order	Y	Cost + 100%

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Photography			
Prints			
10 x 15 cm	Print	Y	\$6.90
15 x 20 cm	Print	Y	\$11.90
20 x 30 cm	Print	Y	\$17.20
30 x 45 cm	Print	Y	\$41.20
Scanned Images from QVMAG Collection - Pro Scans			
First Scan	Scan	Y	\$10.40
Second to fourth scan inclusive	Scan	Y	\$9.20
Fifth and subsequent scans	Scan	Y	\$6.90
Scanned images from QVMAG Collection - High Resolution Scans			
First Scan	Scan	Y	\$28.60
Second to fourth scan inclusive	Scan	Y	\$22.90
Fifth and subsequent scans	Scan	Y	\$17.20
Storage media (each 700mB CD)	CD	Y	\$3.40
Laboratory Drum scans - price on application	Scan	Y	POA
20 x 25cm Inkjet Prints and proofs from digital files	Print/Proof	Y	\$11.40
First colour transparency of image in QVMAG collection	Transparency	Y	\$57.20
Additional colour transparencies of image in QVMAG collection	Transparency	Y	\$34.30
10 x 13cm transparencies and 35 mm slides of images from QVMAG collection - price on application	Transparency	Y	POA
Permission Fees			
Urgent requests incur 100% surcharge			
Book Illustration:			
Within Text - Print run less than 1000	Print Run	Y	\$31.20
Within text- print run 1000 or more	Print Run	Y	\$62.40
Book jacket/cover:			
Print run less than 1000	Print Run	Y	\$93.60
Print run 1000 or more	Print Run	Y	\$124.80
Flyer/Brochure	Print Run	Y	\$31.20
Merchandise (Greeting cards, Calendars etc)	Card/Calendar	Y	\$208.00
Film and television rights - Price on Application		Y	POA
(TV News - no charge)	Image	N	-
Large prints (A3 and larger), limited editions and wall charts (non-advertising):	Edition	Y	\$78.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Educational text books, scholarly publications, any print run	Edition	Y	\$31.20
Advertising - Price on Application		Y	POA
Unpublished Reports to Government Agency	Report	Y	\$5.20
Fees for books apply to one edition only. For each subsequent edition a fee of 50% of the original payment is levied.			
Prices quoted are for use in Australia only. World rights may be purchased at double prices listed.			
Large orders may involve a reduction in fees.			
Inveresk Meeting Room			
Half Day	Hire	Y	\$320.00
Full Day and Evening	Hire	Y	\$400.00
Inveresk Auditorium			
Half Day	Hire	Y	\$333.00
Full Day and Evening	Hire	Y	\$437.00
Inveresk Learning Centre			
Half Day	Hire	Y	\$156.00
Full Day and Evening	Hire	Y	\$218.00
Inveresk Foyer/Phenomena Factory			
Evenings	Hire	Y	\$530.00
Inveresk Foyer/Phenomena Factory and Courtyard			
Evenings	Hire	Y	\$915.00
Inveresk Temporary Gallery			
Per Day or Evening	Hire	Y	\$1,040.00
Royal Park Meeting Room			
Half Day	Hire	Y	\$91.00
Full Day and Evening	Hire	Y	\$160.00
Royal Park Creativity Centre			
Half Day	Hire	Y	\$206.00
Full Day and Evening	Hire	Y	\$309.00
Royal Park Gallery 2			
Monday to Friday (Full Day or Evening)	Hire	Y	\$800.00
Saturday (Full Day or Evening)	Hire	Y	\$1,030.00
Sunday/Public Holiday (Full Day or Evening)	Hire	Y	\$1,144.00
Inveresk and Royal Park Out of Hours Staffing Costs			
After 5.30pm to midnight - 1 staff member	Staff Member	Y	\$55.00
After midnight - 1 staff member	Staff Member	Y	\$110.00

Type of Fees and Charges	Unit Rate (Per)	GST Applied 10% Y/N	Proposed 2012/13 Fee GST Inc.
Public Holidays - 1 staff member	Staff Member	Y	\$62.00
Between 6.00am and 10.00am - 1 Staff Member	Staff Member	Y	\$35.00

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

REPORT:

Introduction

The level of fees is a key element in Council's financial strategy and has a significant impact of the required rating levels. The following table is taken from the 2013 Statutory Estimates.

	2013	2012
Revenues	\$'000	\$'000
Rates & Charges	48,212	46,196
Fire Service Rates	5,836	5,748
Fees & Charges	18,115	17,484
Grants - Revenue	5,047	5,994
Interest - Operations	2,589	2,530
Other	4,945	4,425
Operating Revenue	<u>84,744</u>	<u>82,377</u>

Fees and charges represent 21.4% (21.2% 2012) of the current year budgeted operating revenue.

Principles

The review of fees for 2014 has been predicated on the same principles as in previous years.

