



LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 8 SEPTEMBER 2014**

LAUNCESTON CITY COUNCIL

COUNCIL AGENDA

Monday 8 September 2014

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

Date: 8 September

Time: 1.00 pm

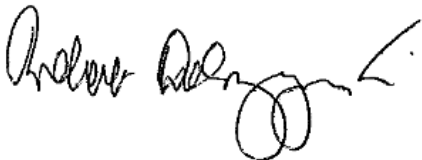
Section 65 Certificate of Qualified Advice

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

COUNCIL AGENDA

Monday 8 September 2014

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1 OPENING OF MEETING - IN ATTENDANCE AND APOLOGIES

2 DECLARATION OF PECUNIARY INTERESTS

3 CONFIRMATION OF MINUTES

RECOMMENDATION:

1. That the Minutes of the meeting of the Launceston City Council held on 25 August 2014 be confirmed as a true and correct record.
2. That the Minutes of the meeting of the Launceston City Council held on 25 August 2014 in closed session be confirmed as a true and correct record.

4 DEPUTATION

Nil

5 ANSWERS FROM PREVIOUS PUBLIC AND ALDERMEN'S QUESTION TIME

Nil

6 PUBLIC QUESTION TIME

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items 7.1 - 7.2

7 PLANNING AUTHORITY

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles

FILE NO: DA0321/2014

AUTHOR: Catherine Mainsbridge (Senior Town Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	S Group
Property:	64A Lyttleton Street and 66 Lyttleton Street, East Launceston
Zoning:	Inner Residential
Receipt Date:	30/07/2014
Validity Date:	30/07/2014
Deemed Approval:	10/09/2014
Representations:	2

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council approves DA0321/2014 for Residential - multiple dwellings; construction of two dwellings at 64A Lyttleton Street, East Launceston; boundary adjustment between two titles at 64A & 66 Lyttleton Street, subject to the following conditions.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

ENDORSED PLANS & DOCUMENTS

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

- a. Site Plan, Prepared by S Group, Drawing No. A1-001 Rev C, Dated 29/7/2014, Plan to be amended.
- b. Townhouse 01 Plan, Prepared by S Group, Drawing No. A2-002 Rev C, Dated 29/7/2014.
- c. Townhouse 02 Plan, Prepared by S Group, Drawing No. A2-002 Rev C, Dated 29/7/2014.
- d. Townhouse 01 Elevations, Prepared by S Group, Drawing No. A3-001 Rev C, Dated 29/7/2014, Elevation to be amended.
- e. Townhouse 02 Elevations, Prepared by S Group, Drawing No. A3-002 Rev C, Dated 29/7/2014.

AMENDED PLANS REQUIRED

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

- a. The proposed boundary between the two lots is to be moved 900mm towards 66 Lyttleton Street to provide a compliant 1.9m setback for proposed dwelling 1.
- b. The south facing window of the lounge of dwelling 2 must be opaque.

LEGAL TITLE

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

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.

EXTERIOR AND SECURITY LIGHTING

Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

HOURS OF CONSTRUCTION

Construction works must only 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.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

NON REFLECTIVE EXTERIOR FINISH

All external cladding and roofing of the buildings must be of a non-reflective nature and must be finished in muted colours to the satisfaction to the Council. The roofs should be clad in a darker colour to minimise impacts.

TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2014/00687-LCC) (attached).

DEMOLITION

- a. All demolition works must ensure the protection of property and services which are to either remain on or adjacent to the site from interference or damage.
- b. Burning of waste materials must not be undertaken on site.
- c. All rubbish/debris must be removed from the site for disposal at a licensed refuse disposal site.

SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan;
- b. Include reinstatement of any landscaping that aligns the boundary and that on adjoining properties.
- c. Completed prior to the sealing of any strata title; and
- d. Maintained as part of the development. It must not be removed, destroyed or lopped without the written consent of the Council.

FENCING

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

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

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

CAR PARKING CONSTRUCTION

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must;

- a. Be designed to comply with Australian Standards AS 2890.1 Off-street car parking.
- b. Be properly constructed to such levels that they can be used in accordance with the plans,
- c. Be surfaced with a fully sealed, debris free surface of concrete, asphalt or square edged pavers,
- d. Be drained to Councils requirements,
- e. Be line-marked or otherwise delineated to indicate each car space and access lanes,
- f. Have exterior lights that are installed in such positions as to effectively illuminate all pathways, car parking areas and porch areas. Such lighting must be controlled by a time clock or sensor unit and shielded to prevent direct light being emitted outside the site,

Parking areas and access lanes must be kept available for these purposes at all times.

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.

WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742.

The explicit permission of Council's Roads & Hydraulics Department is required prior to undertaking works where the works:

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

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

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

All works that involve the opening or breaking of trafficable surfaces within the road reserve must be undertaken by, or under the supervision of, a tradesman/contractor who is registered with Council as a "Registered Contractor".

TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

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

VEHICULAR CROSSINGS

Before the commencement of the use, a new vehicular crossover must be provided to service this development. An application for such work must be lodged on the approved form. All unused crossovers and driveways must be removed prior to the occupation of the development.

No work must be undertaken to construct the new vehicular crossing or to remove the existing driveway outside the property boundary without the prior approval of the works by the Council's Roads and Hydraulics Department.

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

SOIL AND WATER MANAGEMENT PLAN

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

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

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

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

FILLING OF LAND

Site filling that exceeds a depth of 300 mm must comply with the provisions of AS3798 Guidelines on earthworks for commercial and residential developments current at the time of the application. Prior to the use commencing, a Civil Engineer must certify that all the works have been carried out in accordance Australian Standard AS 3798 and the endorsed plan.

CONSTRUCTION OF RETAINING WALLS

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

AMENITY

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

Notes**Building Permit Required**

Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2000. Section 93. A copy of this planning permit should be given to your Building Surveyor.

Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

General

This permit was issued based on the proposal documents submitted for (DA0321/2014). You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

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

This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.

Restrictive Covenants

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

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

Permit Commencement.

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

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

Strata Title Approval

The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.

REPORT:

1. THE PROPOSAL

The application is for construction and use of two multiple dwellings on the internal lot of 64A Lyttleton Street. The site currently exists as a private tennis court. The access to the site is currently a pedestrian walkway, 1.98m wide. The proposal includes a boundary adjustment where a strip of land is to be transferred from the adjoining southern neighbour, 66 Lyttleton Street, to increase the width to create a driveway. The main portion of the driveway will be a width of at least 3m with 3.6 at the street. 66 Lyttleton Street is to have right of way (ROW) over the driveway to allow vehicular access to the rear of their site. In exchange an area off the south western corner of 64A Lyttleton Street, of 5.1m x 11.5m, is to be transferred to 66 Lyttleton Street.

Each of the two proposed dwellings have a slightly different floor plan. Both have a two car garage of 6.991m x 5.93m on the lower level, sited at the rear of the dwelling. Forward of each garage is a stair well up to the upper level. The stair well for the first dwelling is sited on an angle and for the second it is parallel to the side of the garage building. On the upper level of each is an ensuited main bedroom, 2 bedrooms, a kitchen and dining/living area with a 6m x 4m deck off the north eastern corner. The partially pole framed structure is to be clad in a mix of four cladding types, James Hardie 'easylap' and 'shadowclad', 'Spandek', and 'Sycon Axion'.

Landscaping is proposed along the northern and southern side boundaries and between the two dwellings. At ground level the area is proposed to be dressed with top soil and mulched.

A 600mm high retaining wall, approximately 2.4m in from the rear of the site is proposed to be demolished and replaced by another approximately 1m high wall 1.412m off the boundary.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

Site Description

The main body of the site is currently a parallel-a-gram in shape, 19.84m is depth x 37.57m long. In the rear north western corner is a small building used as a change and storage room and providing some under cover seating. Along the eastern side boundary is a fence and structure within the site that possibly was intended to minimise balls travelling into the neighbouring yard, that to the north. The site is located on the western and higher side of Lyttleton Street, an internal lot with a pedestrian access between 64 and 66 Lyttleton Street and the land being to the rear of 62 and 64 Lyttleton Street. The access is currently contained by a timber picket gate.

66 Lyttleton Street, over which access is to be gained, is partially two storey, the rear of the dwelling single storey and accessing onto a rear yard that is parallel with the body of 64A Lyttleton Street.

Lyttleton Street is located between Dowling and Arthur Streets in East Launceston on the eastern hillface below High Street. The section of the street between Adelaide and Arthur Streets is split level.

Slope Levels

The site rises up from Lyttleton Street approximately 1.9m before flattening out where the site widens out.

Vegetation

There is vegetation on the site aligning the perimeter and often growing within the existing the tennis court fencing.

Location of any existing buildings on the site and surrounding

The surrounding lots are all developed with residential dwellings and primarily single dwellings. In response to the terrain and minimal lot size a number have garages within the lower level of the buildings and most are of partially two storey construction. The adjoining dwellings fronting Lyttleton Street occupy most of their land area, with the existing tennis court appearing as the previous rear yards of 62 and 64 Lyttleton Street.

The area is an older established area of the city with development primarily having occurred in the late 1800 and early 1900's. A majority of the surrounding dwellings are clad in weatherboards, although some are clad brickwork.

Site Services

The site is able to be connected to all reticulated services.

- 7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

3. PLANNING SCHEME REQUIREMENTS

<p>Part C - Special Provisions 9.2 Adjustment of a Boundary 9.2.1 An application for a boundary adjustment is permitted and a permit must be granted if:</p>
<p>a) no additional lots are created;</p>
<p>Complies No additional lots are being created.</p>
<p>b) there is only minor change to the relative size, shape and orientation of the existing lots;</p>
<p>Complies There will only be a minor change to the lot configurations.</p>
<p>c) no setback from an existing building will be reduced below the applicable minimum setback requirement;</p>
<p>Not Comply The proposal results in a reduced setback to the northern side setback for 66 Lyttleton Street, adjacent the front stairs and the projecting side window at the rear. The variation at the front stairs is not considered a change to the existing situation where the landing of the stairs at a floor level, being 1m above the ground, are already not compliant with the scheme. Refer to subdivision assessment within the zone provisions.</p>

3.1 Zone Purpose

11 - Inner Residential Zone

Local Area Objectives - There are no local area objectives

Desired Future Character Statements - There are no desired future character statements

- 7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.3 Use Standards

11.3.2 Residential Character – Discretionary Uses

Objective
To ensure that discretionary uses support the visual character of the area.
Consistent The proposed dwellings are two storey as are the surrounding homes. As the site is internal and existing development is juxtaposed on the hillside the visual impact from the street on the area will be minimal.
A1 To ensure that discretionary uses support the visual character of the area.
Not Applicable The proposal is for a residential use.
A2 Goods or materials are not stored outside or in locations visible from adjacent properties, the road or public land.
Not Applicable The proposal is for a residential use.
Not Applicable
A3 Waste materials storage for discretionary uses must: <ul style="list-style-type: none"> 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.
Complies General storage for waste bins is provided on site. A bin storage is proposed in the drive but this is possibly not necessary.

- 7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)
-

11.4 Development Standards

11.4.1 Clauses 11.4.1.1 – 11.4.1.6 only apply to development within the Residential Use Class which is a single dwelling

11.4.1.1 Setback from a frontage for single dwellings

Objective

To ensure that the setback from frontages:

- a) assist in the establishment of the streetscape character; and
- b) enhance residential amenity; and
- c) are consistent with the statements of desired future character; and
- d) provide a transition space between the road and private dwelling allowing mutual passive surveillance for community safety; and
- e) respond to slope and other physical characteristics of a lot and assist in attenuation of traffic noise.

Not Applicable

The proposal is for a Discretionary residential use of Multiple Dwellings.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.1.2 Site coverage and rear setback for single dwellings

Objective

To ensure that the location and extent of building site coverage:

- a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity; and
- b) assists with the management of stormwater; and
- c) provides for setback from the rear boundary; and
- d) has regard to streetscape qualities or is consistent with the statements of desired future character.

Not Applicable

The proposal is for a Discretionary residential use of Multiple Dwellings.

Not Applicable

11.4.1.3 Building envelope for single dwellings

Objective

To ensure that the siting and scale of single dwellings:

- a) allows for flexibility in design to meet contemporary dwelling requirements; and
- b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing; and
- c) has regard to streetscape qualities or is consistent with the statements of desired future character.

Not Applicable

The proposal is for a Discretionary residential use of Multiple Dwellings.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.1.4 Frontage setback and width of garages and carports for single dwellings

Objective

To ensure that the location and size of garages or carports:

- a) do not dominate the façade of the dwelling or dominate the streetscape; and
- b) are consistent with the statements of desired future character; and
- c) do not restrict mutual passive surveillance of the road and dwelling; and
- d) provides for safe vehicular access to and egress from the site.

Not Applicable

The proposal is for a Discretionary residential use of Multiple Dwellings.

11.4.1.5 Privacy for single dwellings

Objective

To ensure that the location and design of windows of habitable rooms, balconies, decks, roof gardens, parking spaces and carports maintain residential amenity by minimising the potential for overlooking between neighbours.

Not Applicable

The proposal is for a Discretionary residential use of Multiple Dwellings.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

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

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

11.1.3 To allow increased residential densities where it would not significantly affect the existing residential amenity or historic character of the area, lead to increased on-road parking or reduce traffic safety.

11.1.4 To maintain and develop the residential functions within the inner city areas and to ensure that commercial uses do not displace residential uses or dominate neighbourhoods.

11.1.5 To protect and enhance the inner city residential areas and to recognise their major contribution to the city's character and tourist potential.

11.1.6 To encourage residential development that provides a high standard of residential amenity and streetscape contribution.

Consistent

The proposal offers an alternate residential development in an established residential area. The site is 10 - 15 minute walk from the CBD and 5 minutes from the local business area downhill to the east on the corner of Arthur and Abbott Street. While the site is internal to the street, where adjoining lots are relatively small, the concept meets the intent of the zone.

Objective

To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.

Not Applicable

The proposal is for a residential use.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.1.6 Frontage fences for single dwellings

Objective

To ensure that the height and design of frontage fences:

- a) provides adequate privacy and security for residents while allowing for mutual passive surveillance of the road and dwelling; and
- b) enhances streetscapes or is consistent with the statements of desired future character.

Not Applicable

The proposal is for a Discretionary residential use of Multiple Dwellings.

11.4.2 Clauses 11.4 .2.1 – 11.4.2.17 only apply to development within the Residential Use Class which is not a single dwelling.

11.4.2.1 Density Control

Objective

To ensure that

- a) dwellings occur at a density appropriate to the character of the zone; and
- b) 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.

Consistent

The proposal is for development of Multiple Dwellings of a complying density within an inner urban residential area that is developed primarily with a single dwellings.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A1 Multiple dwellings are constructed with a minimum site area per dwelling of 350m ² .
Complies The body of the site has an effective area (excluding the access strip), following the boundary adjustment, is 708m ² . The density therefore complies.
A2 Dwellings must not be constructed at a density greater than 40% by lot number, of the number of lots on land zoned Inner Residential along a particular road.
Not Applicable Lyttleton Street extends through East Launceston from Racecourse Crescent to Arthur Street. On the western side of the street there are no other multiple dwellings.

11.4.2.2 Streetscape integration and appearance

Objective: a) To integrate the layout of residential development with the road; and b) To promote passive surveillance; and c) To provide dwelling with its own sense of identity.
Consistent The site is an internal lot but both have upper level living areas that are able to view the driveway and have their own area and sense of place. The second dwelling is to be enclosed by a motorised gate.
A1 Multiple dwellings and residential buildings, must: a) have a front door and a window to a habitable room in the building wall that faces a road; or b) face an internal driveway or communal open space area.
Complies The site is an internal lot but both have living areas that are able to view the driveway.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A2 Dwellings must provide a porch, shelter, awning, recess, or similar architectural feature which identifies and provides shade and weather protection to the front door.

Complies

Access to each dwelling is provided by a stairwell to the upper level forward of the garage and in the front corner nearest to the drive entry.

A3 Fences on and within 4.5m of the road frontage must be no higher than:

- a) 1.2m if solid; or
- b) 1.5m, provided that the part of the fence above 1.2m has openings which provide at least 30% transparency.

Complies

While such detail is not provided, if approval is granted, a condition would be included to require compliance.

11.4.2.3 Site Coverage

Objective

- a) To ensure that the site coverage of residential development and ancillary buildings respects the existing or preferred neighbourhood character; and
- b) To reduce the impact of increased stormwater runoff on the drainage system; and
- c) To ensure sufficient site area for landscaping and private open space.

Consistent

The dwellings are able to comply with the performance requirements. While the site cover is encroached, as the dwellings are primarily at second level the building footprint is minimised.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A1.1 Site coverage must not exceed 60%; and

A1.2 Development must have a minimum of 25% of the site free from buildings, paving or other impervious surfaces.

Does Not Comply

The approximate site cover (which includes the upper floor roofed area and the driveways) is 140m² + 166m² +182m², is 73% and therefore does not comply.

The site free of development is therefore approximately 27%. This area will be greater as some of the areas under the dwellings will also be impervious.

P1 The proportion of the site covered by buildings or development must have regard to:

- a) the existing site coverage and any constraints imposed by existing development or the features of the site; and
 - b) the site coverage of adjacent properties; and
 - c) the effect of the visual bulk of the building and whether it respects the neighbourhood character; and
 - d) the capacity of the site to absorb runoff; and
 - e) landscaping.
-

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

Complies

As the dwellings are primarily at second level the building footprint is reduced as part of the area under the dwellings will also be impervious and will allow rain water to be absorbed. The extent of encroachment of pervious surfaces is by approximately 13% and is less than that of the existing site that is covered by a tennis court. The underside of the dwellings, other than the garage and access, is to be dressed in top soil and landscaped.

The development will clearly have a visual impact on adjoining buildings as there will be a change from a tennis court. A minimum setback of 3.068m is proposed for the deck of the second dwelling from the dwelling at 62 Lyttleton Street. The dwelling is setback 4.79m. The first dwelling is setback 5.054m from the rear of 64 Lyttleton Street with the deck 3.054m. Both of the existing dwellings have landscaping along their rear boundaries

11.4.2.4 Building Height

Objective

To ensure that the building height of residential development respects the existing or preferred neighbourhood character.

Consistent

The dwellings have two storeys, similar to other dwellings in the vicinity.

A1 Building height must not exceed 9m.

Not Applicable

Both dwellings are of a height below the maximum allowable for the zone but as the site is located internally to the street standard A2 applies.

The southern dwelling, dwelling 1, has a maximum height of 6.3m and the other dwelling 2 has a maximum height of 6.2m.

A2 Building height of dwellings not adjacent to a frontage must not exceed 6m.

Does Not Comply

The lot is internal, the first dwelling has a maximum height of 6.3m and the second 6.2m.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P2 Building height of dwellings not adjacent to a frontage must respect the prevailing or preferred neighbourhood character having regard to:

- a) the size and layout of lots; and
- b) the form and style of housing; and
- c) the proximity and density of adjoining development.

Complies

The dwellings have a variety of heights with the awning over the deck the highest section for dwelling 1 and the stairwell section having the greatest height for dwelling 2. The average height of the dwellings is less than 6m. The heights have been reduced from previous proposal by approximately 300mm to minimise the impact on adjoining buildings. This is considered appropriate.

11.4.2.5 Frontage Setbacks

Objective

To ensure that the setbacks of residential buildings or multiple dwellings from the frontage respect the existing neighbourhood character and make efficient use of the site.

Not Applicable

The lot is internal so a frontage setback is not relevant.

11.4.2.6 Walls on Boundaries

Objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Not Applicable

Neither dwelling has a wall on a boundary.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.2.7 Rear and Side Setbacks (This clause does not apply where Clause 11.4.2.6 applies.)

Objective

To ensure that the height and setback of a residential building or dwelling from a boundary respects the existing neighbourhood character and limits adverse impact on the amenity and solar access of adjoining dwellings.

Consistent

The proposal has given consideration to adjoining properties but does rely on the performance criteria for the rear (western) and northern side boundaries..

A1 Buildings must be set back from the rear boundary a minimum of 2.5m.

Does Not Comply

The rear setback of dwelling 1 is an average of 1.411m and the rear setback for dwelling 2 is 1.619m.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P1 Building setback to the rear boundary must be appropriate to the location, having regard to the:

- a) ability to provide adequate private open space for the dwelling; and
- b) character of the area and location of dwellings on lots in the surrounding area; and
- c) impact on the amenity solar access and privacy of habitable room windows and private open space of existing dwellings; and
- d) size and proportions of the lot.

Complies

The private open space for each dwelling is to be provided by a north facing 6m x 4m deck off the main and upper level of the dwellings. Accordingly, the lesser setback does not prevent open space being provided.

The dwellings are proposed off the existing tennis court which is at a lesser elevation than the natural ground level existing at the rear boundary, the difference nominally 1.7m. The effective height of the buildings in relation to the properties to the rear and east of the site is therefore reduced. Dwellings on the lots to the rear are located to the front of their lots and in a more elevated location. The proposal will alter the current situation but should not cause any significant loss of amenity by overshadowing the lots or causing overlooking. Windows in the rear elevations of the proposed dwellings are either opaque or have raised sill heights.

Lots in the area have a variety of sizes with most in the street block border by Adelaide, Lyttleton, Arthur Streets and Hornsey Avenue having frontage to the street. As noted previously, the subject site appears as the rear of the two properties fronting Lyttleton Street and are therefore unique to the character of the general area.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A2 Buildings must be set back from side boundaries:

- a) for lots less than 1000m²: 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or
- b) for lots greater than 1000m²: 2m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.

Does Not Comply

The proposed lot, following the boundary adjustment, will have an effective area of 708m². Being an internal lot the site has three side boundaries, compliance is listed in the following table:

Elevation	Building height	Setback Required	Setback Proposed	Compliance
North	Dwelling 2 - 6.3m Deck - 3.6m	1.9m 1m	2.267m 1.976m	Yes Yes
East	Dwelling 1 - 6.3m Deck - 3.6m Dwelling 2 - 6m Deck - 3.6m	1.9m 1m 1.9m 1m	5.054m 3.954m 4.79m 3.061m	Yes Yes Yes Yes
South	Dwelling 1 - 6m	1.9m	1m proposed boundary	No

Therefore, all but the southern side setback complies with the acceptable solutions.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P2 Building setbacks to the side boundary must be appropriate to the location, having regard to the:

- a) ability to provide adequate private open space for the dwelling; and
- b) character of the area and location of dwellings on lots in the surrounding area; and
- c) impact on the amenity, solar access and privacy of habitable room windows and private open space of existing dwellings; and
- d) size and proportions of the lot.

Complies

The boundary encroachment adjoins that part of the site that is being added to 66 Lyttleton Street. As an additional setback of only 900mm is required it is considered appropriate to minimise variations and therefore require the setback be increased by this setback to 1.9m. This would be applied as a condition of approval.

11.4.2.8 Location of Car Parking

Objective

- a) To provide convenient parking for resident and visitor vehicles; and
- b) To avoid parking and traffic difficulties in the development and the neighbourhood; and
- c) To protect residents from vehicular noise within developments.

Consistent

Suitable carparking is provided for the proposal.

A1 Shared driveways or car parks of other dwellings and residential buildings must be located at least 1.5m from the windows of habitable rooms.

Does Not Comply

The driveway for the proposal and for the internal lot is setback 900mm from two sections of the adjoining dwelling at 66 Lyttleton Street. The drive is setback 2.6m from the adjoining dwelling at 64 Lyttleton Street.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P1 Shared driveways or car parking spaces must be designed to protect the amenity of the adjoining habitable rooms having regard to the:

- a) width of the driveway; and
- b) location of the existing dwellings; and
- c) number of car spaces served by the driveway; and
- d) need for physical screening and/or landscaping

Complies

The portions of the adjoining dwelling that are within the setback are their front stairs and the rear of the dwelling. The rear section has a window that is to have its sill raised to 1.7m so the impact will be minimised.

A2.1 The layout of car parking for residential development must provide the ability for cars to enter and leave the site in a forward direction, except that a car may reverse onto a road if it has a dedicated direct access or driveway no greater than 10m from the parking space to the road; and

A2.2 A tandem car space may be provided in a driveway within the setback from the frontage; and

A2.3 Provision for turning must not be located within the front setback.

Complies

Each dwelling has a two car garage with ability for two tandem spaces for each. All vehicles are able to turn on site and leave in a forward direction.

A3 The layout of car parking must be demonstrated to be safe for user of the development and pedestrians on adjacent footpaths.

Complies

The proposed car space is considered to be safe. As vehicles will enter and exit the site in a forward direction ample vision onto the footpath in the street should be possible. In addition this portion of the Lyttleton Street is one way, heading north along the street from Arthur Street. Therefore the 'left in', 'left out' flow of traffic will reduce conflict potential at the crossover.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A4 The total width of the door or doors on a garage facing a frontage must:

- a) be not more than 6m; or
- b) the garage must be located within the rear half of the lot when measured from the frontage.

Not Applicable

The dwelling is internal and both garages do not face a frontage.

11.4.2.9 Overlooking

Objective

To minimise:

- a) overlooking into existing private open space and habitable room windows to provide a reasonable degree of privacy to the residents of the adjoining and the subject sites; and
- b) any adverse impact on the amenity of the adjoining and the subject site.

Consistent

The proposed development principally complies with the acceptable solutions to minimise impacts onto adjoining properties.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P1 Buildings must be designed to minimise the potential for loss of amenity caused by overlooking of adjacent dwellings having regard to the:

- a) setback of the existing and proposed building; and
- b) location of windows and private open spaces areas within the development and the adjoining sites; and
- c) level and effectiveness of physical screening by fences or vegetation; and
- d) topography of the site; and
- e) characteristics and design of houses in the immediate area.

Complies

In respect of the dwellings on the site, the deck of dwelling 1 has a balustrade surrounding it of 1m high which protects the amenity of the internal space of the dwelling from particularly the lounge of dwelling 2 and neighbouring properties. To protect the amenity of the lounge of dwelling 2 from view of the deck of dwelling the southern facing lounge window should be opaque.

The roof structure at the rear of 60 Lyttleton Street extends over the rear windows and when viewed over the fence prevents views into the dwelling. As proposed dwelling 2 is more elevated and setback from the fence it is not possible to overlook into the dwelling given the angles of view. There is also vegetation along the common boundary which helps protect the amenity between the properties. A corner of the lounge has an eastern view but this is not considered to be cause a significant impact on next door given the separation and the differences in elevation.

Number 62 is surrounded by vegetation and is sited at a lower elevation than the subject site. The upper level of dwelling 1 will look out onto the lower section of the roof of the dwelling that extends over a portion of the rear of the dwelling and any impacts should be minimised. The proposed deck is 3.9m from the boundary and the neighbouring dwelling is setback approximately 3.5m from its boundary. The windows in the lounge room are 5m off the rear boundary, 8m off the rear wall of next door and given the vegetation that surrounds the site, and again, the angle of view, the potential for overlooking will be minimised.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A2 Screens used to obscure a view must be:

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

Complies

Screens to the northern side of the deck of the dwelling 2, to a height of 1.8m, required because the deck is only 1.978m off the rear yard of 60 Lyttleton Street, complies with this requirement.

11.4.2.10 Private Open Spaces

Objective

To provide adequate effectively useable private open space for the reasonable recreation and service needs of residents.

Consistent

Both dwellings have compliant areas of private open space.

A1.1 Each multiple dwelling must have private open space:

- a) with a continuous area of 24m² and a minimum dimension of at least 4m and
 - b) directly accessible from, and adjacent to, a habitable room other than a bedroom; and
 - c) with a gradient not steeper than 1:16; and
 - d) located on the side or rear of the dwelling; and
 - e) that is not provided within the setback from a frontage; or
 - f) where all bedrooms and living areas are wholly above ground floor, a balcony of 8m² with a minimum dimension of 2m; or a roof-top area of 10m² with a minimum width of 2m and direct access from a habitable room other than a bedroom.
-

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

Complies

Both dwellings have a 24m² deck at upper floor level where the habitable portions are being developed.

A2 The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall as indicated in Figure 11.4.2.10.

Complies

Both decks are setback at least 2m off an adjoining wall.

11.4.2.11 North-facing Windows

Objective

To allow adequate solar access to existing north-facing habitable room windows.

Consistent

Both dwellings have a northern orientation.

A1 If a north-facing habitable room window of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be set back from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m for a distance of 3m from the edge of each side of the window as indicated in Figure 11.4.2.11

A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Complies

The property at 66 Lyttleton St has a north facing window that has setback of between 847mm and 1.624m from the proposed boundary. Dwelling 1, the southern most dwelling is setback at least 6m from this junction.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.2.12 Daylight to Windows

Objective

To allow adequate daylight into existing and new habitable room windows.

Consistent

There will be minimal overshadowing of other properties as a result of this development.

A1.1 Where the distance between:

- a) a new window in a habitable room and an existing building; or
- b) a new building constructed opposite an existing habitable room window, is less than 3.0m, a light court with a minimum area of 3m² square metres and minimum dimension of 1m clear to the sky must be provided. The calculation of the area may include land on the abutting lot; and

A1.2 New walls within a 55 degree arc from the centre of an existing window should be set back at least 50% of the height of the new wall. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window as demonstrated in Figure 11.4.2.12; or

A1.3 There must be no changes proposed to the location of existing windows.

Complies

The development is at least 3m from all adjoining residences.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.2.13 Landscaping

Objective

- a) To provide appropriate landscaping that respects the landscape character of the neighbourhood; and
- b) To encourage the retention of mature vegetation on the site.

Consistent

Landscaping is proposed as part of the development.

A1.1 Landscaping must be provided to the frontage and within the development including:

- a) the retention or planting of vegetation; and
- b) the protection of any predominant landscape features of the neighbourhood; and
- c) pathways, lawn area or landscape beds.

A1.2 No landscaping is required for outbuildings, decks and other ancillary structures.

Complies

Landscaping to the frontage is not applicable as the lot is located internal to the street. Given the current use as a tennis court there is limited planting on the site. There is existing plantings surrounding the site, on and over the boundaries, while the boundary currently contained with a mesh fence affixed to the top of the fence. Plantings on other properties should not be disturbed, with a condition to be imposed for its retention if the proposal is approved, with reinstatement necessary if damage occurs. Planting along the rear boundary of the subject will be compromised during the works.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.2.14 Storage

Objective
To provide adequate storage facilities for each dwelling.
Consistent Storage is provided for each dwelling.
A1 Each dwelling should have access to at least 6 cubic metres of secure storage space.
Complies Such space can be provided within each garage.
P1 Each dwelling must provide storage suitable to the needs of the intended residents.
Complies

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.2.15 Common Property

Objective

- a) To ensure that private open space, car parking, access areas and site facilities are practical, attractive and easily maintained; and
- b) To avoid future management difficulties in areas of common ownership.

Consistent

Each dwelling is to be provided with private open space and carparking facilities.

A1 Developments should clearly delineate public, communal and private areas such as:

- a) driveways; and
- b) landscaping areas; and
- c) site services, bin areas, waste collection.

Complies

The northern most dwelling, dwelling 2 is to be contained within a gated space. This will provide clear delineation between the dwellings other than for the main access into the site that will be common.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.2.16 Outbuildings and Ancillary Structures

Objective

To ensure:

- a) that outbuildings do not detract from the amenity or established neighbourhood character; and
- b) that dwellings remain the dominant built form within an area; and
- c) earthworks and the construction or installation of swimming pools are appropriate to the site and respect the amenity of neighbouring properties.

Consistent

Outbuildings will not detract from the amenity of the area.

A1 To ensure: a) that outbuildings do not detract from the amenity or established neighbourhood character; and b) that dwellings remain the dominant built form within an area; and c) earthworks and the construction or installation of swimming pools are ap

Complies

The only outbuilding is a bin storage area beyond the top of the drive. It will not detract from the area.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A3 Earthworks and retaining walls associated with residential buildings and multiple dwellings must:

- a) be located at least 900mm from each lot boundary; and
- b) if a retaining wall:
 - i) be not higher than 600mm (including the height of any batters) above existing ground level, and
 - ii) if it is on a sloping site and stepped to accommodate the fall in the land – be not higher than 800mm above existing ground level at each step, and
 - iii) not require cut or fill more than 600mm below or above existing ground level; and
 - iv) not redirect the flow of surface water onto an adjoining property; and
 - v) be located at least 1m from any registered easement, sewer main or water main.

Does Not Comply

There is a low retaining wall and bank along the rear western boundary of the site. The retaining wall is 600mm high and setback approximately 2.3m from the boundary with an overall height of 1.6m from the level of the existing tennis court surface. The proposed level change will remain but the retaining wall is to be closer to the boundary with the setback to vary from 1.4m for the southern dwelling and 1.5m for the northern most dwelling.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P3 Earthworks and retaining walls associated with residential buildings and multiple dwellings must be designed and located to ensure that:

- a) no structural issues are caused for adjoining structures; and
- b) groundwater and stormwater are dealt with appropriately to eliminate any nuisance for adjoining properties; and
- c) the potential for loss of topsoil or soil erosion are adequately dealt with; and
- d) the potential visual impact on neighbouring properties including any increased potential for overlooking or overshadowing are adequately addressed.

Complies

The overall level difference in ground levels between the two properties will not alter. The walls will be suitably engineered as part of the building approval process.

11.4.2.17 Site Services

Objective

To ensure that:

- a) site services can be installed and easily maintained; and
- b) site facilities are accessible, adequate and attractive.

Consistent

Site services will be suitably provided.

A1.1 A minimum of 2.0m² per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence.

A1.2 Provision for mailboxes must be made at the frontage.

Complies

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

Bin storage will be provided on the northern side of each garage, below the dwelling as such. There is also a bin store on the proposed southern boundary of the lot. Mailboxes can be provided adjacent the front of the drive.

11.4.3 Clause 11.4.3.1 only applies to development other than the Residential Use Class.

11.4.3.1 Non Residential Development

Objective

To ensure that all non residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.

Not Applicable

The use is for the residential use of Multiple Dwellings.

11.4.4 Subdivision

11.4.4.1 Lot Diversity and Distribution

Objective

- a) To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services; and
- b) to provide higher housing densities within walking distance of activity centres; and
- c) to achieve increased housing densities in designated growth areas; and
- d) to provide a range of lot sizes to suit a variety of dwelling and household types.

Consistent

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

The proposal includes a boundary change but as the prerequisites for Clause 9.3 are not met the application must be assessed against the subdivision provisions.

A1 Subdivision is for:

- a) 5 lots or less; or
- b) the consolidation of a lot with another lot with no additional titles created; or
- c) the subdivision is to align existing titles with zone boundaries and no additional titles are created.

Complies

The subdivision is for less than 5 lots.

11.4.4.2 Lot Area, Building Envelopes and Frontage

Objective

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Not Applicable

Both lots currently have ample area to meet the requirements of the objective.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A1.1 Lots must:

- a) have a minimum area of at least 300m²; or
- b) where average slope of a proposed lot is 15% or greater, have a minimum area of 600m²; and
- c) A lot with an area between 300m² and 500m²:
 - i) is capable of containing a rectangle measuring 10m by 12m; or 8m by 12m if a boundary wall is nominated as part of the building envelope, the siting of which satisfies the relevant acceptable solutions for setbacks; and
 - ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or
- d) A lot greater than 500m²:
 - i) is capable of containing a rectangle measuring 10m by 15m; and
 - ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or

A1.2 Lots must be:

- a) 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
 - b) for the provision of utilities; or
 - c) for the consolidation of a lot with another lot with no additional titles created; or
 - d) to align existing titles with zone boundaries and no additional lots are created.
-

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

<p>Complies 64A Lyttleton Street currently has an area of 782m² and 66 has an area of 567m². Following the addition of land to widen the access for 64A Lyttleton Street and transfer of land from the south western corner of 64A Lyttleton Street to 66 Lyttleton Street the lot sizes will be approximately 742m² and 607m² respectively.</p>
<p>A4 Each lots must have a frontage or right of way to a road of at least 4m.</p>
<p>Does Not Comply</p>
<p>P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.</p>
<p>Complies 64A Lyttleton Street will have a frontage of 3.6m to Lyttleton Street.</p>

11.4.4.3 Provision of Services

<p>Objective</p> <p>To provide lots with appropriate levels of utility services.</p>
<p>Consistent Both lots are able to be serviced by public utilities.</p>
<p>A1 Each lot must be connected to a reticulated:</p> <ul style="list-style-type: none"> a) water supply; and b) sewerage system.
<p>Complies 66 Lyttleton St is connected to, and development of 64A Lyttleton St will include connections to Tas Water services of water and sewer.</p>
<p>A2 Each lot must be connected to a reticulated stormwater system.</p>
<p>Complies 66 Lyttleton St is connected to, and development of 64A Lyttleton St will include connections to Council's storm water system.</p>

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

11.4.4.4 Solar Orientation of Lots**Objective**

To provide for solar orientation of lots and solar access for future dwellings.