- The real value of fees should be maintained overtime; must increase annually by at least the consumer price index.
 - In the context of this budget a general baseline of 4% has been applied.
- Fees and charges should be commercially appropriate.
 - Competitive in the market (not subsidised by rates).
 - Provide an adequate business return.
- Fees and charges that relate to services provided should be cost reflective.
- Fee concessions should be provided in a consistent and strategic context.
 - Targeted provision of concession.
 - Appropriate relativity between full and concessional fees.
- Structure fees with payment incentives rather than payment penalties (where appropriate).
- Structure fees to assist with the achievement of strategic customer outcomes and behaviours.
- Continued simplification and consolidation of fees wherever possible.
- The appropriate setting of fees is an important way in which the Launceston City Council can obtain a wider contribution to regional facilities.

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

While a baseline of 4% is above the current consumer price index, it is essential in the context of the Council's current budget that every effort is made to maintain and increase fee revenue so as not to increase the reliance on rate revenue. The exception is parking where these fees have generally been held at the current rate in recognition of the economic climate. This will impact on the 2013/14 budgeted parking revenue as a reduction in potential income but will be accommodated in the figures as presented.

Specific Comments

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

Development Services

Building Services (lines 1 to 46)

Budget Extract	Budget 2013
Building Fees	234,000
Plumbing Fees	270,400

Revenue varies with economic activity. Current trends are that while there is a softening in activity the fee revenue is broadly in line with budget estimates.

Planning Services (lines 47 to 78)

Budget Extract	Budget 2013
Subdivision Plan	87,500
Development Advertising & Signs	128,750
Development Applications	321,360
Request Amendment	20,600

Similarly to Building and Plumbing Fees, revenue from Planning Fees varies with economic activity actual results are currently projected to be slightly less than the budget estimates. Fees have generally been set to increase around 4%. The separate fee for permitted residential work (line 49) is proposed to be removed from the schedule.

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Environmental Services (lines 79 to 120)

Budget Extract	Budget 2013
Septic Tanks	8,320
Health Infringements	19,760
Immunisation	50,960
Food/Public Health	11,440
Public Pool Testing	11,800
General Licences	117,520

Fees, subject to rounding, have generally moved in line with 4%. Current trends are that revenue from Septic Tanks and Health Infringements will be slightly down and Immunisation and General Licences slightly up.

By Laws (lines 121 to 167)

Budget Extract	Budget 2013
Dog Licences	168,000
Outdoor Dining	32,600
Front of Shop Modules	2,080

Fees, subject to rounding, have generally moved in line with 4%. Current trends are that revenue is in line with budget estimates. A fee for the cost of checking the Sandwich Boards has been introduced.

Facilities Management and Governance Services

Parking (lines 168 to 215)

Budget Extract	Budget 2013
Off Street	3,200,000
On Street	3,300,000

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

In November 2012, a separate agenda item was presented to SPPC that discussed an alternative to the flat 4% increase across all parking fees.

A flat 4% increase across all parking fees will generate approximately \$220,000 in additional parking revenue for 2013/14. The alternative fee structure will produce approximately \$100,000 less in additional fee revenue; however there will be opportunities to achieve a similar result to a general fee increase by a review of the parking By-Law and increased infringement amounts.

This fee structure is consistent with the principles outlined in the Parking and Sustainable Transport Strategy.

The fee structure recommended adopts the presented agenda item and will offer visitors to the Central Activities District lower cost parking options.

It is important to note that the Council provides the following concessions with regards to parking:

- Free Residential Parking Permits;
 - Free parking in Paterson East, West and Elizabeth Street car parks between 3.30pm and 5.30pm daily;
 - Three hours of free parking in the multi-storey car parks for pensioners per week;
 - Two dollars per entry to Paterson West car park after 5.30pm Monday to Saturday;
 - Two dollars per entry to Paterson East car park after 5.30pm Thursday to Saturday;
 - Free "Tiger Bus";
 - Free parking in the one level car parks after 5.30pm daily;
 - Free parking on street after 5.30pm daily;
 - Free parking after 11.30am in most of the three hour areas and some 1 hour areas on Saturdays;
 - Free parking on Sundays;
 - Free secure bicycle cages at Paterson East and West car parks;
 - Free motorcycle parking in the Central Activities District;
 - A free Parenting Facility at the Paterson West car park;
 - Free parking at the Forster Street end car park at Inveresk; and
 - Two hours free parking for Red Cross blood and plasma donors.
-

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Carr Villa Cemetery and Crematorium (lines 216 to 269)

Budget Extract	Budget 2013
Cremations	209,000
Plaques and Vases	80,000
Preservation of Ashes	107,000
Burials	291,000
Plaques and Vases	59,000
Pre-Purchase of Land	50,000

In November 2012, a separate agenda item was presented to SPPC that outlined changes in the fee structure at Carr Villa.

The Council's Strategic Financial Plan is dependent on progressively eliminating the operating deficit at Carr Villa.

The budget has been designed to collectively combine the operations of the three cemeteries managed by Launceston City Council, to break even within five years.

Lilydale Cemetery (lines 270 to 282)

Fees are consistent with those charges at Carr Villa.

Launceston Aquatic

Budget Extract	Budget 2013
Membership and Passes	295,400
Admissions	881,600
Customer Service	20,600
Aquatic Education	336,500
Training Courses	15,450
Programs	342,500
Facility Hire	281,000

A separate agenda item will be prepared for changes in the fees at Launceston Aquatic as a result of the review that was recently completed by Mr Michael King of SGL.