Consistent

Both lots provide for solar orientation.

A1 At least 50% of lots must have a long axis within the range of:

- a) north 20 degrees west to north 30 degrees east; or
- b) east 20 degrees north to east 30 degrees south.

Complies

The lots have a north/south axis.

E6 - Car Parking and Sustainable Transport Code

E6.1.1 The purpose of this provision is to:

- a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and
 - i) ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and
 - ii) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and
 - iii) ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and
 - iv) ensure that the design of car and bicycle parking space and access meet appropriate design standards; and
 - v) provide for the implementation of parking precinct plans.
-

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

Consistent

An appropriate level of car parking is provided for the development that is within walking distance of local shops at the bottom of Arthur Street approximately 200m away and 15 minutes from the CBD. There is ample provision for parking and turning on site that minimises intrusion within the street.

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

Consistent

Adequate parking spaces are provided on site.

A1 The number of car parking spaces:

- a) will not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- b) will not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater (except for dwellings in the General Residential Zone); or
- c) will be in accordance with an acceptable solution contained within a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone); or
- d) If for dwellings in the General Residential Zone, not less than 100% of the requirements of Table E6.1.

Complies

Table E6.1 requires the provision of 1 space per bedroom of 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings. A total of 5 spaces are therefore required. Each dwelling has a two car garage with a visitor space able to be provided for each forward of the garage.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Consistent

Cycling is an appropriate means of travel and the site can provide bicycle parking.

A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or

A1.2 The number of spaces must be in accordance with a parking precinct plan that has been incorporated into the planning scheme for a particular area.

Complies

Table E6.1 requires 1 bicycle space per dwelling. Each garage can provide bicycle storage.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Not Applicable

Access to the site by taxi is possible but not required.

E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.

Not Applicable

Access to the site by motorbike is possible but not required.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Consistent

The provision and access will be constructed to the appropriate standard.

A1 All car parking, access strips manoeuvring and circulation spaces must be:

- a) formed to an adequate level and drained; and
- b) except for a single dwelling, provided with an impervious all weather seal; and
- c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.

Complies

The driveway is proposed to be concrete sealed and will have to be suitably drained.

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Consistent

Parking will primarily be provided within the garages with visitor parking possible forward of each garage.

A1.1 Where providing for 4 or more spaces, parking areas (other than for dwellings in the General Residential Zone) must be located behind the building line; and

Complies

All parking is proposed within the body of the site.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

A1.2 Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.

A2.1 Car parking and manoeuvring space must:

- a) have a gradient of 10% or less; and
- b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and
- c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and
- d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:
 - i) there are three or more car parking spaces; and
 - ii) where parking is more than 30m driving distance from the road; or
 - iii) where the sole vehicle access is to a category I, II, III or IV road; and

A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

Does Not Comply

The gradient is just greater than 1 in 10m but the other provisions are met. The internal width of the driveway is 3m and is required to serve 5 car spaces. Table E6.2 requires a width of 3m for up to 5 car spaces with the length of the drive 17.5m.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

P2 Car parking and manoeuvring space must:

- a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and
- b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.

Complies

The gradient of the driveway is just over 10%. It is accessed via a one way section of the street (Lyttleton St being at two levels between Arthur and Adelaide Streets with travel west to east) and ample area exists on site for vehicle movements in and out of the site to be in a forward direction. The head of the driveway is widened to allow for a vehicle to pass if a conflict of flow occurs.

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.

Not Applicable

The proposal is for a residential use.

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.

Not Applicable

Persons with a disability could park on site if necessary but specific requirements do not apply.

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Not Applicable

The proposal is for a residential use of Multiple dwellings.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Objective: To ensure that cyclists are provided with adequate end of trip facilities.
Consistent Each dwelling provides for end of trip facilities.
A1 For all development where (in accordance with Table E6.1) over 5 bicycle spaces are required, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycles spaces thereafter.
Not Applicable Only 1 space is required per dwelling.

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.
Consistent Storage can be provided on site.
A2 Bicycle parking spaces must have: <ul style="list-style-type: none"> a) minimum dimensions of: <ul style="list-style-type: none"> i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.
Complies Residential bicycle parking is provided in each garage.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development.

Not Applicable

Pedestrian safety is not specifically applicable for this application.

E6.6.4 Local Area Provisions

Objective: To remove the need for new use or development to provide onsite car parking within the exemption area.

To establish parking maximums within the exemption area.

Not Applicable

The site is not in an exemption area.

- 7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	<p>Conditional consent provided. Concern was raised about the access. Conditions recommended are under the following headings:</p> <ul style="list-style-type: none"> • Car parking construction • Damage to council infrastructure • Works within/occupation of the road reserve • Urban - vehicular crossings • Basic - soil and water management plan • Trench reinstatement for new/altered connections • Filling of land • Construction of retaining walls
Environmental Health	<p>Conditional consent provided. Conditions recommended are under the following headings:</p> <ul style="list-style-type: none"> • Amenity
Parks and Recreation	N/A.
Heritage/Urban Design	N/A
Building and Plumbing	Appropriate notes are included in the permit.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2014/00687-LCC.
DIER	N/A.
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, the application was advertised for a 14 day period from 2 August 2014 to 15 August 2014. Two representations were received. The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

ISSUE	COMMENTS
The overall height of the buildings should be shown not just the wall height As this is not shown does that mean that shadow diagrams are false. It may effect the most used section of the writers dwelling to the south west, of the proposal where views are gained over East Launceston. This will also effect the value of the property.	The average height of the dwelling is 6m from the existing ground level with a maximum of 6.3m. Due to the slope of the land the height is approximately 4.8m at the rear boundary. Given the relative position of the writers dwelling in relation to the proposal it is unlikely any impact will be caused by overshadowing or loss of light. Loss of views over adjoining properties and property values are not considerations taken into account by the planning scheme.

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

ISSUE	COMMENTS
<p>The proposal will overshadow the writers dwelling at 9am in the winter which will reduce solar gain to the dwelling and garden. The impact on thermal performance will increase the cost of living.</p>	<p>The proposed dwellings are located at a lower elevation on the hillside and approximately 30m away from the writers property. The prepared sun diagrams may extend to the writers property but only in the early part of the day so it is unlikely that the proposal will have any significant impact on the writers property.</p>
<p>The roofs are to be light grey in colour, possibly galvanised iron, and are sloped to the rear of the building which will cause reflections to rear neighbouring properties. This is likely to reflect into the writers dining room and bedrooms and effect the rear deck.</p>	<p>To minimise any glare or reflections the roof decking can be conditioned to be a dark colour.</p>
<p>In relation to the driveway, its use of a night will cause lights to beam into the rear dwellings which will impact on the quieter area of the dwelling.</p>	<p>Council has a policy of requiring boundary fences of multiple dwellings to be at least 1.8m from the natural ground level on the higher side of the boundary. The planning scheme does allow fences up to 2.1m which may provide more appropriate screening and minimise intrusion of lights along with protecting privacy..</p>
<p>The proposed dwellings, each with three bedrooms are a concern, especially in this old established area where there is allowance for 6 cars plus. The suitability of large townhouses is questioned. Two bedroom units would be more sensible to reduce vehicle access/noise etc.</p>	<p>From discussions two bedrooms would be more acceptable to the writer. This is not considered a suitable option for the developer. At the same time the code requires the two car spaces to be provided for a two or bedrooms per dwellings with a visitor space required for each four spaces. Five spaces are therefore required for both option.</p>

7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)

ISSUE	COMMENTS
The limited space on the site, currently a tennis court is conducive to possible overcrowding or tenants and owners.	The number of bedrooms, while determining the minimum number of spaces that should be provided does not regulate the number of people or vehicles that might be associated with a dwelling.

6. CONCLUSION

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

ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 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.

COUNCIL AGENDA

Monday 8 September 2014

- 7.1 64A Lyttleton Street and 66 Lyttleton Street, East Launceston - Residential - multiple dwellings; construction of two dwellings; boundary adjustment between two titles...(Cont'd)
-

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2012

BUDGET & FINANCIAL ASPECTS:

N/A

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Stretton: Director Development Services

ATTACHMENTS:

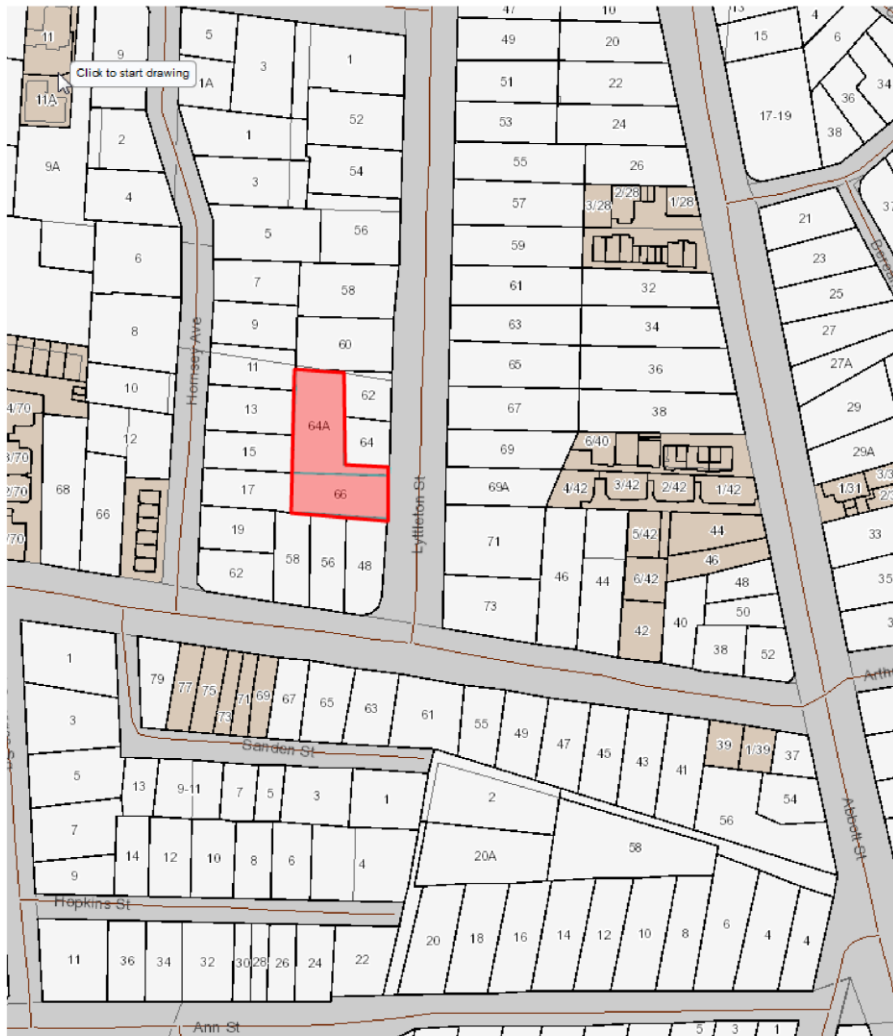
1. Locality Map
 2. Plans of Proposal (circulated separately)
 3. Representations
-



Launceston City Council
A Leader in Community & Government



LOCALITY MAP 64A AND 66 LYTTLETON STREET, EAST LAUNCESTON



Locality Map

Scale: This Map Is Not to Scale

From: Anne Shipp
Sent: Wednesday, 6 August 2014 11:37 AM
To: Carolyn Wrankmore
Subject: Re DA0253/2014 64a & 66 Lyttleton Street, East Launceston. Second representation from Anne Shipp 64 Lyttleton Street, E. Launceston

Dear Carolyn,

Re the Amended proposal application DA0253/2014 64a & 66 Lyttleton Street, E. Lton.

My major concern has not been addressed. The size of this proposal i.e. 2x THREE BEDROOM townhouses with allowance for 6 cars plus, is entirely inappropriate amid this old established area.

The limited land space on this tennis court is conducive to possible overcrowding of tenants/owners and vehicles. The access borders on both my south and western fences.

I keep being advised that this proposal is within the council guidelines and I question the suitability of these large townhouses.

2 x TWO BEDROOM units would be a far more sensible approach on this small internal parcel of land and will also reduce vehicle access/noise etc. Will also be less confronting to the surrounding homes.

If already not done so, I respectfully ask Mr Richard Jamieson, Manager of Planning Services, to physically inspect this site. If I am not at home please feel free to walk up my side path (garage side) to the back of my property.

Hoping for some positive outcome in the matter.

Yours faithfully,

Anne Shipp

Launceston City
Po Box 396
Launceston Tas 7250

Kris Eade

[REDACTED]

Re: (DA0321/2014) Proposed Multiple Dwellings; Construction and Use of Two Townhouses - 64A and 66 Lyttleton St

To whom it may concern,

I am writing with concerns regarding to the proposed development at the above address, which is located on the eastern side (rear) of my property

The first concern is the height of these townhouses. I would have thought it would be mandatory to show the overall height of the building not just to the wall height as shown on the elevations. This does not give a clear indication of the impact of the overall height will have on surrounding properties. Also it means the 'shadows' shown on DWG NO A4-001 are false and should be re-visited. The eastern side of my property is the most used end of the house, and has views directly where these dwelling are proposed to be located. It is unclear if this will be above the surrounding houses which from my dining room and rear deck I have clear views to the eastern side of Launceston. This will be detrimental to not only to the views from my house but consequently have an impact on the value of my property.

The next concern is in relation to the shading of these dwellings. As shown on DWG No A4-001, the shading at 9:00 on June 21 will block sunlight to my house (assuming these are in-fact accurate). As this is winter sunlight, it is important to have as much winter solar gain as possible to all our houses. It is a concern that I will lose a minimum of 3hrs of solar gain to my property during winter. This will ultimately have an effect on my gardens and the thermal performance of my building, thus, increasing my cost of living through additional heating expenses.

As these roofs appear to be drawn with a light grey (possibly Galvanised) colour, and are sloped towards the rear of building, this will cause a reflection to all the rear neighbouring properties. In my case, this reflection will be directed directly onto my rear deck and adjoining dining and bed rooms. This reflection will make these areas of my house unpleasant and possibly unusable for periods of the day.

In reference to the location of the proposed driveway on drawing A1-001; during the evening period of the day, where headlights are required, the vehicles travelling up into the townhouses will be beaming their lights directly into my dining and lounge rooms (due to the slope of the driveway). As this shows a capacity for up to 8 cars on the property, this will cause major disturbance to our living comfort for what is the 'quiet' side of house. Also, any use of the rear deck during the evening will be heavily interrupted with the residences (and visitors) vehicles using the proposed driveway. There is also a concern on the noise levels with up to 8 vehicles using the townhouses travelling in and out. Being that currently, this parcel of land is not being accessed by vehicles at all.

Overall, these proposed townhouses will have a large negative impact on both my house and lifestyle which I chose when I originally purchased the property.
I can be contacted at any time to discuss this further

Regards,

Kris Eade

COUNCIL AGENDA

Monday 8 September 2014

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling

FILE NO: DA0291/2014

AUTHOR: Leon Murray (Development Planner)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Prime Design
Property:	14A Como Crescent, Newstead
Zoning:	Inner Residential
Receipt Date:	9/07/2014
Validity Date:	10/07/2014
Further Information Request:	21/07/2014
Further Information Received:	29/07/2014
Deemed Approval:	8/09/2014
Representations:	13

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

It is recommended that in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2012, a permit be granted for Residential - single dwelling; construction of a building at 14A Como Crescent, Newstead in accordance with the endorsed plans and subject to the following conditions.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

ENDORSED PLANS

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

- a. Site Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 01a, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- b. Planning Site Plan, Prepared by Prime Design Drawing No. 14119 - 01, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- c. Ground Floor Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 02, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- d. First Floor Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 03, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- e. Elevations Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 04, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- f. Elevations Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 05, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014
- g. Perspectives Plan, Prepared by TCP, Prime Design Drawing No. 14119 - 06, Rev 04, Project name Proposed New Residence 14A Como Crescent, Newstead, Dated 29/07/2014

LEGAL TITLE

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

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.

HOURS OF CONSTRUCTION

Construction works must only 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.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

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.

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 the commencement of 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 while works are being undertaken and all works must be in accordance with the plan.

VEHICULAR CROSSINGS

Before the commencement of the use, a new vehicular crossover must be provided to service this development. An application for such work must be lodged on the approved form. All unused crossovers and driveways must be removed prior to the occupation of the development.

No work must be undertaken to construct the new vehicular crossing or to remove the existing driveway outside the property boundary without the prior approval of the works by the Council's Roads and Hydraulics Department.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

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

SOIL AND WATER MANAGEMENT PLAN

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

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

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

AMENITY

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

Notes**Building Permit Required**

Prior to the commencement of any construction the applicant is required to attain a Building Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

Occupancy Permit Required

Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2000. Section 93. A copy of this planning permit should be given to your Building Surveyor.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

Plumbing Permit Required

Prior to the commencement of any construction the applicant is required to attain a Plumbing Permit pursuant to the Building Act 2000. A copy of this planning permit should be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

General

This permit was issued based on the proposal documents submitted for DA0291/2014. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

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

This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.

Restrictive Covenants

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

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

Access for People with a Disability

This permit does not ensure compliance with the Disability Discrimination Act, furthermore the developer may be liable to complaints under the said Act. The developer is directed to Australian Standard 1428 Parts 1 - 4 for technical direction on how to cater for people with disabilities.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

Appeal Provisions

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

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

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

Permit Commencement.

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

REPORT:**1. THE PROPOSAL**

The applicant seeks Council approval for the construction of a single dwelling at 14A Como Crescent, Newstead. The two bedroom dwelling would have a modern design and be two storeys in height. Two parking spaces would be provided within an internal garage with internal storage also provided. The existing crossover would be widened to provide access to the proposed garage.

The application is discretionary as it seeks to vary the rear building envelope.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The (roughly) rectangular shaped 351m² property is located on the northern side of Como Crescent. It has a frontage of 16.5m, a varying depth of 20.4m - 21.2m and a width of 17.1m at the rear boundary. The site slopes gently downhill (away from the street) in a north-easterly direction at an approximate grade of 3% and has a remnant garden that was associated with 14 Como Crescent before it was subdivided. The neighbourhood is characterised by single storey dwellings, ranging from Californian bungalows to houses clad with weatherboard or of brick construction. Whilst the area has a defined character due to the style of the existing dwellings, the area is not subject to any heritage or character overlay in the Scheme.