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Livestock Market (lines 283 to 304)

Budget Extract	Budget 2013
Fees	230,000

The Livestock Sales Market is currently the subject of a review. Some proposed increases are significantly above the baseline index which reflects the need to address the operating deficit that is currently budgeted.

Aurora Stadium and Inveresk Precinct

Budget Extract	Budget 2013
Inveresk Precinct	172,000
Aurora Stadium	276,000

Fees are determined by YPIPA.

Governance Services

Incidental costs associated with the provision of copies of agendas and meeting recording (Lines 305 to 306).

Infrastructure Services

Incidental costs associated with the provision of services and information (Lines 307 to 344).

Waste Centre and Transfer Stations (Lines 345 to 394)

Waste Transfer Station

Budget Extract	Budget 2013
Nunamara	1,500
Lilydale	14,000

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Launceston Waste Centre

Budget Extract	Budget 2013
Daily Takings	750,000
Collection Contract #1	2,250,000
Collection Contract #2	860,000
Other Trade	900,000

Background:

Council officers are currently investigating a fee structure for the Launceston Waste Centre (LWC) to achieve the following principles:

1. Fees are set on a full cost recovery basis plus a return on capital employed.
2. The maximum target for return on capital employed is 7%.
3. In the long term the transfer station and landfill be considered separate business units and price independently.
4. The development of a carbon liability on a long-term risk approach.

The investigation of long term expenditure and required revenue is near completion and further work on implementation and stakeholder consultation is required. Table 1 provides a summary on the required increase in revenue to achieve sustainable revenue that addresses short term costs (operations, landfill space and capital) and long term costs (rehabilitation, after care, monitoring, carbon tax and environmental risk).

Table 1 Required Revenue for Launceston Waste Centre

Activity	Current Annual (2012/13) Revenue - exc GST (\$)	Required Annual Revenue - exc GST(\$)	Variation (\$)	Variation (%)
Landfill	4,435,000	4,650,000	215,000	5% ^{*1}
Transfer Station	765,000	2,872,400	2,107,400	275%
Total	5,200,000	7,522,400	2,322,400	45%

Note: ^{*1}The variation to achieve sustainable revenue needs to only increase by 5% on current revenue. This increase is less than being proposed in section 2. *Proposed Charges for 2013/14*

As shown above the LWC has a shortfall of \$2.3m, which is primarily related to the transfer station. Based on Table 1 a model would indicate the charges (including GST) at the transfer station would likely increase to \$21 for a car (currently \$7), \$36 for a single axle trailer (currently \$12) and \$64 for a dual axle trailer (currently \$21).

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

This level of rate increase is not considered acceptable and therefore, pricing models and implementation strategies are currently being investigated. It is intended that a report will be presented to Council within three months addressing these issues.

This investigation has been ongoing since the introduction of the Carbon Pricing Mechanism (CPM) on 1 July 2012. The reason this process has been an extended one is that the complexity of the CPM and significant flaws in the emissions calculation methodology as discussed below:

1. The Council was identified as a likely liable entity under the CPM by the Commonwealth Government and comparison of our landfill against other similar sized landfills suggested that Council/Launceston Waste Centre would be liable for emissions under the CPM.
2. The Council commissioned MRA Consulting to develop an emissions model for the Launceston Waste Centre. The emissions model showed that Council were not liable and also did not exceed the liable threshold in 2012/13. If this modelling showed we were liable then we would have accepted the answer as many landfill operators have done.

The risk of accepting this result is that waste breaks down over 20 to 40 years and if the landfill exceeded the 25,000 tonne of carbon dioxide equivalent in future years, Council would not have collected funds for today's wastes future emissions and hence the full bill would be charged to future generations.

3. Due to the result the model produced Council officers questioned the model inputs, which have assumptions for up to 40 years for waste quantity, waste composition and characteristics, landfill gas efficiency, resource recovery and the price of carbon. Small changes in these assumptions can result in large cumulative changes in the Council liability.
4. The Council then commissioned Ernst & Young to consider risk and advice on appropriate pricing models. The approach developed by Council officers and Ernst & Young is more in line with assessing long term stock options than the traditional model used by landfill operators to assess CPM liabilities.

This work is near completion and indications are that each tonne of waste disposed to landfill, assuming a slightly conservative approach to risk, should be charged at \$8/t which produces a potential annual liability of \$684,000.

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Proposed Charges for 2013/14:

The long term pricing model and recommendations are currently being undertaken and due for completion in three months. This will not allow sufficient time to undertake engagement with neighbouring councils and key customers or incorporation in to the 2013/14 fees and charges budget. Neighbouring councils and key customers seek at least three months notice so that changes can be factored into the coming year's budget/charges.

There are four components that should be considered for the 2013/14 fees and charges which are as follows:

1. Increase of labour and materials for 3%.
2. CPM liability of \$684,000 or \$8/t.
3. Waste levy increasing by \$1.5/tonne (\$3.5/tonne to \$5/tonnes). The regional councils have formally agreed to a \$5/tonne waste levy.
4. Resale shop operation of \$150,000 or \$2/tonne.

If not incorporated there will be an unfavourable impact on the LWC net operating budget for 2013/14.