In the wider context, the site is ~250m from the Newstead Coles supermarket and ~2km to the south east of the city centre.

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

11 - Inner Residential Zone

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

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

11.1.3 To allow increased residential densities where it would not significantly affect the existing residential amenity or historic character of the area, lead to increased on-road parking or reduce traffic safety.

11.1.4 To maintain and develop the residential functions within the inner city areas and to ensure that commercial uses do not displace residential uses or dominate neighbourhoods.

11.1.5 To protect and enhance the inner city residential areas and to recognise their major contribution to the city's character and tourist potential.

11.1.6 To encourage residential development that provides a high standard of residential amenity and streetscape contribution.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

Consistent

Use of a single dwelling is 'no permit required' in the Zone and is consistent with the Zone Purpose. As the relevant performance criteria of the Zone's development standards are met, the development is deemed to meet the Zone Purpose.

Local Area Objectives - There are no local area objectives

Desired Future Character Statements - There are no desired future character statements

11.4 Development Standards

11.4.1 Clauses 11.4.1.1 – 11.4.1.6 only apply to development within the Residential Use Class which is a single dwelling

11.4.1.1 Setback from a frontage for single dwellings**Objective**

To ensure that the setback from frontages:

- a) assist in the establishment of the streetscape character; and
- b) enhance residential amenity; and
- c) are consistent with the statements of desired future character; and
- d) provide a transition space between the road and private dwelling allowing mutual passive surveillance for community safety; and
- e) respond to slope and other physical characteristics of a lot and assist in attenuation of traffic noise.

Consistent

The acceptable solution is met.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

A1 Unless within a building area shown on a plan of subdivision, the wall of a single dwelling (excluding minor protrusions) must have a setback from a frontage that is:

- a) a minimum 4.5m from primary frontage; and
- b) a minimum 3m to a frontage other than primary frontage; or
- c) a distance which is not more or less than the maximum and minimum setbacks of the dwellings on immediately adjoining lots; or
- d) not less than the existing dwelling setback if less than 4.5m; or
- e) for development on land that abuts a road specified in the planning scheme to be a road to which this paragraph is to apply, be the minimum setback specified in the planning scheme in respect of that road.

Complies

Dwelling is defined in the Launceston Interim Planning Scheme 2012 as..... "*a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling*". Therefore, outbuildings are considered part of the dwelling.

As the dwelling's setback would be 3.04m - 3.52m it is in between the garage on 14 Como Street that has a zero lot line and the 6.6m setback of 16 Como Street.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

11.4.1.2 Site coverage and rear setback for single dwellings

Objective

To ensure that the location and extent of building site coverage:

- a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity; and
- b) assists with the management of stormwater; and
- c) provides for setback from the rear boundary; and
- d) has regard to streetscape qualities or is consistent with the statements of desired future character.

Consistent

The acceptable solution is met.

A1 A maximum site coverage of 50% excluding building eaves and access strips where less than 7.5m wide

Complies

Site coverage would be 157m² which equates to a site coverage of 44%.

A2 A minimum rear setback of 4m unless the lot is an internal lot.

Complies

The rear setback would be 4.03m to the dwelling.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

11.4.1.3 Building envelope for single dwellings

Objective

To ensure that the siting and scale of single dwellings:

- a) allows for flexibility in design to meet contemporary dwelling requirements; and
- b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing; and
- c) has regard to streetscape qualities or is consistent with the statements of desired future character.

Consistent

The performance criteria is met.

A1 All single dwellings (excluding minor protrusions extending less than 1.5m) must be contained within either of the following building envelopes:

- a) determined by a minimum setback of 3m from side boundaries and minimum 4m from the rear boundary and maximum building height of 5.5m; or
- b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to maximum building height of 8.5m above natural ground level (see figures 11.4.1.3A and B); and walls are setback:
 - i) a minimum of 1.5m from a side boundary; or
 - ii) less than 1.5m provided the wall is built against an existing boundary wall or the wall or walls have a maximum total length of 9m or one third of the boundary with the adjacent property, whichever is the lesser.

Does Not Comply

The roof over the rear deck, its blockwork surround and part of the roof proper would be outside the building envelope.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

P1. The siting and scale of single dwellings must be designed to:

- a) ensure there is no unreasonable loss of amenity on adjoining lots by:
 - i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above; and
 - ii) overlooking and loss of privacy; and
 - iii) visual impacts when viewed from adjoining lots: and
- b) take into account steep slopes and other topographical constraints; and
- c) have regard to streetscape qualities or be consistent with the statements of desired future character.

Complies

The rear protrusions of the dwelling would be located to the south of 12 Como Crescent and would not overshadow this property's private open space. The property to the east (14 Como Crescent) would receive at least three hours sunlight on 21 June.

The visual impacts of the protrusion is considered to meet the performance criteria. This is because the area of the blockwork as seen from the east, north and west range from 2.5m² (~8.3m from the common boundary with 16 Como Crescent) to 3.8m² (~4.0m from the common boundary of 12 Como Crescent). Due to its L shaped design and lack of bulk it is not considered to be a significant enough feature to have a detrimental impact on the visual amenity of the adjoining properties. The part of the roof proper that is outside the building envelope would be ~6.4m from the rear (northern) boundary, which is sufficient distance to minimise the visual bulk and impacts on the property to the north

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

11.4.1.4 Frontage setback and width of garages and carports for single dwellings**Objective**

To ensure that the location and size of garages or carports:

- a) do not dominate the façade of the dwelling or dominate the streetscape; and
- b) are consistent with the statements of desired future character; and
- c) do not restrict mutual passive surveillance of the road and dwelling; and
- d) provides for safe vehicular access to and egress from the site.

A1 Garages or carports within 12m of the frontage whether free-standing or part of the dwelling:

- a) must have a maximum total width of openings facing the primary frontage of 6m or half the width of the frontage, whichever is the lesser; and
- b) must have:
 - i) a setback from frontage measured to the door, post or supporting column no less than required for a single dwelling in Standard 11.4.1.1 A1; or
 - ii) a setback from the primary frontage of a minimum 0.5m if the ground slopes up or down for 10m from the frontage at more than 1:5.

Complies

The garage door width would be 5.1m.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

11.4.1.5 Privacy for single dwellings

Objective

To ensure that the location and design of windows of habitable rooms, balconies, decks, roof gardens, parking spaces and carports maintain residential amenity by minimising the potential for overlooking between neighbours.

Consistent

The acceptable solution is met.

A1 Balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) that have a finished surface or floor level more than 1m above natural ground level must have a minimum side setback of 3m and minimum rear setback of 4m.

Complies

The rear deck would be 3m from the side and 4m from the rear boundary.

A2 Windows of habitable rooms which have a floor level more than 1m above natural ground level must:

- a) have a minimum side setback of 3m; or
- b) be offset a minimum 1.5m from the windows of habitable rooms on adjacent lots where on the same horizontal plane; or
- c) have a minimum window sill height of 1.7m.

Complies

The windows of habitable rooms with a finished floor level greater than 1m above natural ground level would be at least 3m from the side boundary.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

11.4.1.6 Frontage fences for single dwellings**Objective**

To ensure that the height and design of frontage fences:

- a) provides adequate privacy and security for residents while allowing for mutual passive surveillance of the road and dwelling; and
- b) enhances streetscapes or is consistent with the statements of desired future character.

Consistent

The acceptable solution is met.

A1 The maximum building height of fences on and within 4.5m of a frontage must be:

- a) 1.2m if solid; or
- b) 1.8m provided that the part of the fence above 1.2m has openings which provide a minimum 50% transparency.

Complies

The applicant has offered to construct the front fence to 900mm high to remain in character with the street, which is a substantial reduction in height compared to the existing fence they could replace without requiring planning approval. The side fences within 4.5m of the frontage are solid and greater than 1.2m high but are already in existence.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

E6 - Car Parking and Sustainable Transport Code

E6.1.1 The purpose of this provision is to:

- a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and
 - i) ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and
 - ii) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and
 - iii) ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and
 - iv) ensure that the design of car and bicycle parking space and access meet appropriate design standards; and
 - v) provide for the implementation of parking precinct plans.

Consistent

The relevant acceptable solutions or performance criteria of the Code are met.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

Consistent

The acceptable solution is met.

A1 The number of car parking spaces:

- a) will not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- b) will not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater (except for dwellings in the General Residential Zone); or
- c) will be in accordance with an acceptable solution contained within a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone); or
- d) If for dwellings in the General Residential Zone, not less than 100% of the requirements of Table E6.1.

Complies

The two bedroom dwelling requires two on-site parking spaces. Two on-site parking spaces are proposed.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Consistent

The acceptable solution is met.

A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or

A1.2 The number of spaces must be in accordance with a parking precinct plan that has been incorporated into the planning scheme for a particular area.

Complies

Bicycle parking could be provided within the internal storage area.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Consistent

The relevant requirements of the acceptable solution are met.

A1 All car parking, access strips manoeuvring and circulation spaces must be:

- a) formed to an adequate level and drained; and
- b) except for a single dwelling, provided with an impervious all weather seal; and
- c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.

Complies

The internal garage would be sealed.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Consistent

The acceptable solutions are met or the standards are not applicable.

A1.1 Where providing for 4 or more spaces, parking areas (other than for dwellings in the General Residential Zone) must be located behind the building line; and

Complies

Two parking spaces would be provided and they would be within the garage.

A2.1 Car parking and manoeuvring space must:

- a) have a gradient of 10% or less; and
- b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and
- c) have a width of vehicular access no less than prescribed in Table E6.2, and not more than 10% greater than prescribed in Table E6.2; and
- d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:
 - i) there are three or more car parking spaces; and
 - ii) where parking is more than 30m driving distance from the road; or
 - iii) where the sole vehicle access is to a category I, II, III or IV road; and

A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

Complies

The driveway and garage would have a gradient of less than 10%. As two spaces are proposed they could leave the site in a backwards motion and the access width meets the acceptable solution.

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

Consistent

Bicycle parking can be provided in the internal storage area in accordance with the acceptable solutions.

A1.1 Bicycle parking spaces for customers and visitors must:

- a) be accessible from a road, footpath or cycle track; and
- b) include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; and
- c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and
- d) be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used; and

A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

<p>Complies A rail could be provided in the storage area in accordance with AS2890.3.</p>
<p>A2 Bicycle parking spaces must have:</p> <ul style="list-style-type: none"> a) minimum dimensions of: <ul style="list-style-type: none"> i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.
<p>Complies A bicycle space could be provided with these dimensions.</p>

E6.8.5 Pedestrian Walkways

<p>Objective: To ensure pedestrian safety is considered in development.</p>
<p>Consistent The acceptable solution is met.</p>
<p>A1 Pedestrian access must be provided for in accordance with Table E6.5.</p>
<p>Complies As less than 11 parking spaces are required or proposed, no separate pedestrian access is required.</p>

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	Conditional consent provided. Conditions recommended in relation to: <ul style="list-style-type: none"> • Damage to council infrastructure • Works within/occupation of the road reserve • Urban - vehicular crossings • Basic - soil and water management plan
Environmental Health	Conditional consent provided. Conditions recommended relating to: <ul style="list-style-type: none"> • Amenity
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	Noted Building and Plumbing permits would be required.
EXTERNAL	
TasWater	N/A
DIER	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(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 2 August 2014 to 15 August 2014. Five representations were received with one petition being signed by 23 persons and a further eight representations were received outside the advertising period. Some representors made more than one representation and also signed the petition.

An on-site meeting was held on 18 August 2014 between Council officers and a delegation of representors to discuss the issues raised. A further meeting was held on 25 August 2014 between a delegation of representors and the applicant. Whilst not a Council-held mediation, the meeting endeavoured to find common ground and whether any design changes could be agreed to by the representors and the applicant. The applicant agreed to provide 3m high landscaping along the rear boundary, to use opaque glass on the deck balustrading and to reduce the height of the front fence to 900mm but no other issues were resolved. The issues raised in the representations are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are attached to this report.

ISSUE	COMMENTS
Incompatible with the design of existing buildings	The site and street are not subject to any heritage or character overlay. Therefore, there are no restrictions on a dwelling's design in terms of its character.
Overlooking adjoining properties.	The dwelling meets the acceptable solutions for overlooking from habitable room windows and decks.
The dwelling would dominate nearby buildings.	The dwelling has been assessed as meeting the acceptable solutions or performance criteria of the relevant Zone standards.
Loss of historic street pattern.	The site and street are not subject to any heritage or character overlay. Therefore, there are no restrictions on a dwelling's design in terms of its character or its impact on the street pattern.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

ISSUE	COMMENTS
Devaluation of property	Devaluation of property is not a matter that is regulated by the Scheme.
Noise impacts and loss of amenity.	The amenity standards of the Zone are met.
A two storey dwelling is out of character with the street.	The Zone standards allow a single dwelling to have a maximum height of 8.5m under the acceptable solution. The proposed dwelling is ~6.5m high.
Using the adjoining garage as a reason for a reduced front setback is flawed.	Dwelling as defined in the Scheme includes outbuildings. As the Zone standards do not specify a principal building on a lot as setting the 'setback' the adjoining outbuilding on 14 Como Crescent can be used to determine the front setback for 14A Como Crescent. As the proposed setback is in between the zero lot line for the adjoining outbuilding and the 6m setback for 16 Como Crescent, the acceptable solution for the front setback is met.
A new 20th Century home does not suit the neighbourhood.	There are no heritage or streetscape provisions in the Scheme to regulate the dwelling's design.
Traffic safety and noise pollution.	A single dwelling generates (on average) 9-10 vehicle trips per day. This is not considered to cause any traffic safety issues. The standard condition for a Traffic Management Plan would ensure vehicle and pedestrian safety is addressed during the construction phase of the dwelling.

7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(Cont'd)

6. CONCLUSION

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

ECONOMIC IMPACT:

The Launceston Interim Planning Scheme 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

- 7.2 14A Como Crescent, Newstead - Residential - single dwelling construction of a new dwelling...(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. Locality Plan (circulated separately)
 2. Plans for endorsement (circulated separately)
 3. Representations (circulated separately)
-

COUNCIL AGENDA

Monday 8 September 2014

8 ANNOUNCEMENTS BY THE MAYOR

8.1 Mayor's Announcements

FILE NO: SF2375

Tuesday 26 August

- Attended RACT luncheon to celebrate 50 year membership in 2014
- Attended Hydro Tas official opening of 100 Years of Hydro
- Hosted official dinner with Indonesian delegation

Wednesday 27 August

- Officially welcomed guests at Opening of WW1 Exhibition with His Excellency, the Governor General and Lady Cosgrove
- Officiated at Tasmanians for Recognition Forum

Thursday 28 August

- Attended Kings Meadows High School High Impact Program luncheon

Friday 29 August

- Attended LCCI State Budget Luncheon with the Hon Peter Gutwein MP
- Attended City Park Radio 2014 Translator Project Radiothon launch
- Attended NTJFA 2014 Best & Fairest Dinner

Saturday 30 August

- Attended City Park Radio AGM

Sunday 31 August

- Attended Lilydale Bowls Club Afternoon Tea for Alderman Annette Waddle

Wednesday 3 September

- Officiated at Australian National Flag Day
- Attended opening night performance of Scotch Oakburn College "I Never Saw Another Butterfly"

Friday 5 September

- Assisted with judging National Trust Expressions of Interest for "Welcome Wall" project
- Officially opened Art Exhibition "Japonisme and the Rise of the Modern Art Movement"

Saturday 6 September

- Officiated at St Giles Walk With Me event
-

9 ALDERMEN'S/DELEGATES' REPORTS

10 QUESTIONS BY ALDERMEN

11 COMMITTEE REPORTS

Nil

12 PETITIONS

Nil

13 NOTICES OF MOTION - FOR CONSIDERATION

Nil

DIRECTORATE AGENDA ITEMS**14 DEVELOPMENT SERVICES****14.1 Draft Youth Engagement Framework - Public Consultation****FILE NO:** SF0134**AUTHOR:** Wendy Newton (Youth and Community Officer)**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

That the Council receives and considers the draft Youth Engagement Framework and Discussion Paper for public consultation.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting 1 September 2014 - Item 4.4

RECOMMENDATION:

That the Council endorses the draft Youth Engagement Framework and Discussion Paper for public consultation.

REPORT:

The City of Launceston identified the need for a Youth Engagement Framework in the Annual Plan 2013/14.

The draft Youth Engagement Framework aims to provide a strategic approach to the City of Launceston's youth engagement in order to ensure that young people's diverse views, experiences and needs are valued and incorporated into our strategic planning. This in turn will ensure that young people are at the centre of the policies, strategies, services and activities that are developed for them.

14.1 Draft Youth Engagement Framework - Public Consultation...(Cont'd)

Over 250 people have been involved in providing input into the development of the draft Framework. The Youth Advisory Group (YAG) was utilised as a key stakeholder in guiding the development of the consultation strategy and in the early drafting stages of the Framework. A consultant was engaged to help draft the consultation strategy and to undertake initial internal interviews with City of Launceston Officers and members of the Youth Advisory Group in December 2013. Key themes were drawn from these conversations and were used to inform the design of targeted questions for a survey delivered to 237 Launceston College students.

Once endorsed, the Discussion Paper will be released for a six week consultation period. An engagement strategy will be developed with the Manager Communications in order to incorporate a variety of engagement methods to attract comments from a more diverse range of young people, youth agencies and the general public during this period.

Following the public consultation period all comments will be considered and a final report will be provided to the Council to endorse the final Framework with or without modifications.

An outline of the draft Youth Engagement Framework is provided below:

The draft Youth Engagement Framework

The Vision

The needs, issues and rights of young people are heard, considered, acted upon and upheld in order to create an equitable, cohesive, creative, caring and sustainable community that recognises and values the positive contribution young people make to the City of Launceston.

The Aim

To engage young people in active citizenship so that they are enabled and empowered to voice their ideas and concerns, and take ownership over action and change for a positive future.