The existing landfill fee is \$66/tonne and with the above items applied the proposed fee is \$79.5/tonne (\$13.5/tonne increase) excluding GST. Based on 65,500 tonnes received directly to the landfill and 20,000 tonnes to the transfer station total revenue/expenditure increases are \$884,250 and \$270,000 respectively.

Table 2 Examples of Proposed Fees

Activity	Current Annual Revenue - exc GST (\$)	Additional Revenue exc GST(\$)	Increase (%)
Landfill	4,435,000	36,250	8
Transfer Station	765,000	110,000	14
Total	5,200,000	470,250	9

Due to uncertainties around the future of the carbon pricing the consensus has been to defer the portion of the increase relating to carbon pricing. On this basis the revenue increase will be 10 per cent at the transfer station and 8 per cent at the landfill.

Details of the fees are on lines 345 to 375 of the attached schedule.

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

Parks and Recreation (lines 359 to 488)

The cost of administering and collecting some of the Parks and Recreation Fees exceeds the revenue received.

Halls

Budget Extract	Budget 2013
Rocherlea	2,150
St Leonards	2,650
St Catherine's	7,250
Soldier's Memorial	1,350
Windmill Hill	10,100
Ravenswood Community	8,500

Sportsgrounds

Budget Extract	Budget 2013
Rocherlea	4,250
Birch Avenue	2,000
Coronation Park	110
Netball	10,000
St Leonards Athletics	10,100
Youngtown	9,000

Fee increases in line with the baseline index of 4% with the exception of sportsground lighting which has also increased significantly to reflect the improved service and the cost of providing the facility.

Queen Victoria Museum and Art Gallery (lines 489 to 614)

Budget Extract	Budget 2013
Fees	287,500

Fee increases in line with the baseline index of 4%

18.1 Council Fees - 2013/14 Financial Year...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Priority Area 5: Governance Services

Goal: Engaging our community and delivering responsible management.

5.4: Ensure the City is managed in a financially sustainable manner.

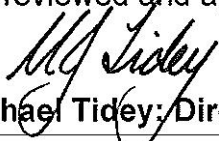
BUDGET & FINANCIAL ASPECTS:

As per report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey, Director Corporate Services

ATTACHMENTS:

1. Proposed Fees (distributed separately)
-

COUNCIL AGENDA

Monday 29 April 2013

19 GENERAL MANAGER

19.1 Launceston Flood Authority - Reappointment as Director and Appointment of New Director

FILE NO: SF4493

GENERAL MANAGER: Robert Dobrzynski

DECISION STATEMENT:

Consideration of the reappointment of a Director and the appointment of a new Director of the Launceston Flood Authority.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That pursuant to the provisions of Clause 12.1 of the Launceston Flood Authority Rules, the Council:

1. Appoints Mr Don Wing of 92 Normanstone Road, Launceston Tasmania to the vacant position on the Board of Directors for a term 2 years.
 2. Appoints Dr Owen Ingles of 28 Foreshore Road, Swan Point Tasmania as a Director of the Launceston Flood Authority for a further term which will expire on 30 September 2014.
-

REPORT:

The provision of the Launceston Flood Authority Rules deal under Part 3 with Directors of the Authority.

More particularly, Clause 12 deals specifically with the appointment of Directors. Clause 12.1 indicates:

The Directors (individually or en bloc) shall be appointed and removed from office by or at the direction of Council.

19.1 Launceston Flood Authority - Reappointment as Director and Appointment of New Director...(Cont'd)

Aldermen would be aware that the Launceston Flood Authority has a vacancy in the position of Director for a period of time, following the resignation of Mr Bill Wood.

Aldermen would also be aware that at the Council held on 25 February 2013 the Council appointed Dr Owen Ingles to a term as Director of the Launceston Flood Authority expiring on 30 September 2013. This additional term of 1 year for Dr Ingles was specifically to meet his requirements at that time. Dr Ingles has now indicated that he is prepared to serve as a Director of the Launceston Flood Authority for the complete 2 year term, consequently the recommendation has been brought before the Council to address this matter.

The Launceston Flood Authority have formally written to the Council seeking the reappointment of Dr Ingles for a further 12 month period which will expire on 30 September 2014.

The expertise and knowledge of the work undertaken by the Launceston Flood Authority shown by Dr Ingles has been invaluable over the past 4 and a half year period. Dr Ingles is an acknowledged expert in matters relating to the Flood Authority's function.

The Launceston Flood Authority has undertaken considerable deliberation in order to determine the most appropriate skills sets required to complement the Board in pursuing its function and delivering upon its responsibilities.

The Directors believe that the skills and experience of Mr Don Wing will be a decided asset to the Launceston Flood Authority Board as it continues to pursue its function.

The Council's endorsement of the recommendation from the Launceston Flood Authority seeking the reappointment of Dr Ingles for a further term of 12 months and the appointment of Mr Don Wing for a term of 2 years is sought.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

19.1 Launceston Flood Authority - Reappointment as Director and Appointment of New Director...(Cont'd)

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:

N/A


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 Discussion Paper - Provisions for Inclusion in the Shareholders Letter of Expectation for the Water and Sewerage Corporation**FILE NO:** SF0332/SF5135**AUTHOR:** Louise Foster (Manager Corporate Strategy)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider the LGAT Discussion Paper regarding provisions for inclusion in Shareholders' Letter of Expectation for the Water and Sewerage Corporation.

PREVIOUS COUNCIL CONSIDERATION:

Minute Item 18.1 Council Meeting - Monday 11 February 2013 - considered a LGAT discussion paper on providing concessional charges for not for profit organisations.

RECOMMENDATION:

1. That Council advise the LGAT that it supports the suite of principles developed to form the basis of how the Water and Sewer Corporation would be expected to respond the economic development opportunities.

2. That Council advise the LGAT that a uniform definition and application process applied to concessions for not for profit organisations by the water corporation prior to the distribution of dividends is preferable and reiterate its support for the following principles in the final determination of the policy regarding concessions for not for profits organisations:

- Apply charges to all who receive or are able to receive water and/or sewerage services.
 - The Water and Sewerage Corporation to provide and fund a standard discretionary concession to Not for Profit organisations.
 - Concessions should only be provided for fixed charges, with a cap of 50 percent of the fixed charge.
 - Concessions should not be so large, for organisations funded by other levels of government that a significant cost shift is allowed to occur.
 - The theoretical benefits of funding concessions from local government (taxing body) are outweighed by the administrative efficiency of the concession being provided by the Water and Sewerage Corporation.
-

19.2 LGAT Discussion Paper - Provisions for Inclusion in the Shareholders Letter of Expectation for the Water and Sewerage Corporation...(Cont'd)

- The exclusions from or constraints on access to concessions need to meet a similar standard to the 'owned and occupied exclusively' test that applies to charitable rating exemptions.
-

REPORT:

Following the inputs and contributions from the Mayors' and General Managers' workshops the LGAT were requested to prepare another discussion document in relation to the particular provisions of the Shareholders' Letter of Expectation relating to economic development and concessions for Not For Profits that could be circulated for consideration and comment by Councils prior to the matters being addressed at the 16 May 2013 meeting of the Owners' Representatives Group. Inputs received from the various forums have been used to develop a paper for consideration by Councils (please see attachment).

Comments are to be forwarded to LGAT by 3 May 2013 to allow for a revised document to be developed and included on the Owners Representative Group agenda.

Role of Water Corporation as a Facilitator of Economic Development

It is proposed that Councils consider detailing a suite of principles which would form the basis of how the Corporation would be expected to respond to economic development opportunities and that the corporation regularly report in regard to efforts in the areas of economic development.

Principles proposed are:

1. That the corporation develop strategic customer alliances aimed at growing the businesses of customers and the corporation and provide regular reports to owners on economic development activities.
 2. That the corporation recognise residential development as a key driver of economic growth and that infrastructure decisions be made in accordance with settlement strategies.
 3. That the capital program of the corporation should have regard for regional land use strategies and the priorities and opportunities that they present.
 4. That the corporation seek to ensure that its pricing and costing regime is transparent and understood by owners and customers and that charges reflect the relative cost of the service or solution being provided.
 5. That infrastructure solutions proposed for economic development projects be set at a reasonable standard so as to allow their progress without compromising the overall standards of the corporation's infrastructure system.
-

19.2 LGAT Discussion Paper - Provisions for Inclusion in the Shareholders Letter of Expectation for the Water and Sewerage Corporation...(Cont'd)

Overall the principles provide a sound base but it is important that clarity is achieved around the reference to each case being considered on its merits on the basis of a business case being developed - consideration on the merits must involve direct reference to the principles as established.

It is critical that the Corporation have regard to regional land use strategies to support appropriate settlement patterns in order to remove potential subsidisation of residential development that does not fit within overall land use strategies.

It is important that the Water Corporation provides regular reporting to the owners' representative group as to economic development activities so that any need to review the requirements established in the Shareholders Letter of Expectation is identified at the earliest possible opportunity.

Treatment of Concessions for not for profit organisations

In February, Council considered a LGAT discussion paper on providing concessional charges for not for profits and made the following decision:

That the Council recommend to the LGAT the application of the following principles in the final determination of the policy.

- 1. Apply charges to all who receive or are able to receive water and/or sewerage services.*
- 2. The Water and Sewerage Corporation to provide and fund a standard discretionary concession to Not for Profit organisations.*
- 3. Concessions should only be provided for fixed charges, with a cap of 50 percent of the fixed charge.*
- 4. Concessions should not be so large, for organisations funded by other levels of government that a significant cost shift is allowed to occur.*
- 5. The theoretical benefits of funding concessions from local government (taxing body) are outweighed by the administrative efficiency of the concession being provided by the Water and Sewerage Corporation.*
- 6. The exclusions from or constraints on access to concessions need to meet a similar standard to the 'owned and occupied exclusively' test that applies to charitable rating exemptions.*

As previously resolved by Council a uniform definition and application process applied to concessions for not for profit organisations by the water corporation prior to the distribution of dividends is preferable.