14.1 Draft Youth Engagement Framework - Public Consultation...(Cont'd)

The Values

Equity: the right to be heard

Respect: the right to participate

Leadership: the right to youth-led and shared decision-making

The Goals

Goal 1: Young people as leaders in shared decision-making with the City of Launceston and other agencies

Goal 2: A diverse and inclusive youth voice into and out of the City of Launceston

Goal 3: Young people have access to opportunities, resources and support

Goal 4: Young people with a sense of social connectedness

Goal 5: Young people with a sense of civic pride and an active interest in the local affairs of the municipality

Goal 6: The City of Launceston enables leading-edge youth engagement opportunities

The draft Youth Engagement Framework Action Plan 2015/16**Goal 1: Young people as leaders in shared decision-making with the City of Launceston and other agencies****Actions:**

- Develop an internal and external communications plan with the Youth Advisory Group (YAG) to promote YAG as the City of Launceston's primary way to engage with young people and to promote wider communication between YAG, the City of Launceston, Council and external agencies
 - Enable YAG to directly present to Council on matters of importance as required
-

14.1 Draft Youth Engagement Framework - Public Consultation...(Cont'd)

Goal 2: A diverse and inclusive youth voice into and out of the City of Launceston

Actions:

- Review YAG's Terms of Reference and ensure that it is more closely aligned with what young people see as the benefits of joining such a group
- Develop an external communications plan with YAG to promote YAG to a wider cohort of young people in Launceston and to increase and diversify membership
- Link YAG more strongly to school-based leadership groups, UTAS and the business community, and develop partnerships of mutual benefit
- Develop a social media strategy to engage a wide cohort of young people

Goal 3: Young people have access to opportunities, resources and support

Actions:

- Develop a strategy to work more closely with high schools and colleges, particularly with Student Executive Council and Student Representative Council groups, as well as with UTAS and TasTAFE
- Develop and promote a quarterly youth newsletter for distribution via social media, YAG, high schools, colleges, TasTAFE and UTAS
- Explore with the City of Launceston management and officers an opportunity for young people to gain work experience in collaboration with other agencies

Goal 4: Young people with a sense of social connectedness

Actions:

- Continue planning and delivering special activities and events for National Youth Week and other opportunities with YAG and the Northern Youth Coordinating Committee

Goal 5: Young people with a sense of civic pride and an active interest in the local affairs of the municipality

Actions:

- Develop and promote a 'how to engage with the City of Launceston' flyer for young people and distribute through high schools, colleges, UTAS, TasTAFE and YAG
 - Identify leadership opportunities for YAG members and promote the 'privilege of membership'
 - Develop an orientation and recognition program for YAG members
-

14.1 Draft Youth Engagement Framework - Public Consultation...(Cont'd)

Goal 6: The City of Launceston enables leading-edge youth engagement opportunities

Actions:

- Promote a whole-of-the City of Launceston approach to youth engagement by developing a Youth Engagement Policy for endorsement by Council
- Review the City of Launceston's Youth Policy and Youth Engagement Framework tri-annually
- Regularly monitor world trends and best practice in youth engagement

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Consideration contained in Report.

STRATEGIC DOCUMENT REFERENCE:

Annual Plan 2013/14

BUDGET & FINANCIAL ASPECTS:

The actions are proposed to be delivered primarily within existing resources and any additional resources will be considered through the Council's annual budgeting process.

14.1 Draft Youth Engagement Framework - Public Consultation...(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. Draft Youth Engagement Framework Discussion Paper for public consultation (distributed separately)
 2. Youth Engagement Framework Survey results: Launceston College (distributed separately)
-

14.2 Event Sponsorship - Round 2 2014/2015

FILE NO: SF6091

AUTHOR: Angela Walsh (Grants & Sponsorship Officer)

DIRECTOR: Michael Stretton (Director Development Services)

DECISION STATEMENT:

To respond to requests for event sponsorship received in Round 2 2014/2015 (for events 1 January - 31 July 2015).

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That the following event sponsorship applications receive the recommended sponsorship amounts:

No	Request	Details	Score	Requested	Recommend	SPL	Page
1	Orienteering Tasmania Inc.	2015 Oceania Orienteering Championships & World Cup (Round One) - 2-11 January 2015	100%	\$10,000	\$10,000	2	1-15
2	Lilydale Sub-Branch (RSL) Inc.	Anzac Day Centenary Commemoration & Exhibition (25 April 2015) Exhibition (24 April - 4 May)	99%	\$2,700	\$2,700	1	16-26
3	Tasmanian Sport & Events	Women's 5k - 1 March 2015	97%	\$15,000	\$10,000	2	27-38
4	Tennis Tasmania *	Launceston Tennis International - 8-15 February 2015	97%	\$15,000	\$15,000	3	39-51
5	RSPCA Tas. (Launceston Branch)	Million Paws Walk - 17 May 2015	92%	\$5,000	\$5,000	1	52-63

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

No	Request	Details	Score	Requested	Recommend	SPL	Page
6	Encore Theatre Company Inc.	EVITA - 6-14 March 2015	92%	\$10,000	\$10,000	2	64-77
7	Tasmanian Turf Club Inc.	Launceston Cup - 25 February 2015	92%	\$20,000	\$20,000	4	78-89
8	The Launceston Players Society	'Pack Up Your Troubles' - 29 April - 9 May 2015	89%	\$5,000	\$5,000	1	90-99
9	Launceston Greyhound Racing Club	'Launceston City Council Stakes' - 18 May 2015	88%	\$600	\$600	1	100-109
10	Football Federation Tasmania	Skill Acquisition Festival - 27 February - 1 March 2015	88%	\$15,000	\$10,000	2	110-119
11	St Giles Society	Balfour Burn for St. Giles - March 2015	84%	\$10,000	\$550	1	120-130

That the following event sponsorship applications not be funded by Council:

No	Request	Details	Score	Requested	Recommend	Page #
12	Chilli FM	Chilli Skyfire - 25 January 2015	74%	\$20,000	\$0 • budget fully expended	131-142
13	Opcon Pty Ltd	The Basin Concert - 1 January 2015	71%	\$20,000	\$0 • budget fully expended	143-154
14	Quest Consulting	Men's Health Expo - 9-15 June 2015	63%	\$5,000	\$0 • budget fully expended	155-164
15	Targa Australia	Targafest - 29 April 2015	62%	\$20,000	\$0 • budget fully expended	165-174
16	Beverage Events Service Team	The Esk Craft Beer & Food Festival - 15-16 January 2015	59%	\$20,000	\$0 • budget fully expended	175-187
17	Sundown Cinema	Launceston's Sundown Cinema - January 2015	47%	\$6,000	\$0 • below level (%) to receive funding	188-200

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

REPORT:

- The total requests received for Event Sponsorship Round 2 2014/2015 is \$199,300 **(32.5% increase from Round 2 2013/2014)**.
- The available event sponsorship budget for the 2014/2015 financial year is \$88,850.
- Based on the scores received the recommended allocation of funds for Round 2 2014/2015 is \$88,850.

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

81 - 100%	=	100% of requested funds	or agreed SPL if different
61 - 80%	=	75% of requested funds	or agreed SPL if different
50- 60%	=	50% of requested funds	or agreed SPL if different
< 50%	=	No funding provided	or agreed SPL if different

- The Assessment Panel has assessed each application against the sponsorship package level (SPL) unanimously agreed upon by the Panel for the particular event, using the assessment criteria (detailed below) and the recommendations contained herein are within the available event sponsorship budget for the 2014/2015 financial year.
- *** Item 4 (Tennis Tasmania)** - Under an agreement between Council and Complete Sports Marketing Pty Ltd (signed 01/10/2010), Council is required to pay CSM a 'trailing commission' in respect of events originally secured by CSM *'whilst ever those events continue to be held in Launceston local government area (even if that goes beyond the terms of the agreement, except where Council is required to renegotiate the terms for the event).'* The relative fee for the Launceston Tennis International (based on current participant numbers) is \$2,000 +GST (<500 participants).

Mandatory Criteria

- Community benefit must be the primary purpose of the event
 - Event is held within the Launceston Municipal area
 - Responds to one or more priorities identified in the Launceston City Council Events Strategy
 - A detailed budget must be included with the application
 - A risk management plan (for the event) must be included with the application
-

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

Assessment Criteria

- Alignment with Launceston brand (only applies to SPL 2 - 4)
- Event complements, diversifies and does not clash or conflict with the events calendar
- Project plan for the event demonstrates planning relevant to scale of event
- Budget for the event is realistic and includes evidence of other support? (i.e. fundraising, sponsorship, use of volunteers, in-kind support, etc)
- Environmentally sustainable practices for the event have been adequately addressed
- Do the aims and outcomes benefit (social and/or economic) the Launceston community and are they achievable?

Sponsorship Package LevelsSPL1 - up to \$5,000.00

Would typically be an event, held in the Launceston Municipal Area, that is primarily for the local community and attracting predominately local or regional audience and/or has a relatively small budget, or where a smaller contribution from LCC is sought.

SPL2 - up to \$10,000.00

Would typically be an event, held in the Launceston Municipal Area, that attracts a larger audience, including from outside the region, and/or would have a demonstrable economic benefit to the community, for example by increasing visitor numbers and accommodation bookings.

It may also include significant events that have a community benefit and that may attract additional infrastructure or venue hire costs.

SPL3 - up to \$15,000.00

Would typically be an event, held in the Launceston Municipal Area, that would have state or national appeal, attracting larger audiences and accommodation nights sold, and potentially significant exposure. It may also include significant events that have a positive economic or tourism impact and may attract additional infrastructure or venue hire costs.

14.2 Event Sponsorship - Round 2 2014/2015...(Cont'd)

SPL4 - up to \$20,000.00

Would typically be an event, 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 region. Sponsorship at this level would be restricted to existing proven events that are able to demonstrate attendance figures and impact on the local economy.

ECONOMIC IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community.

ENVIRONMENTAL IMPACT:

Approval of the recommended event sponsorship will have minimal impact on the environment.

SOCIAL IMPACT:

Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community.

STRATEGIC DOCUMENT REFERENCE:

Launceston City Council Events Strategy

BUDGET & FINANCIAL ASPECTS:

Available Funds	\$88,850
Amount recommended this Round	\$88,850
Balance	\$0
Remaining Rounds 2014/2015	-

14.2 Event Sponsorship - Round 2 2014/2015...(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

14.3 City of Launceston Asia Engagement Strategy**FILE NO:** SF0175**AUTHOR:** Bruce Williams (Economic Development Officer)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider a proposal to pursue relationships between Putian City and Qingyuan City with Launceston City (and region) with a view toward exploring economic, cultural and social opportunities which demonstrably provide potential for benefit to Launceston City (and region). Such exploration may also consider the desirability of ultimately entering into a Sister City relationship with Putian City and Qingyuan City.

PREVIOUS COUNCIL CONSIDERATION:

SPPC Meeting 1 September 2014 - Item 4.3

At the Council Meeting 26 May 2014, a motion was adopted, as follows:-

That in view of the emerging strategic opportunities and recent offers to engage with Chinese cities and the wider Asian region, Council;

- 1. Identifies and engages with those already involved in this space at a local and regional level with the aim of facilitating a roundtable discussion to share information on who the players are and how we might, through collaboration, leverage our collective efforts in engaging with Asia and China in particular.**
- 2. Rapidly develops an outline strategy to guide co-ordination and engagement with opportunities in China/Asia (both Sister City approaches and other) to ensure that our resources are invested wisely, beneficial outcomes are achieved and Council is in a pro-active position driving our engagement rather than a reactive position responding to each opportunity as it arises.**

And that,

The above occurs prior to any of Council's scarce resources being committed to any overseas trip.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

RECOMMENDATION:

That the Council:

1. Adopts the policy criteria for evaluation of proposals and approaches by international cities and regions as follows;
ALL of the following four criteria must be met
 1. Existing Australian and State Government relationships or agreements, which can be further leveraged for mutual benefit.
 2. Demonstrable and significant economic and cultural opportunity.
 3. Leverages Launceston City's role as a regional service centre.
 4. Ability of Council to allocate adequate resources [financial and human] to service engagement and relationships.

 2. Adopt the following role in pursuing Asian engagement;
 1. Proactively disseminate specialist market / export information to niche producers in the region.
 2. Actively collaborate with agency services:
 - a. At the local level with niche producers.
 - b. In providing information to potential markets for regional producers to explore.
 3. Support and facilitate engagement locally and in potential Asian markets.
 4. Support other stakeholders and agencies to develop frameworks which assist in delivering consistent quality of service and product to potential Asian markets.
 5. Proactively and as appropriately, meet with stakeholders and agencies to progress Asian engagement. This could be on a twice yearly basis.
 6. Prepare a profile / prospectus of the City and region, including specialist agency services available to be used in building Launceston and Northern Tasmania as an Asian friendly City / region, through strategic relationships.
 7. Establish criteria to be used in assessing the suitability of bi-lateral arrangements for all parties in sister city relationships.
 8. Support specialist agencies and other stakeholders to research and detail specific projects for presentation to potential Asian partners.
 9. Work with industry and government to identify and remove economic barriers.
 10. Assist and support UTAS in the development of education export opportunities.
-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

3. On the basis of the policy criteria evaluation, indicated in 1 above; accept with pleasure the verbal invitation by the Mr Song Kening Director General Fujian Foreign Affairs Office and Mr Cen Liang Director Foreign Affairs Office Putian Municipal Government for a delegation of City of Launceston officials to visit Putian City in order to gain a better understanding of achievements that have been made within the City and to explore opportunities for cooperation and collaboration between the two cities.
4. Liaises with Mr Song Kening Director General Fujian Foreign Affairs Office and Mr Cen Liang Director Foreign Affairs Office Putian Municipal Government together with Mr Alan Campbell General Manager, Sectoral and Trade Development, Department of State Growth Tasmania, regarding the future timing and arrangements to receive a delegation from the City of Launceston.
5. Requests the City of Launceston Sister City Committee to consider and advise the Council upon a proposed itinerary for the delegation to visit Putian City, including leveraging outcomes from the Premier's recent participation with the Prime Minister on a delegation to China and discussion with other potential stakeholders.
6. On the basis of the policy criteria in 1. above; decline further exploration of a Sister City Relationship with Quingyuan City, Guandong Province, People's Republic of China.
7. That the General Manager be authorised to release, where appropriate, to agents of Council and/or to the public relevant information that relates to the consideration and determination of this matter.

REPORT:**Background****Council history with Indonesian engagement and current status**

During 16-20 October 2012 Mayor Albert Van Zetten, Chair Economic Development Committee Alderman Tony Peck, General Manager Robert Dobrzynski and Economic Development Officer Bruce Williams visited Jakarta to attend Trade Expo Jakarta as guests of the Indonesian Counsel General.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

After the Expo a relationship was developed with the Indonesian Australian Business Council and this led to the facilitation of business connections.

In February 7-8 2013, these business connections were cemented and new business connections were established when Peter Craven, Vice President of the Indonesian Australian Business Council, Yogyakarta Chapter, visited Launceston as a guest of the Launceston City Council. Business meetings were held with 11 stakeholders, and the Aldermen were briefed on opportunities and developments in Indonesia.

From that visit a number of significant opportunities were apparent. On 13 July 2013, Peter Craven returned with George Marantika, Vice Chairman Australia - New Zealand Committee of the Indonesian Chamber of Commerce [KARDIN] and the Indonesian Consul General, Irmawan Wisandar and Vice Consul for Economic Affairs, Maradonna Runtukahu as guests of the Launceston City Council. The Launceston City Council invited interested stakeholders to an event to promote opportunities in Indonesia which was attended by 32 people. Further business connections were established. Meetings were held with 25 business leaders. From this engagement, Peter Craven prepared a proposal for the then Premier Lara Giddings to visit Jakarta as part of her planned Asian trade mission in September 2013. The proposal focussed on opportunities in alternative energy, education, international shipping and primary produce.

During 2-6 September 2013, Mayor Albert Van Zetten, General Manager Robert Dobrzynski and Economic Development Officer Bruce Williams visited Jakarta to participate in the Indonesian leg of the Tasmanian Premier's Asian Trade Mission.

As part of this visit, but separate to the Premier's Mission, Hero Supermarkets expressed a keen interest in evaluating the purchase of a wide range of clean green agricultural produce from Tasmania and sought to identify specific lines for import evaluation. Hero Supermarket Herve Lachize [Hero Group Commercial Director] and Frans Marganda Tambuna [Hero Group Senior Merchandising Manager] were invited to come to Tasmania to explore this opportunity further.

An Indonesian Buyers Delegation composed of Marc Ferrer [Executive Director for Hero Operations], Sariyo Sariyo [Fresh Director Hero Group] and Manimporok Taufik Mampuk MITRA Trading and Distribution] visited Launceston on 5-9 February 2014. This visit was facilitated by Launceston City Council, Mark Warrener of DEDTA and Peter Craven of IABC.

As a result all of these engagements the following has occurred:-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

Hero Supermarkets

The shipping of Tasmanian product into Indonesia for Hero Supermarket has already commenced for one Tasmanian company.

Renewable Energy Opportunities

The Indonesian Government and Tasmanian Governments have agreed to develop an Energy Memorandum of Understanding to address Indonesia's unique challenges in energy generation. This arose from the facilitation of business contact between Peter Craven and Tasmanian Hydro.

Shipping Outcomes

The challenge of international shipping has been pursued by Council and the Indonesian Australian Business Council. Peter Craven held numerous meetings in Indonesia with Sumadi Kusuma, President / CEO Global Putra International Group, prior to the trade mission. The then Premier invited Sumadi Kusuma, to visit Tasmania to provide advice and input on how to resolve challenges to international shipping in Tasmania.

UTAS Educational Outcomes

The facilitation of business contacts with Janelle Alison, Peter Frappelle, Peter Craven and George Marantika resulted in UTAS exploring the provision of educational courses in Maritime, Nursing and Teaching streams to Indonesian students and to develop opportunities for closer engagement. It is anticipated that a Memorandum of Understanding will be signed between UTAS and a Surabaya University and will result in students attending the Australian Maritime College in the near future. UTAS indicate that student enrolments from Indonesia are increasing.

Council history with Chinese engagement and current status

China's emergence as a major industrial power has been one of the most significant global developments in the years following Australian recognition of the People's Republic of China and commencement of diplomatic relations in 1972. As Australia was one of the first countries to commence diplomacy, this has provided a process of developing and nurturing relationships that has been the conduit for the business and trade that has since occurred.

On 28 November 1995, Launceston entered a Sister City relationship with Taiyuan, Shanxi Province, People's Republic of China. This relationship has had discussions relating to trade activity and cultural and education exchange, but very little activity has been undertaken. At present the relationship is ceremonial.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

Launceston City Council currently has two Sister City approaches from the People's Republic of China for consideration. These are from Quingyuan City, Guandong Province introduced by Mr Adrian Wood, and Putian City, Fujian Province introduced by the Tasmanian Government.