19.2 LGAT Discussion Paper - Provisions for Inclusion in the Shareholders Letter of Expectation for the Water and Sewerage Corporation...(Cont'd)

Some Councils would prefer to take responsibility for their own concession arrangements and that the water corporation have no role in the process

ECONOMIC IMPACT:

The Discussion Paper refers to the Water and Sewer Corporation facilitating economic development.

Financial modelling for the consolidation of the 3 water and sewerage corporations into a single entity predicts savings of \$3 million in a low case scenario and \$5 million in a high case scenario.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Not for profit organisations play an important role in the community so clarity around pricing structures is critical.

STRATEGIC DOCUMENT REFERENCE:

Launceston City Council Strategic Plan 2008-2013

Priority Area 5: Governance Services

Goal: Engaging our community and delivering responsible management

5.7 - Ensure an effective transition to the new sewer and water arrangements

BUDGET & FINANCIAL ASPECTS:

N/A

19.2 LGAT Discussion Paper - Provisions for Inclusion in the Shareholders Letter of Expectation for the Water and Sewerage Corporation...(Cont'd)

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

ATTACHMENTS:

1. LGAT Discussion Paper - Provisions for Inclusion in Shareholders letter of expectation for the Water and Sewerage Corporation
-



**Provisions for Inclusion in
Shareholders' Letter of
Expectation for the Water and
Sewerage Corporation**

Discussion Paper

April 2013

Provisions for Inclusion in Shareholders' Letter of Expectation for the Water and Sewerage Corporation

Background

Following discussions at both the recent Mayors' and General Managers' Workshops regarding items for inclusion within the SLE for the single water corporation, it was resolved that a further document be produced for consideration by councils prior to the next Owners' Representative Meeting.

The two matters requiring further deliberation are the role of the water corporation as a facilitator of economic development and the treatment of concessions for not for profit (NFP) organisations.

Discussion papers for each of these items have previously been circulated to councils for comment and while some contributions were received, the recent face to face exchanges provided perhaps the greatest insight into the thinking of councils as owners of the corporation.

It has become clear that a definitive policy framework for the economic development arrangements may be difficult without an understanding of the projection of activity or details of costings of assistance scenarios. On this basis, it is proposed that councils consider detailing a suite of principles which would form the basis of how it would be expected that the corporation respond to economic development opportunities. The corporation would respond to these principles through regular reporting and feedback on results and efforts with the opportunity to refine or better define the facilitation process within the next review of the Shareholders' Letter of Expectation (SLE).

With regard to the matter of concessions for NFP organisations the point has been reached at which it is generally conceded that if concessions are to be provided then there should be a uniform arrangement across the state. What is less clear is whether councils agree that the corporation should administer the concessions or whether this should be left to individual councils to consider.

Both of these matters are discussed in more detail in the following sections. The paper is intended to have councils consider the broad expectations they wish to convey to the corporation in terms of these important matters. It will be a matter for the ORG and the Board of the new corporation to consider at their inaugural joint meeting on 16 May 2013.

Economic Development Facilitation

The initial discussion paper proposed that a key principle in relation to economic development facilitation by the corporation be that such effort comes at no or little cost to the corporation.

Feedback suggests that while the corporation should not be providing significant subsidies to potential proponents of economic activity, the corporation should adopt a position of working with potential customers to grow their respective businesses together. This may involve foregoing revenue in the short term or providing some form of relief during start up on the basis of securing improved revenues in the longer term.

Rather than imposing a generic, all encompassing policy on the corporation, each case would be considered on its merits, the cost of such support determined and a business case considered by the corporation. In the absence of data or financial information, it is difficult for owners to require specific actions without understanding the financial implications and overall cost to the business. Seemingly appealing initiatives may have unintended financial implications on the corporation and revenues for owners. The corporation could provide to owners a regular reporting and feedback regime detailing efforts in the areas of economic development against which it could be assessed with opportunities for continuous input and improvement from owners in future reviews of the SLE.

Principle 1 That the corporation develop strategic customer alliances aimed at growing the businesses of customers and the corporation and provide regular reports to owners on economic development activities.

Councils consider residential development to be a key driver of economic development, contributing to increased retail activity and greater demand for services with flow on employment opportunities. The owners of the water corporation expect that infrastructure decisions of the corporation would support residential activity in accordance with the settlement strategies detailed in regional land use strategies.

Principle 2 That the corporation recognise residential development as a key driver of economic growth and that infrastructure decisions be made in accordance with settlement strategies.

The significant overhaul of the planning system has impacted on the future land use planning of the state, particularly with the introduction of regional land use strategies. These documents have been developed by councils in concert with the State Government and other stakeholders and provide a framework within which economic, social and environmental decisions affecting land use can be considered. It is important that as a key infrastructure provider in the state that the corporation has regard for the contents of the regional land use strategies and opportunities presented for economic development.

Principle 3 That the capital program of the corporation should have regard for regional land use strategies and the priorities and opportunities that they present.