On 12 May 2014 the Quingyaun City approach was brought to Council for consideration and later withdrawn, due to the concurrent approach made by Putian City.

State Government history with Chinese engagement and current status

Tasmania was swift to pursue relations with China and established a sister-state province relationship on 5 March 1981 with Fujian Province. This relationship is one of the oldest between a Chinese province and a state of Australia. The relationship was established to develop cooperative relations and progress trade relationships.

- ***"The aim of the relationship is to deepen and develop friendly cooperative relations, to promote understanding and friendship and to foster friendly contacts between the peoples of Australia and China and to the progress and prosperity of the two countries through the establishment of extensive contacts and the development of various activities in the fields of industry, agriculture, economics and trade, science and technology, culture and arts, education, sport and others."***
 - ***"The Tasmanian Government has maintained an active role in facilitating opportunities for bilateral trade with Fujian Province over the past fifteen years. The relationship is managed by staff from the Department of State Growth who have frequent contact with the Foreign Affairs Office in Fujian. A number of Tasmanian business delegations from a range of sectors have participated in visits to Fujian, both in trade missions and at exhibitions."***
-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

- *"In terms of the economic gains to Tasmania there has been export income from students, the delivery of English language courses in Fujian, the development of a sister-school relationship between Hobart College and Middle School Number 8 (with an annual revenue flow to Hobart College) in Fuzhou. UTAS also had a commercial relationship with Minjiang College in Fuzhou for the delivery of computing science degrees, with students completing their degree here in Tasmania. (That relationship ended after 7 years when the Australian consortia of educational institutions disbanded). Currently TasTAFE is in discussions with Minjiang Teachers College for the delivery of courses, and with the Education Department of Fujian regarding more school-to-school linkages (which usually provides a flow of students coming to Tasmania to study)."*
 - *"In the early stages of the relationship, some sales of Tasmanian eucalypt seeds to Fujian occurred, repeated sporadically over the years. Forestry Tasmania has exported peeler logs to a veneer plant in Fujian and in recent times has been progressing the long-term supply of woodchips and a partnership agreement regarding the provision of cold climate eucalypt seeds."*
 - *"Over the term of the relationship there has been a number of Government to Government visits and the invitation for Tasmanian enterprises from varying sectors to participate in delegations to Fujian Province including; forestry, aquaculture and services to the sector, mining, ship building and ancillary services, wind energy and the thoroughbred racing industry. Additionally, the Tasmanian Government has supported trade displays at the China International Fair for Investment and Trade, that is held in Xiamen in the Province each September, the first time in 2001 and on another five occasions since with the last being in 2011 where twelve individual business entities participated as part of the celebration of the 30th anniversary of the relationship."*
 - *"Two Incat built ferries operate across the Taiwan Strait, from Pingtan Port, just south of Fuzhou/just north of Putian. These two ferries are Taiwanese owned, but it is certainly known in Fujian Province that these ferries were manufactured in Tasmania."*
-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

- ***"Forestry Tasmania (FT) has developed strong relationships with a number of forestry and wood-processing companies in Fujian Province. This started in 2000 with a number of small, externally-funded consultancy projects for Yong'an Forestry Group (YFG), a large integrated forest products company based in Yong'an city, central Fujian. These projects were undertaken by FT staff that provided technical advice and training on nursery seedling production, pest and disease management and eucalypt plantation silviculture. The strong working relationships and trust built between FT and YFG resulted in a major commercial research and development project, which ran from 2009 to 2013 aimed at increasing the productivity and quality of YFG eucalypt plantations. FT designed and supervised the implementation of the project, which included the sale of eucalypt seed, and the performance testing of Australian seedlots and silviculture treatments in 11 large field trials located around Yong'an. The project successfully demonstrated significant productivity and wood quality gains for YFG through the use of selected seedlots and refined silvicultural management practices. The project also built a solid foundation for ongoing commercial gains for YFG into the future. In addition to supplying expert technical advice, training and supervision, in the past number of years, FT has also been supplying pulp logs to a number of companies in Fujian Province. FT is continuing to develop these relationships. FT regards both opportunities as very significant because Fujian Province is one of China's most important timber manufacturing locations".***
- ***"An important aspect of doing business in China is guanxi. Guanxi refers to the benefits gained from social connections - It is custom for Chinese people to cultivate an intricate web of guanxi relationships, which may expand in a huge number of directions, and includes lifelong relationships. Accordingly the Tasmanian-Fujian relationship is an important factor in establishing guanxi. This relationship has recently enabled the Tasmanian government through the Premier to personally invite the President of China to visit Tasmania during a proposed Australian visit later this year, as he was once a former Governor of the Province. While this visit has not been confirmed the opportunity would not have been presented without the Tasmania/Fujian relationship".***

On 8 May 2014, Alan Campbell Department of Economic Development Tourism and the Arts contacted Council informing that the State Government had been approached by the Fujian Provincial Foreign Affairs Office about the possibility of a sister-city relationship between Launceston and Putian:

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

- ***"The Deputy Director-General Wang Tianming is currently coordinating the provincial efforts for a Governor's visit to Australia, as part of a Presidential [Chinese] visit. In the lead up to that visit, local governments of Fuzhou (capital of Fujian) and Putian (a coastal city to the south of Fuzhou) propose to twin up with Hobart and Launceston respectively, focusing on cooperation in the areas of vocational education, sustainable forest development, maritime preservation and development and utilization of marine resources, and tourism."***
- ***"As some background, Tasmania and Fujian Province have had a formal sister-state relationship since 1983, with regular exchanges over the years. Former Premier Bacon was very keen on the relationship and visited twice during the period when Xi Jinping was Governor of Fujian Province. Xi Jinping made Premier Bacon an honorary citizen of Fujian province in 2004. Xi Jinping has since become President of China. There has been lots of speculation about Xi Jinping visiting Tasmania later this year, at a time which coincides with the G20 Summit in Brisbane 15/16 November. His attendance at the G20 has not been confirmed as yet, nor the visit to Tasmania. Formal invitations to Xi Jinping have been made by former Premier Lara Giddings, the current Prime Minister and Premier Will Hodgman."***

There are strategic benefits that may be achieved with proposed relationships with Hobart and Fuzhou and Launceston and Putian cities. The establishment of twinning arrangements at a city level would enhance Tasmania's commitment and relationship with Fujian Province and enables interaction at another layer through the respective city Chambers that have direct membership with business.

Such direct relationships would further facilitate the establishment of reliable business contacts, thereby improving business opportunities and acting as a gateway to new markets and trade alliances. There is the additional potential that the relationship will be a springboard and catalyst for new investment and knowledge sharing, while also promoting tourism to the ever growing China market.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

- ***"Fujian Province was for a long time the neglected area of China in terms of economic reform and development due to the geographical location opposite Taiwan and the conflict that existed between the two countries. Fujian is now an export, investment and tourism gateway to Taiwan. Globally Fujian business people comprises of one-fifth of the 50 million overseas Chinese in more than 170 countries and regions around the world and it is understood that Fujian business people account for one-tenth of the top 500 business people in the world. This information should not be underestimated in the concept of guanxi as previously explained".***

It is not clear if there is a direct relationship between this request from Fujian and the President's visit.

Delegation from Fujian Province Visits Launceston

Putian is a prefecture-level city in eastern Fujian province, People's Republic of China. It borders Fuzhou City to the north, Quanzhou City to the south, and the Taiwan Strait to the east. Putian City is 108 kilometres from Fuzhou City, which can be accessed by bus within two hours.

The Total population is 2,860,000 [2009]. The GDP [2009] is USD \$10.14 billion, with per capita GDP is USD \$3,557 and annual economic growth of 14.5%.

Putian has become an export base for Fujian products. The main industries are shoe-making, brewing, electronics, garments, fruits, vegetables, and machinery and electrical goods.

On 3 July 2014, at the request of Department of State Growth [Then Department of Economic Development Tourism and the Arts], a delegation from Fujian Province, China, visited Launceston City Council. The delegation was welcomed and met by Deputy Mayor Alderman Jeremy Ball, General Manager, Robert Dobrzynski and Economic Development Officer, Bruce Williams.

A list of proposed co-operation projects was distributed by the Tasmanian Department of State Growth in advance of the delegations arrival. [Attachment 1]

The delegation was accompanied by Mr Alan Campbell, General Manager, Sectoral and Trade Development, Department of State Growth Tasmania and Mrs Rebecca Hua, a mandarin speaking interpreter employed by the Department of State Growth.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

The delegation consisted of:-

Mr Song Kening - Director General Fujian Foreign Affairs Office
Mr Zhang Chengyuan – Deputy Director General Fujian Department of Education
Mr Wang Yimei – Deputy Director General, Fujian Department of Forestry
Ms Lin Yueling – Deputy Director General, Department of Ocean and Fisheries
Mr Lin Fei – Vice Mayor, Fuzhou Municipal Peoples Government
Mr Chi Ning – Vice Inspector, Fujian Department of Agriculture
Mr Luo Guansheng – Director, Division of International Exchanges, Fujian Government
Mr Chen Liang– Director, Foreign Affairs Office of Putian Municipal Government
Mr Cai Wenzhi – Interpreter for Chinese delegation and Principal Staff Member, Division of International Exchanges

The purpose of the visit was part of a larger visit including both State Government and Hobart City Council to explore the potential of establishing separate sister city relationships. The proposal is to develop a sister city relationship between Fuzhou City, and Hobart City and Putian City with Launceston City. Fuzhou is the capital of Fujian Province.

A 2 hour meeting was held in the afternoon, which was then followed by dinner. All of these arrangements were organised and funded by the Department of State Growth Tasmania.

As an initial contact, the meetings and dinners were constructive. The Fujian Province provided a draft letter of intent to establish a relationship with Launceston City [Attachment 2]. The proposed Cooperation Projects between Fujian Province and Tasmania, prepared by Fujian Province was used for discussions.

As an outcome of the meeting and further discussion during dinner, Mr Song Kening as Director General Fujian Foreign Affairs Office Fujian Province personally and formally invited the Launceston City Council to visit Putian to further discuss development of a Friendship Relationship and the opportunity to formalise an agreement of an intent to establish a relationship.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

The Fujian delegation suggested a preference for a delegation from Launceston Council to visit Putian City in early to mid-September, 2014. On the basis that the delegation reached successful outcomes; consensus on agreements, letters of intent, memorandums of understanding could be drafted by mid to late October. Formal signing could then occur in Tasmania in November when the Governor of Fujian Province or the Fujian Province Secretary General of the Communist Party of China visits the State, to coincide with a (potential) visit by President Xi Jinping.

From the perspective of the Tasmanian Government, the Premier, Will Hodgman, has indicated that due to budgetary constraints, a visit by him would be unlikely to occur this calendar year.

It is therefore unlikely that the Premier will lead a trade mission to the region this calendar year. It is understood that each of the other respective entities (Hobart City Council, Forestry Tasmania, University of Tasmania, Government Education International) are considering their respective timelines for potential visits. However it appears unlikely that with the short notice that a coordinated visit may be possible.

On 15 October 2012 the Hobart City Council and Launceston City Council entered a Memorandum of Understanding the purpose of which includes agreement to:

- "support and enhance objectives of both organisations with respect to advancing the economic development and influence of both cities"
- "exploring opportunities for the Councils to participate in joint initiatives"

On this basis the invitation by Fujian Province to Putian City could be explored as a collective joint initiative between Launceston City Council, Hobart City Council and State Government.

The invitation from Putian City, to visit Putian, Fujian Province China will enable Council to critically evaluate if a relationship can develop which meets the criteria proposed for adoption by the Council.

If these criteria can be met, then Launceston City may enter into negotiation to both sign a Letter of Intent for the Establishment of a Friendship Relationship between Launceston and Putian and consider how this opportunity could be further explored as a collective joint initiative between Launceston City Council, Hobart City Council and State Government

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

Asian Engagement Roundtable

The Council is seeking to establish a strategic policy to guide initiatives and actions relevant to engaging with Asia, including Sister City Relationships.

On 17 July 2014 a roundtable meeting was co-ordinated and hosted by the City Council to gain the perspective of stakeholders in the region.

A meeting agenda and background paper was prepared for the meeting [Attachment 3]

The following people attended:

Alan Campbell	General Manager, Sectoral and Trade Development, Department of State Growth Tasmania
Cindy Hanson	Regional Manager, Northern Office, Department of State Growth, Tasmania
Vivian Zhao	Senior Business Development Manager, Tasmania, [by videoconference from Shanghai, China]
Leaha Dent	Regional Manager, Launceston Office Aus Industry
Ollie Shugg	Assistant State Director, Austrade
Shelly Jackson	State director Victoria/Tasmania, Austrade
Aopi Latukefu	Tasmania State Director, Department Foreign Affairs and Trade
Terry Brient	Executive Officer, Tasmanian Agricultural Productivity Group
Rosie McKinnon	Board Member, Tasmanian Agricultural Productivity Group
Ass Prof Pam Allen	Associate Dean Learning & Teaching and International, UTAS) Representing the Asia Institute
Dr Janelle Alison	Pro Vice Chancellor Regional Development, UTAS
Rick Dunn	Director Economic Development and Sustainability, Meander Valley Council
Jim Ertler	Director Premium Fresh
Derek Le Marchant	Executive Officer Northern Tasmanian Development
Chris Griffin	CEO Tourism Northern Tasmania
Adrian Wood	Resident of Launceston City
Annie Grieg	Board Member Tasdance
Robert Dobrzynski	General Manager Launceston, City Council
Michael Stretton	Director Development Services, Launceston City Council
Dr Bruce Williams	Economic Development Officer, Launceston City Council

It should also be noted that Greg Bott, State Manager Rabo Bank Tasmania, was an apology for the meeting, but met with Bruce Williams the day after the meeting for a briefing

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

The following role for Launceston City Council was distilled from discussions:-

1. Proactively disseminate specialist market / export information to niche producers in the region.
2. Actively collaborate agency services:
 - a. At the local level with niche producers.
 - b. In providing information to potential markets for regional producers to explore.
3. Support and facilitate engagement locally and in potential Asian markets.
4. Support other stakeholders and agencies to develop frameworks which assist in delivering consistent quality of service and product to potential Asian markets.
5. Prepare a profile / prospectus of the City and region, including specialist agency services available to be used in building Launceston and Northern Tasmania as an Asian friendly City / region, through strategic relationships.
6. Establish criteria to be used in assessing the suitability of bi-lateral arrangements for all parties in sister city relationships.
7. Support specialist agencies and other stakeholders to research and detail specific projects for presentation to potential Asian partners
8. Work with industry and government to identify and remove economic barriers
9. Assist and support UTAS in the development of education export opportunities

A number of specific considerations were identified for possible action as follows:-

- Greater cultural and business awareness is needed within the business community to capitalise on Asian engagement opportunities
 - Launceston could become known as an Asian friendly City, but the airport and the city need to be more welcoming
 - There is an opportunity to leverage more than cultural awareness from Sister Cities relationships, but this expectation needs to be established as a criteria at the outset. The relationships must be mutually beneficial. Tourism, education, forestry and agriculture opportunities were identified.
 - A City and regional profile could be developed showing who we are and what we do aimed specifically for the Asian market. This is a brand proposition is into Asia which is different to the local brand. Other agencies could have input into this so there is a consistent message from the region.
 - To be realistic, a relationship is being built. Results generally don't occur within 12 months.
 - We need to develop projects and opportunities to present to Asian investors.
 - The recently formed Tasmanian Asia Institute can assist with negotiating and brokering deals.
 - A link and coordination between agencies and people is required to bring all the various activities together.
-

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

Proposed criteria to assess the merit of Asian engagement opportunity and a the development of a Sister City Relationships

Launceston Sister City Relationship Review

A Launceston Sister City Relationship Review was concluded on 20 May 2009 by Robyn Phillips and Associates [Attachment 4]. The review recommended that a number of strategic objectives should form the foundation of the Council's future Strategic Sister City Directions. These objectives were somewhat vague and were described within terms such as identifying mutual benefits, opportunities and synergies.

However, to support the objectives, the review did identify six criteria for the selection of a Sister City relationship, and proposed that at least one of 6 criteria must be met. The criteria were broad and were framed around:-

- education of community
- enhancement of cultural awareness
- development of trade and tourism
- location in a country with diplomatic relations with Australia
- be of similar size to Launceston
- have similar cultural, educational, economic, governmental or social interests.

Melbourne City Review of International Relations and Sister City Relationships.

In April 2009 Melbourne City Council commissioned the Centre for Local Government [University of Technology Sydney [UTS]] to undertake a review of the Council's international relations program. This also benchmarked Melbourne's performance against a number of other international cities.

Melbourne City currently has 6 Sister City relationships.

The review identified a fresh approach to the international program which focussed on more relevance to the business community and defined business outcomes and finite timeframes for engagement. An engagement framework was developed which proposed that at least 50% of resource allocation be targeted to developing business prosperity [exports and inward investment in education tourism and services sectors]. [Attachment 5]

This signalled a shift away from the traditional Sister City Relationships, towards developing alliances or partnerships that were project based and which had defined outcomes and finite timeframes.

14.3 City of Launceston Asia Engagement Strategy...(Cont'd)

Development of Assessment Criteria for Launceston City Council

On the basis of discussion at the Asian Engagement Roundtable; the Launceston Sister City Relationship Review and advice from Melbourne City; the following four selection/evaluation criteria are proposed for adoption by Council:

To assess potential for future engagement and relationships, ALL of the following four criteria must be met

- 1. Existing Australian and State Government relationships or agreements, which can be further leveraged for mutual benefit.**
- 2. Demonstrable and significant economic and cultural opportunity.**
- 3. Leverages Launceston City's role as a regional service centre.**
- 4. Ability to allocate adequate resources [financial and human] to service engagement and relationships.**

ECONOMIC IMPACT:

Consideration contained in Report.

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

Consideration contained in Report.

STRATEGIC DOCUMENT REFERENCE:

Annual Plan 2013/14

BUDGET & FINANCIAL ASPECTS:

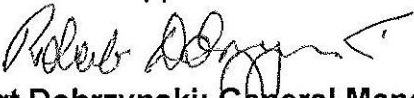
Financial provision would be required within Council Budgets to finance a delegation to Putian City.