Pricing is a key concern for owners and customers alike and it is important that the pricing regime of the corporation is understood and transparent. Headworks charges and the costs associated with infrastructure provision may be seen as potential impediments to economic development activity. There are particular concerns that a universal headworks charge that does not reflect the true cost and capacity of a particular location will impose unnecessary burdens on economic activity. While the principles associated with headworks charges are understood by some, it is evident that there is not a broad recognition of why the charges exist and the basis of their quantum. In addition, the costs apportioned to new lots, existing lots and changes of use create confusion among customers and owners. The areas of operation fees and charges relating to connection and trade waste are not well understood by those outside the corporation and the design standards and codes being applied by the corporation have created some concern in terms of the pricing impacts on proponents.

Owners should have a clear understanding of the pricing and costing regime and the principles upon which these costings and charges are based. There is no suggestion that owners should interfere with these arrangements but there should be a high level of transparency associated with this area of the corporation's business.

Principle 4 That the corporation seek to ensure that its pricing and costing regime is transparent and understood by owners and customers and that charges reflect the relative cost of the service or solution being provided.

Principle 5 That infrastructure solutions proposed for economic development projects be set at a reasonable standard so as to allow their progress without compromising the overall standards of the corporation's infrastructure system

State-Wide Not-For-Profit Community Organisation Pricing Approach

Overview

In preparation for the advent of a single state-wide Water and Sewerage Corporation, the issue of how the corporation and its owner councils deal with the treatment of concessions for not-for-profit organisations (NFPs) needs to be addressed. In late 2012, a working group consisting of two General Managers from each of the three regions met to discuss and consider this issue in order to identify appropriate options, with a view to determining a 'preferred' approach for recommendation to the Owners' Representatives Group (ORG). The general conclusion was that a consistent model administered by the water corporation provided the most equitable and administratively efficient outcome for the treatment of concessions.

In recent discussions with Mayors and General Managers there has been quite a strong leaning towards councils taking responsibility for their own concession arrangements and that the water corporation have no role in the process. On this basis, the following information is provided for consideration by councils. The expectation at the next meeting of the ORG is that this matter will be finalised and included within the SLE. It is, therefore, important that councils have a full understanding of the issues so that their Owner's Representative is able to prosecute their case at that meeting.

Councils need to consider whether they wish to have a uniform definition and application process applied to concessions for NFP organisations by the water corporation prior to the distribution of dividends or whether they intend to administer their own local arrangements post the distribution of dividends.

When the current Regional Corporations were established in 2009, the various SLEs required the corporations to honour the charging arrangements and rebates provided to Not for Profit entities. Southern Water was required to do so for a period of 5 years; Ben Lomond and Cradle Mountain Water were required to do so for a 3 year period.

From the outset, the treatment of NFPs by councils in relation to water and sewerage rates was not consistent across councils, let alone regions. Arrangements included non-charging, full or partial rebate of fixed charges or no rebate at all.

In 2012 Cradle Mountain Water and the North-West owner councils considered options to establish a consistent policy and approach to be applied to all not-for-profit customers of Cradle Mountain Water.

Whilst there is a level of support for adopting the Cradle Mountain Water approach on a state-wide basis, there is also an acknowledgement that councils in other areas of the state have up to this point treated NFPs differently, and that the establishment of a state-wide approach may bring about unforeseen consequences in different municipal areas or regions.

Current ApproachesNorth

After the expiration of the initial three year period for charging arrangements and rebates for NFPs, Ben Lomond took the view that they would simply extend the existing arrangement for a further 12 months.

South

Under the current regional corporation provisions, Southern Water is required under its SLE to observe the pre-existing arrangements for a further 2 years.

North West

Cradle Mountain Water has a Not-For-Profit Organisation Rebate available to the North-West Tasmanian community, allowing for a 50 percent rebate on fixed water and sewer charges.

The North West Approach

As the SLE requirements were about to expire in the North West region, Cradle Mountain Water, at the request of its owners' representatives, went through a process to establish a common approach to NFP rebates for the North West communities. This involved putting a range of options to all councils and seeking their feedback.

Ultimately Cradle Mountain Water determined that the most appropriate preferred option for the North West region was to donate 50% of Fixed Charges on an annual basis using a NFP Tariff¹. This approach was deemed likely to achieve pricing equity, circumvent the potential of a significant number of hardship claims and adverse publicity from NFP Organisations, and incentivise water conservation.

Principles of this approach:

- Based on the tariff arrangements set out in the Pricing & Services Plan
- Will consist of donations to eligible NFPs upon application
- Once pricing equity is achieved (i.e. postage pricing arrangements achieved) a plan will be formulated to commence the reduction of the total amount of donation available

Advantages of this approach:

- Takes into account the opinions and expectations of the Owners
- A donation to registered NFPs reduces the amount of taxable income of the Corporation
- Equitable pricing is achieved through the application of published tariffs
- Donations amounts are transparent and reportable
- The CEO has the discretion to approve applications
- Potentially increases receivable income

¹The Cradle Mountain Water NFP Tariff rule operates as follows:

= If 1 x 20mm standard connection for water, then standard residential ET (sewerage) rate applies
= If >20mm standard connection for water, then standard ET (sewerage) rate applies

Classification of a NFP Organisation

Cradle Mountain Water currently derives its definition of a NFP organisation from the Australian Taxation Office. In order to be eligible for any rebate, organisations must be able to show that they are one of the following: - Incorporated Association; Australian Public Company Limited by Guarantee; Non-trading Co-operative; Public Benevolent Institution (PBI); Charitable Institution or Charitable Fund; Income Tax Exempt Fund; Deductible Gift Recipient (DGR); or Health Promotion Charity (HPC).

To be eligible for the concession, an organisation must not hold either liquor or gaming licences for the subject premises. Further, the rebate is only applicable if the NFP is the *owner* of the premises; it does not apply to lessees.

Costs of Concessions under North West Approach

Preliminary work undertaken by Cradle Mountain Water determined that on the basis of the above classification, the cost of the concessions would be in the order of \$137,500 for the 2012/13 financial year. This represented an overall reduction on the present concession arrangements on the basis of the shift away from lessees to owners of properties.

With regard to the other regional areas some analysis has been undertaken although the estimates have been made on the basis of relative revenue levels. The proposition for the north of the state is for a similar concession level as the north west with an amount of \$176,000 applicable to the south. The broad estimate of cost for the current financial year using the north west model was guesstimated to be approximately \$450,000.

Moving to a Statewide ApproachRationale/s:

- the desire to achieve state-wide consistency of approach towards the handling of NFP concessions - both in terms of defining and categorising NFPs and also in relation to the rebates provided;
- recognition that often NFPs service regions rather than just one local municipal area – so the provision of a rebate from the state-wide corporation rather than from one council's resources is a more equitable approach; and
- an acknowledgement that at certain times the dividends provided to a given council may not cover the NFP rebates that are due to NFP organisations within that council's municipal area; this possibility will be circumvented by administering the concession prior to distribution.

Issues for Consideration

- The varying regional approaches to NFPs provide concessions to a wide array of organisations including churches, community associations, nursing homes and others. There could be some that are affected adversely by the introduction of a consistent state-wide approach and definition for NFPs.
- In the event that the new water corporation, rather than the owner councils, is responsible for administering concessions to eligible NFPs prior to effecting distributions to owner councils, concessions could still be made by councils to

additional organizations (eg NFP organizations who are tenants) in the form of community grants within their own municipality if they see fit.

- It is acknowledged that some councils currently meet some of the costs of services, as current NFPs who are tenanting properties are unable to pay the full cost. There may be implications in specific cases with the introduction of a state-wide approach; it would be useful for the working group to receive more information on this to inform its broader deliberations.

Next Steps

The Association is seeking comments from councils in relation to the principles supporting economic development and their general preference for the concessions regime – either one administered by the corporation or by individual councils.

The ORG meets on 16 May 2013 with papers to be distributed for that meeting on 9 May 2013. It is intended that contributions from councils inform the agenda item relating to the SLE with appropriate amendments being made to this document to reflect the requirements of owners. To the extent that opinions vary or there are additional contributions, these will be included in the documentation for the ORG. It will then be up to that group, in consultation with the new board, to resolve the detail of the inclusions within the SLE.

20 URGENT BUSINESS

Nil

21 WORKSHOP REPORT(S)

Nil

22 INFORMATION / MATTERS REQUIRING FURTHER ACTION

22.1 Information / matters requiring further action

FILE NO: SF3168

AUTHOR: Daniel Gray (Committee Clerk / Administration Officer)

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.

ATTACHMENTS:

1. Information / matters requiring further action - 29 April 2013
-

MATTERS ARISING FROM COUNCIL - REQUIRING FURTHER ACTION - AT 29 APRIL 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>Notice of Motion - Rating System Analysis</p> <p>That Council;</p> <ol style="list-style-type: none"> 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; 2. Provides written advice on the advantages and disadvantages of the implementation of such a system and presents the advice to the public; 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 4. Implements the system agreed upon, for the rating period beginning 2012-13 	<p>Michael Tidey</p> <p>Project will have a number of phases.</p> <p>First presentation occurred in December 2011.</p> <p>Further action deferred pending the State Government review.</p> <p>The preparatory work for the State Government report is currently being finalised with the report expected by the end of August.</p> <p>It is now expected that the analysis and modelling will be completed during October with a presentation in early November.</p> <p>State Government report was received on 19 October 2012 and listed for discussion at SPPC on 6 November 2012.</p> <p>Item listed for discussion at the SPPC meeting on 17 December 2012.</p> <p>Information will be presented as part of the budget consultation process.</p>	<p>April 2012 August 2012</p> <p>Nov 2012</p> <p>April 2013</p>
13 March 2012 Council 14.1 SF0841	<p>Duck Reach Redevelopment</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"> 1. Consider the report outlining recent investigation into a redevelopment of the Duck Reach site. 2. Endorse the investigation of third-party investment opportunities for the redevelopment of the Duck Reach Site. 3. On finalisation of the 	<p>Rod Sweetnam</p> <p>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.</p> <p>The MOU will be presented to Council for consideration.</p> <p>Finalisation of the MOU will allow the business case analysis to proceed.</p> <p>The draft MoU has been sent to Hydro Tasmania for review and comment prior to report to Council.</p> <p>Awaiting formal response to the draft MoU as presented. This includes a binding agreement on water supply.</p>	<p>Nov 2012</p> <p>Dec 2012</p> <p>July 2013</p>

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	<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)**

Nil

27 **MEETING CLOSURE**