14.3 City of Launceston Asia Engagement Strategy...(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.



Robert Dobrzynski: General Manager

ATTACHMENTS:

1. Proposed Cooperation Details Fujian Province - Tasmania
 2. Letter of Intent Launceston - Putian 2014
 3. Background paper for Roundtable Plan Strategic Engagement with Asia 20 June 2014
 4. Launceston Sister City Relationship Review (circulated separately)
 5. Melbourne City - International Engagement Framework
 6. Letter - Adrian Wood to Launceston City Council (20 November 2013)
 7. Launceston City Council's response letter to Adrian Wood (12 December 2013)
 8. Qingyuan Letter to Launceston City Council (14 January 2014)
 9. Launceston City Council's response letter to Mr Li Sizhen 3 March 2014
 10. Letter - Li Sizhen, Director Foreign Affairs & Overseas Chinese Affairs Bureau of Qingyuan City Municipality (10 April 2014)
 11. Letter from Tasmanian Premier (31 July 2014)
-

Attachment 1 - City of Launceston Asia Engagement Strategy (Pages = 7)

Proposed Cooperation Projects between Fujian and Tasmania

Fujian Province and Tasmania State

I. Sister state/province and cities

1. Both province and state shall take the opportunity of celebrating the 35th anniversary(2016) of the establishment of sisterhood to further deepen and enhance the mutual friendship by holding such events as “Fujian Week” in Tasmania and “Tasmania Week” in Fujian, as well as match making seminars of SMEs and tourism resources exhibition and promotion.

2. Both sides shall facilitate the exchanges and cooperation between Fuzhou City and Hobart City, Putian City and Launceston City respectively in such fields as economy and trade, agriculture, forestry, fisheries, education, culture and tourism, and give full support to the two pairs of cities in establishing sister city relationship.

II. Agriculture

1. Livestock

Technical cooperation in the livestock breeding of fine varieties, scale livestock breeding, slaughtering and processing, etc.

2. Food Processing Industry

Cooperation in the processing industry of grapes, seafood, meat products, fruits etc.

3. Agricultural Research

Introduction of good crop varieties, livestock breeds, agricultural research system construction, commercial operations on the achievement of agricultural technology.

4. Farming

Joint work on grape cultivation, mushroom cultivation, water-saving cultivation in vegetable greenhouses, etc.

5. Agricultural Trade

The agricultural departments of the province/state can set up communication channels, regularly holding promotions and exhibitions of agricultural products, sending business delegations, and encouraging trade and cooperation in agriculture.

III. Education:

1. Both Fujian Provincial Government and Tasmania State Government need to support Minjiang University in Fujian to change the Ien Institute of Minjiang University into an independent Chinese-foreign cooperatively-run institute with the status of a legal person .
2. Minjiang University is willing to set up a cooperation program of four-year college education with University of Tasmania.
3. Jimei University in Fujian hopes to set up a college of maritime sciences with University of Tasmania.
4. Fuzhou Municipal Education Bureau and Fuzhou No. 8 Middle School hope to set up a Confucius Classroom in Hobart College.
5. Tasmania State Education Department hope to have a Sino-Australia experimental class of senior high school curricula set up by Ronnie High School and Xianyou No. 1 High School of Putian.

IV. Forestry

1. Fujian will introduce the propagating materials, germ plasm resource of eucalyptus and acacia, and the technology of propagating, directive breeding and timber comprehensive utilization.
2. Both sides need to conduct exchange and training of forestry professionals, and have cooperation on forestry scientific research projects.
3. Fujian will introduce the cold-tolerant eucalypt seedling nursery construction technology and the cold-tolerant eucalypt cenospecies breeding technology.
4. Both sides need to carry out cooperation on comprehensive utilization technology research of eucalypt trees.

V. Fisheries

1. Fuzhou Honglong Ocean and Fishery Co., Ltd. would like to have cooperation on oceanic fishing and aquaculture in Australia with the local companies.
2. The Fisheries Research Institute of Fujian and Fujian Mandy Group would like to cooperate with University of Tasmania in setting up a research center of ocean and fisheries to facilitate more cooperation among the production, academic and research circles.

3. The Fisheries Research Institute of Fujian would like to have cooperation with the related institute of University of Tasmania in introducing breeds of Pacific oyster, abalone and tuna, aquaculture technology and talent exchanges.

Fuzhou City and Hobart City

Both cities will seek to establish sister city relationship and conduct exchanges and cooperation in the following sectors:

1. Ocean and fisheries

- 1) Marine biomedicine and products
- 2) Marine engineering equipment manufacturing
- 3) Utilization of marine energy and seawater
- 4) Development of fishery resources
- 5) Trade of aquatic products
- 6) Off-shore aquaculture facilities and techniques
- 7) High value-added processing of aquatic products
- 8) aquatic breeds and healthy breeding
- 9) Talents training
- 10) Further cooperation between Fujian Mandy Group and Tasmania

2. Education

To continue the cooperation with Australia based on the Sino-Australia Courses Experimental Class

- 1) To assist Hobart campus of Tasmania Academy to set up a Chinese College which is similar to the Confucius College
- 2) To train teachers in environmental and ecological protection by drawing upon the advanced educational concepts of the Australian side
- 3) To introduce top-notch curricula from Australia to improve “Liberal Arts Program” in Fuzhou

3. Tourism

- 1) To carry out tourism promotion and marketing in Tasmania
- 2) To invite travel agencies and media representatives from Tasmania to visit Fuzhou to investigate tourist routes
- 3) To formulate incentives for soliciting tourists from Tasmania
- 4) To carry out online exchanges and interaction

4. Agriculture, forestry and livestock

- 1) To introduce good seeds of protective forest trees and construction technologies from Australia
- 2) To carry out cooperation in the ecological management, processing and utilization of eucalyptus trees

3) To introduce the frozen sperm of the high-quality varieties of cattle to optimize the local ones

5. Arts and culture

Fuzhou may organize works of famous Fuzhou calligraphers and painters, and special performances of Fuzhou Shi Fan and other folk musics, Fuzhou traditional culture and arts (including Min Opera, Ping Hua, Chi Chang, etc., which are Fuzhou's traditional local operas), as well as performances of Philharmonic Chorus of Fuzhou Jiuritai Music Hall, to be displayed and staged in Hobart. Fuzhou would also like to invite art troupes from Hobart to perform in Fuzhou.

Putian City and Launceston City

Both cities seek to establish sister city relationship and conduct exchanges and cooperation in the following sectors:

1. Agriculture

- 1) Wine processing and import & export.
- 2) Import&export of superfine wool and woolen products.
- 3) Aquatic products processing, including abalone and sea weed.

2. Education

- 1) To set up a Sino-Australia experimental class of senior high school curricula between Ronnie High School and Xianyou No. 1 High School of Putian.

2) To exchange students and develop teacher training between Putian University and Newnham Campus of Tasmania University.

3) To set up a Chinese education base in Newnham Campus of Tasmania University.

3. Tourism

1) To introduce Putian tourism projects to Launceston City.

2) To invite delegations of tourism and news media from Launceston City to attend the “Mazu (Sea Goddess) Cultural Tourism Festival”.

3) To hold “Putian Food Festival” in Launceston City.

4. Art

1) To organize troupes of Puxian drama to stage performances in Launceston City.

2) To organize masterpieces of art works (painting and calligraphy, blackwood furniture) from Putian City to be displayed in Launceston City.

3) To invite troupes of Launceston City to perform in Putian City.

5. Port Transportation

1) Transportation cooperation of iron ore, raw coal and so on.

2) Import & export cooperation of raw material of pulp & paper industry.

Attachment 2 - City of Launceston Asia Engagement Strategy (Pages = 3)

**LETTER OF INTENT FOR THE ESTABLISHMENT OF
FRIENDSHIP RELATIONSHIP BETWEEN LAUNCESTON,
TASMANIA, THE COMMONWEALTH OF AUSTRALIA, AND
PUTIAN, FUJIAN PROVINCE, THE PEOPLE'S REPUBLIC
OF CHINA**

At the invitation of XX, Mayor of Launceston, Tasmania, the Commonwealth of Australia, XX, Mayer of Putian, Fujian Province, the People's Republic of China, has been visiting Launceston from November XX to XX, 2014. During the visit, both sides held talks on the establishment of friendship relationship between Launceston and Putian and reached the following understanding:

In accordance with the Joint Communique Governing the Establishment of Diplomatic Relations between the Commonwealth of Australia and the People's Republic of China, and for the purpose of enhancing understanding and friendship between the peoples of Launceston and Putian, the two sides are to sign the Letter of Intent for the Establishment of Friendship Relationship between Launceston and Putian, so as to promote the friendly contacts between the two peoples and develop exchanges and cooperation in such fields as science and technology, culture, education, public health, sports and tourism, etc. The two sides should make joint efforts to formally establish friendship relationship in the future.

Signed in duplicate in Launceston on November XX, 2014, the Letter of Intent is written in

the English and Chinese languages, both texts being equally authentic.

Mayor of Launceston

Mayor of Putian

State of Tasmania

Fujian Province

The Commonwealth of Australia

The People's Republic of China

**中华人民共和国福建省莆田市和澳大利亚联邦
塔斯马尼亚州朗塞斯顿市建立友好城市关系意向书**

应澳大利亚联邦塔斯马尼亚州朗塞斯顿市市长×××的邀请，中华人民共和国福建省莆田市市长×××率团于2014年11月××日××至日访问朗塞斯顿市。访问期间，双方就开展友好交流、建立友好城市关系等问题交换意见，达成如下意向。

中华人民共和国福建省莆田市和澳大利亚联邦塔斯马尼亚州朗塞斯顿市，根据中澳两国建交公报原则，为发展莆田市和朗塞斯顿市的友好合作关系，增进两市人民的了解和友谊，同意签署建立友好城市关系意向书，以共同促进两市人民之间的友好交往和经济、贸易往来，并积极开展科技、文化、教育、卫生、体育、旅游等各个领域的交流与合作，为今后莆田市和朗塞斯顿市建立友好城市关系共同努力。

本意向书于2014年11月××日在朗塞斯顿市签署，一式两份，每份都用中文、英文写成，两种文本同等作准。

中华人民共和国
福建省莆田市市长

澳大利亚联邦
塔斯马尼亚州朗塞斯顿市市长

Attachment 3 - City of Launceston Asia Engagement Strategy (Pages = 5)

Meeting Agenda and Background Documentation for Strategic Engagement with Asia Roundtable.

Prepared by Bruce Williams

Date 17th July 2014
Time 10-12.00 am
Where Committee Meeting Room Launceston Town Hall, St John Street Launceston
How Attend in person OR by video conference to this room

1. Agenda for discussion.

- Why Council has sought this meeting [see 1. introduction and 2. Purpose below]
- Who else is doing what?
- What collaboration can occur?
- How might a collaboration and engagement strategy work? What would be the structure, the roles and the process?
- Collate ideas for ongoing engagement?
- What can people commit to do?
- The outcomes sought include how to:-
 - (i) expand existing opportunities using local champions,
 - (ii) explore new opportunities
 - (iii) develop cultural and economic engagement opportunities
 - (iv) continue Councils role as a facilitator and local partner

1. Introduction

The round table has been called to address a notice of motion from the Deputy Mayor of Launceston City Council, 26th May 2014, as follows:-

"That in view of the emerging strategic opportunities and recent offers to engage with Chinese cities and the wider Asian region, Council;

1. Identifies and engages with those already involved in this space at a local and regional level with the aim of facilitating a roundtable discussion to share information on who the players are and how we might, through collaboration, leverage our collective efforts in engaging with Asia and China in particular.

2. Rapidly develops an outline strategy to guide co-ordination and engagement with opportunities in China/Asia (both Sister City approaches and other) to ensure that our resources are invested wisely, beneficial outcomes are achieved and Council is in a pro-active position driving our engagement rather than a reactive position responding to each opportunity as it arises."

2. Purpose of the round table is to meet once to address:-


- Engagement
- Collaboration
- Leverage of collective effort
- Strategy development
- Structure and roles
- Gather information so that a report can be prepared for Council to consider and determine an appropriate Asian engagement strategy.

3. Background on Launceston City Councils recent international and Asian engagement

Council history with Sister Cities and current status

Sister City relationships

Launceston has three sister cities.^[82]

City	State	Country	Founding Year
<u>Ikeda</u>	 <u>Osaka</u>	 <u>Japan</u>	1 November 1965
<u>Napa</u>	 <u>California</u>	 <u>United States</u>	6 June 1988
<u>Taiyuan</u>	 <u>Shanxi</u>	 <u>China</u>	28 November 1995

Status of Sister City relationships

All three Sister City relationships are active. However, the relationships are cultural and reactive in nature and do not fit within an economic development strategy or strategic framework.

Principles of Indonesian engagement

The broad principles of engagement to date are based on a belief that:-

1. Tasmania must increase exports, attract investment and thereby bring additional and new revenue into the State.
2. We are competing in a global economy. Focus is on opportunities where we are competitive on price, capability and ability to supply.
3. A State-wide and /or regional engagement approach to Asia is realistic. A local parochial approach will not have the capacity to do business and may simply confuse the market/s.
4. Launceston City Council is too small to engage directly with Indonesia. We have endeavoured to join the dots of opportunity and facilitate business development. Opportunities have been explored in Launceston, King Island, Flinders Island, Northwest Tasmania, and Northern Tasmania and with state wide enterprises.
5. There is an opportunity to expand the network of Local Governments working on engagement with Asian and integrate this into a broader network of activity. For example, Economic Development Managers from Launceston, Meander Valley, and Break of Day Councils [recently resigned] have recently commenced engagement, with Northern

Tasmanian Development facilitating this activity. A proposal to expand business development services and Asian engagement has been formulated by Rick Dunn, Meander Valley Council. This proposal has been endorsed in principal by Northern Tasmanian Development and is in a process to sign off.

6. That you need to seek opportunity, it will not come to us... "go and have a look"
7. An actively opportunistic organic approach has been appropriate, rather than an overworked strategy
8. Developing strong and proactive relationships with people, who can join the dots, are interested in economic growth solutions, and can influence and effect change. The driving relationships are the Launceston Mayor and General Manager, Peter Craven and George Marantika from the Indonesian Australian Business Council, KARDIN [Indonesian Chamber of Commerce], and the Indonesian Consul General and state agencies such as DEDTA, [now State Growth].
9. Opportunities which have been identified provide a partnership opportunity for both parties [not just about selling our stuff]. Can we help solve your challenges etc.?
10. An "economic development priority" can be delivered from the side of the desk

Council history with Indonesian engagement and current status

During 16-20 October 2012 Mayor Albert Van Zetten, Chair Economic Development Committee Tony Peck, General Manager Robert Dobrzynski and Economic Development Officer Bruce Williams visited Jakarta to attend Trade Expo Jakarta as guests of the Indonesian Counsel General.

After the Expo a relationship was developed with the Indonesian Australian Business Council and this led to the facilitation of business connections.

In February 7-8th 2013, these business connections were cemented and new business connections were established when Peter Craven, Vice President of the Indonesian Australian Business Council, Yogyakarta Chapter, who visited Launceston as a Guest of the Launceston City Council. Business meetings were held with 11 stakeholders, and the Aldermen were briefed on opportunities and developments in Indonesia.

From that visit a number of significant opportunities were apparent. On 13th July 2013, Peter Craven returned with George Marantika, Vice Chairman Australia - New Zealand Committee of the Indonesian Chamber of Commerce [KARDIN] and the Indonesian Consul General, Irmawan Wisandar and Vice Consul for Economic Affairs, Maradonna Runtukahu as guests of the Launceston City Council. The Launceston City Council invited interested stakeholders to an event to promote opportunities in Indonesia which was attended by 32 people. Further business connections were established. Meetings were held with 25 business leaders. From this an engagement, Peter Craven prepared a proposal for the Premier to visit Jakarta as part of her planned Asian trade mission in September 2013. The proposal focussed on opportunities in alternative energy, education, international shipping and primary produce.

During 2-6th September 2013, Mayor Albert Van Zetten, General Manager Robert Dobrzynski and Economic Development Officer Bruce Williams visited Jakarta to participate in the Indonesian leg of the Tasmanian Premiers Asian Trade Mission.

As part of this visit, but separate to the Premiers Mission, Hero Supermarkets expressed a keen interest in evaluating the purchase of a wide range of clean green agricultural produce from Tasmania and identify specific lines for import evaluation. Hero Supermarket Herve Lachize [Commercial Director] and Frans Marganda Tambuna [Senior Merchandising Manager] were invited to come to Tasmania to explore this opportunity further.

An Indonesian Buyers Delegation composed of Marc Ferrer, Sariyo Sariyo and Taufik Mampuk visited Launceston on 5-9th February 2014. This visit was facilitated by facilitated by Launceston City Council, Mark Warrener of DEDTA and Peter Craven of IABC.

As a result all of these engagements the following have occurred:-

Hero Supermarkets

The shipping of Tasmanian product into Indonesia for Hero Supermarket has already commenced for one Tasmanian company.

Renewable Energy Opportunities

The Indonesian Government and Tasmanian Governments have agreed to develop an Energy Memorandum of Understanding to address Indonesia's unique challenges in Energy Generation. This arose from the facilitation of business contact between Peter Craven and Tasmanian Hydro.

Shipping Outcomes

The challenge of international shipping has been pursued by Council and the Indonesian Australian Business Council. Peter Craven held numerous meetings in Indonesia with Sumadi Kusuma, President / CEO Global Putra International Group, prior to the trade mission. The Premier invited Sumadi Kusuma, to visit Tasmania to provide advice and input on how to resolve challenges to international shipping in Tasmania.

UTAS Educational Outcomes

The facilitation of business contacts with Janelle Alison, Peter Frappelle, Peter Craven and George Marantika resulted in UTAS exploring the provision of educational courses in Maritime, Nursing and Teaching streams to Indonesian students and to develop opportunities for closer engagement. It is anticipated that a Memorandum of Understanding will signed between UTAS and a Surabaya University and will result in at least students attending the Australian Maritime College in the near future. UTAS indicate that student enrolments from Indonesia are increasing.

Invited attendees include:-

Alan Campbell	General Manager, Sectoral and Trade Development, Department of State Growth Tasmania
Cindy Hanson	Regional Manager, Northern Office, Department of State Growth, Tasmania
Vivian Zhao	Senior Business Development Manager, Tasmania
Leaha Dent	Regional Manager, Launceston Office Aus Industry
Ollie Shugg	Assistant State Director, Austrade
Alopi Latukefu	Tasmania State Director, Department Foreign Affairs and Trade
Jim Wilson	Chairman Tasmanian Agricultural Productivity Group
Dr Janelle Alison Representative	Pro Vice Chancellor Regional Development, UTAS Asia Institute UTAS
Rick Dunn	Director Economic Development and Sustainability, Meander Valley Council
Greg Bott State	Manager Rabo Bank Tasmania
Jim Ertler	Director Premium Fresh
Derek Le Marchant	Executive Officer Northern Tasmanian Development
Chris Griffin	CEO Tourism Northern Tasmania
Adrian Wood	
Robert Dobrzynski	General Manager Launceston, City Council
Michael Stretton	Director Development Services, Launceston City Council
Dr Bruce Williams	Economic Development Officer, Launceston City Council

Attachment 5 City of Launceston Asia Engagement Strategy (Pages = 4)

International Engagement Framework

Introduction

Council at its meeting in April 2010 endorsed the International Engagement Framework (IEF) as the basis for the future approach to Council's international engagement for existing long term relationships and any new short or long term city to city partnerships.

Background

From its foundation in 1835, Melbourne has been a city with an international, entrepreneurial outlook. This stems from the days of the Victorian gold rush to the early years of the twentieth century as the national capital for the new Commonwealth of Australia. Today Melbourne is a centre for global business, education and cultural institutions, with a diverse and vibrant multi-cultural, multi-lingual and multi-faith community. From those early days to the present, the city has engaged actively with international counterparts to protect and strengthen Melbourne's prosperity.

Council established its first city to city partnership with Osaka, Japan (1978), to be followed by Tianjin, China (1980), Thessaloniki, Greece (1984), Boston (USA) 1985, St Petersburg, Russia (1989) and Milan, Italy (2004).

Melbourne has had an important pioneer role in establishing city-to-city connections during the past three decades. For example, the Melbourne Tianjin alliance was the first sister city connection between Australia and China in 1980 and the Melbourne St Petersburg connection was the first (and is the only) Australian-Russian connection in 1989. The opening of the Melbourne Office Tianjin (business representative office) in 1998, ensured Melbourne and its business community were well placed to benefit from a long standing relationship, at a time of significant economic development in China's third largest city.

Council, in joint membership with the Australian Industry Group joined the Business Partner City (BPC) Network in 1998, a network of the leading business cities/chambers of commerce of the Asia-Pacific region. Council has been an active member of the network and hosted the Network's annual roundtable meeting twice (2000 and 2007).

The Melbourne Office Tianjin (MOTJ) Council's business representative office was established as a partnership between the City of Melbourne, RMIT University, The Taylors' Group, Australia China Business Council (Victoria) in 1998, to leverage business outcomes arising from the long standing sister city links between Melbourne and Tianjin. MOTJ is now wholly owned and operated by the City of Melbourne and is mandated to provide business and investment facilitation services to and from Tianjin.

Council also has membership of a number of other international networking organisations, such as International Council of Local Environmental Initiatives (ICLEI), the C40 group of cities and other special interest city networks.

At present Council's international activities embrace ceremonial and civic activities, investment attraction and business development, education and training, cultural events and exchanges, community events, urban design, environmental sustainability, engagement with the international student community, providing services to international visitors and promoting Melbourne as a knowledge city. Programs such as the Small Business Grant (Export Entry) program support the city's small business community to grow through export activities.

International Relations Review

The IEF was largely informed by a study undertaken by the Centre for Local Government (University of Technology Sydney (UTS) that reviewed the Council's international relations program in April 2009. As part of the review UTS assessed international trends in city-to-city programs and benchmarked Melbourne's program with Australian capital cities and comparable international cities (Manchester, Glasgow and Johannesburg).

The review also found that there is a widespread international trend to more varied and flexible forms of international partnerships of a short-term nature that focus on one or two areas of cooperation. While the long-standing and underlying concepts of goodwill that global citizenship implies are at the heart of the international city partnerships movement, most cities are now seeking practical advantages to benefit from their international activities. These benefits take a variety of forms, such as economic, educational, cultural and sporting for example.

Council's Enterprise Melbourne Advisory Board (EMAB) considered the UTS report and advised Council that Melbourne, as Australia's second most populous city, has a legitimate role to play in international engagement with objectives to promote:

- the capabilities of the city's export industries (goods and services) aligned to industry capability;
- profile the city as an attractive destination for business investment;
- facilitate learning from international locations of excellence; and
- support Melbourne's cultural diversity through community and civic linkages;

Further, in order to achieve those objectives EMAB recommended Council:

- refresh the image of the international program to clearly articulate its objectives and demonstrate more relevance to the business community;

- adopt a more flexible approach to any new alliances or partnerships that should be project based, with defined outcomes and finite timeframes; and
- tighten the focus of existing relationships in line with the objectives outlined above.

The Framework

As a capital city Council, the City of Melbourne has a legitimate role in international engagement and that financial and personnel resources should be allocated to ensure programs and projects to achieve the four objectives identified by the Enterprise Melbourne Advisory Board and the additional theme of participation in international governance activities. These allocations could be:

Theme	Resource allocation	Intended outcomes
Building prosperity	50%	Increase exports and inwards investment in Melbourne's key industry sectors, including education, tourism and services sector
Facilitating learning	20%	Increase exchanges between Melbourne and international partner cities in urban sustainability, city governance and other areas of excellence.
Supporting community, cultural and civic linkages	20%	Increase awareness of Melbourne's international linkages
Participate in international governance	10%	Advocacy and representing Melbourne's interests in international forums.

The framework can also be used to determine the level of support to be provided for new opportunities as they arise or new geographic/business sectoral priorities.

Consistent with the outcomes of the UTS study and the objectives outlined by the Enterprise Melbourne Advisory Board, the application of the framework does not imply that there will be no engagement with certain sister cities of any kind

but more likely that the type of engagement will vary from time to time and the benefits will be reviewed in a more regular and considered manner.

The framework can be used as a rationale to deploy resources to consider other opportunities. These would be evaluated against the International Engagement Framework objectives in addition to consideration of:

- future growth outlook and prospects in the relevant industry sector;
- potential direct benefits to the city;
- synergies with other levels of government; and
- local relevance to the city and its needs.

A three year forward plan (including consultation with key partner organisations) will be developed for both existing relationships and network membership (such as the Business Partner City network) and new opportunities identified by Council. This plan would be aligned to the priorities identified above.

The priorities will address issues such as:

- target industries and markets for the outbound mission program;
- attendance at international conferences and events to support Council's international engagement framework; and
- evaluation of memberships of international networks and direct benefits delivered to the city.

Attachment 6 City of Launceston Asia Engagement Strategy (Pages = 9)

Adrian Wood

20 November 2013

Mayor Albert van Zetten
Launceston City Council
Town Hall,
St John Street
Launceston

Your worship

I would like present to you an opportunity of a new sister city in China for Launceston.

I have recently moved to Launceston following retirement from the NSW Government (NSW Trade & Investment in Sydney). For the last 6 years of my career I was responsible for managing the NSW Sister State relationships in China, Japan, South Korea, Indonesia, USA and Europe.

The most active relationship for NSW was with Guangdong Province, PRC which was signed in 1979. In managing this agreement I developed close links with the Guangdong Foreign Affairs Office (GDFAO). Following the establishment of NSW / Guangdong relations, Sydney and Guangzhou became sister cities in 1987. The GDFAO is interested in other cities in Guangdong Province establishing sister city relations in Australia. In this regard GDAFO has asked me to advise on a possible sister city for Qingyuan in Tasmania.

Attached is further information on this opportunity.

My first preference is for Launceston to investigate this opportunity. I am aware that Launceston has an existing sister city in China – Taiyuan and that this has been in place since 1995. However I have been advised that the PRC Central Government permits more than one city to have the same international sister city relationship. In other words 2 cities in China could have a sister city relationship with Launceston.

I have recently been appointed to the Board of Tourism Northern Tasmania, in which capacity I am keen to work towards increasing visitor numbers to our region from China. This is a further reason for presenting this opportunity to Launceston City.

I have recently discussed this matter with Alderman Tony Peck who recommended that I present this proposal to you in this manner. I appreciate that it will take some time for Council to consider this matter. I will be happy to provide further information if required and or meet with relevant Council representatives to discuss this opportunity.

Please note however that will be interstate 23 November / 3 December.

Yours faithfully



Adrian Wood

CC: The General Manager & Aldermen
Launceston City Council

China Sister City Opportunity

The Opportunity

Qingyuan City in Guangdong Province, Southern China is interested in establishing sister city relations with an Australian city. Tasmania has been identified as a State in which to explore possibilities.

The opportunity came via the Guangdong Foreign Affairs Office (GDFAO) in Guangzhou and was received by Adrian Wood, Former Senior Manager, International Business Relations, NSW Trade & Investment (NSW State Government Agency).

Background

GDFAO is the government organisation in charge of the foreign affairs of Guangdong Province and operates under the direction of Guangdong Provincial People's Government. GDFAO also represents the PRC Central Government on all foreign affairs matters in Guangdong – eg it operates a Protocol Division which manages the relationship with the foreign missions based in Guangzhou (the provincial capital).

The International Relations Division of GDFAO is responsible for the activities relating to foreign cities and regions that have relationships and cooperation links with Guangdong Province.

NSW and Guangdong have had a sister state / province relationship since 1979. It was the first such agreement between an Australian State and a Province of China and Guangdong's first international agreement.

Sydney and Guangzhou subsequently became sister cities in 1987.

Note Queensland and Guangdong have signed a cooperation agreement – similar but not a sister state agreement.

Adrian Wood managed the NSW / Guangdong relationship during his time with NSW Trade & Investment.

Qingyuan Profile:

See attached profile provided by GDFAO –English translation by GDFAO.

Considerations:

- Launceston and Taiyuan established a sister city relationship in 1995. Taiyuan, the capital of Shanxi Province, northern China.
- The Chinese Central Government permits more than one city to have the same international sister city relationship. In other words 2 cities in China could have a sister city relationship with Launceston.

Action:

- Submission to Launceston CC
- Response to GDFAO

Soaring Qingyuan

Qingyuan is located in midnorthern Guangdong with a population of 4,090,000 and land area of 19,200 km². It is the biggest prefecture-level city in Guangdong and a major centre of ethnic minorities. It administers Gaoxin district, Qingcheng district, Fogang county, Qingxin county, Lianshan Chuang and Yao Autonomous County, Liannan Yao Autonomous County and Yangshan county. It also governs Yingde city and Lianzhou city.

Qingyuan is endowed with favorable geographic location and convenient traffic condition. It is situated at the juncture of Guangdong, Guangxi and Hunan Province, so it is known as "the hub of the three provinces and the fortress of the North River". Located within the "an hour life circle" of the Pearl River delta, it is only 50km, 30km, 200km away from Guangzhou, the Baiyun International Airport, Hong Kong and Macao respectively. The Beijing-HongKong-Macao freeway, Guangzhou-Qingyuan freeway, Qingyuan-Lianzhou freeway, Beijing-Guangzhou railway, Wuhan-Guangzhou high-speed railway and the 107 national highway runs through the whole city. Guangzhou-Lechang freeway and the Erlian Haote-Guangzhou freeway are being planned and constructed. The City Light Rail will further make Qingyuan an important economic corridor connecting the Pearl River Delta and the inland market.

Qingyuan is the major grain area in Guangdong province and the export base of timber-producing, water-maintaining forests, emerging sericulture, fruit, tea, sugarcane, tobacco, herbs and anti-season vegetable. The bamboo shoots, spotted-brown chicken, black bristle geese, Yingde black tea and Lianzhou white tea are famous both at home and abroad.

Being a well-known tourist resort of south China, Qingyuan is a beautiful place which has a lot of scenic spots. The city has a number of titles, such as the excellent Chinese tourist city, the hometown of drifting, hot spring, dragon boating, chicken, black tea, cristobalite, hemp bamboo in China, as well as the "City of four-wheel drive • City of cross-country drive", "Qingyuan Hot spring Drifting - one of the top ten European favorite China's scenic spots", "the best city for living and developing in the eyes of Hong Kong, Macao and overseas Chinese", "China's most livable city", "the hometown of the renewable copper in China". With 1 national tourism county, 3 provincial tourism counties and 10 national 4A level scenic spots, Qingyuan city has the most 4A level scenic spots in Guangdong.

In recent years, Qingyuan has been sticking to a strategy of constructing "green economy, Lingnan livable city, Southern China leisure center", and has made remarkable achievements in promoting the construction of industrial park, industrialization of agriculture and development of city character and human-oriented management. The city's GDP exceeded 100 billion yuan, entering the "hundreds of billions Club" ranking. The per capita GDP exceeded 4,000 U.S. dollars, surpassing the national average. The total output value of industrial enterprises above a designated size has exceeded 300 billion yuan, and the local general budget revenue exceeded 7 billion. The city has created an economic and social development miracle.

Qingyuan actively explore innovative policies, create favorable environment and intensifies efforts for development and unswervingly focus on introducing projects, developing industries and improving industrial parks and the quality of services. With its economy continuing to grow rapidly and comprehensive economic strength increasing substantially, Qingyuan has become one of the top ten industrial cities of Guangdong, also one of the top 100 cities in China of comprehensive strength. Compared to 2005, the local general budget

revenue of 2010 increased by 4.7 times with an average annual increase of 40.6%. In addition, GDP grew by 1.9 times with an average annual increase of 23.9%. The added value of the industrial enterprises above a designated size increased by 5.5 times with an average annual increase of 45.3%. Investment in fixed assets grew by 3.4 times with an average annual increase of 34.4%. The total volume of retail sales of consumption goods grew by 1.8 times with an average annual growth of 23%. The actual utilization of foreign investment grew by 82.6% with an average annual growth of 12.8%. The total value of exports grew 1.1 times with an average annual increase of 15.6%. In terms of total economic output, its ranking among the 21 cities of Guangdong that are of or above the prefecture-level elevated dramatically. From 2005 to 2010, its ranking of GDP rose from 15th to 12th, and the local general budget revenue climbed from the 15th place to 10th. The above-scale industrial added value rose up 6 places from 13th to 7th and the investment in fixed assets increased 2 places from eight to six. The total volume of retail sales of consumption goods rose up 4 places from 18th to 14th position; the total value of exports rose up 1 place from 14th to 13th, and the actual utilization of foreign capital rose up 1 place from 11th to 10th. In the "Urban Competitive Power Blue Book" released by the Chinese Academy of Social Sciences in 2010, Qingyuan City was listed as one of the ten cities that have maintained stable growth for five consecutive years, ranking No. 2. It is ranked No. 5 on overall growth competitiveness, being the only city of Guangdong, Hong Kong and Macao.

Qingyuan has achieved sound and rapid economic development through paying equal attention to economic development and transformation of economic pattern. In accordance with the strategy of "three circles and four zones", Qingyuan pushes forward the planning of major function oriented zone, enhances the development of the southern region, focuses on the development of the central region, accelerates the development of the northern region and formulates *Qingyuan Planning and Implementation Program on the Major Function Oriented Zone (2010-2020)*. Vigorously enforcing the regional development strategy, Qingyuan increases support for the northern area and ethnic minority area in policies, capital, projects and talents, achieves coordinated development among different areas of the city and realizes double-digit growth rate in recent years. Qingyuan integrates urban and rural development and promotes the construction of new rural areas to bring about remarkable changes. Qingyuan further promotes the "double shift" and formulate an idea of "undertaking the business of the Pearl River Delta, attracting investment from Hong Kong, Macao and Taiwan, exploring opportunities in the neighboring provinces and the whole world" to attract investment. Since 2006, the city has introduced 2816 projects with total planned investment and actual investment of 359.2 billion yuan 97.76 billion yuan respectively. The introduction of Yunnan Copper, Dongfeng well-off, Conch Cement, Mengniu Dairy, Wong Lo Kat herbal tea companies and the other famous companies has greatly accelerated development pace of the city

Qingyuan vigorously steps up the construction and industrialization of industrial parks. In recent years, it successfully established four major industrial parks—Foshan (Qingyuan) Industrial Transfer Park, Foshan Chancheng (fresh) Industrial Transfer Park, Overseas Chinese Industrial Park, Industrial Park and a number of specialized industrial park. Foshan (Qingyuan) Industrial Transfer Park is among the first group of demonstration industrial transfer park of Guangdong province. In 2010, the four industrial parks has introduced 90 projects with total investment of 12.91 billion yuan and output value of 9.89 billion yuan. Qingyuan explore innovative development strategy for the industrial parks and built up Guangdong Shunde (Yingde) Industrial Park, creating new experience for economic cooperation among different regions of Guangdong province. Qingyuan actively advances

the formation of industrial clusters for copper, ceramic, cement, refrigeration, electronics and chemical industries and has created two provincial industrial cluster upgrade demonstration zone. Qingyuan assists the development of private economy, realizing added value of 49 billion yuan which was 2.2 times that of 2005. Qingyuan built industrial zones for crystal candy orange and other four specialties, established four bases for Chinese herbal medicines and other products and introduced 98 leading agricultural enterprises above the city level. 178 agricultural organization achieved an annual sales of 6.92 billion yuan and mobilized 359,000 rural households, increasing the average annual household income by 3966 yuan. Agricultural economy continued to grow rapidly. In 2010, the added value of the primary industry registered an average annual growth of 5.2% as compared with that of 2005. Through actively stimulating consumption, in the past five years, the sales of commercial residential building increased 1.8 times, up by 22.9% on average per year. Tourists received increased 1.2 times, achieving an annual growth of 16.3%. The total revenue of tourism increased 2.3 times, up by 27.2%. In 2010, Qingyuan received 21.69 million tourists, exceeding 20 million for the first time, constituting an increase of 27.2%. Tourism revenues increased by 44.4% to 10.84 billion yuan, exceeding 10 billion yuan for the first time. Qingyuan has been vigorously advocating innovation and has set up two provincial small and medium enterprises innovation and industrialization demonstration bases. Two companies won the title of "most independently innovative enterprise in China" and two trademarks were awarded "China's well-known trademark". Currently, the city has 29 national high-tech enterprises, 42 high-tech products and 112 famous brands (trademarks) in total. In the "2010 China Economic Development Forum", Qingyuan was awarded the "2010 China's most innovative city".

Qingyuan has put great efforts to strengthen infrastructure and the development capacity. In the past five years, it has invested more than 80 billion yuan in building a number of important traffic projects, like the Qinglian Highway, Guang-Qing Highway (Qingyuan), the Wuhan-Guangzhou high-speed rail (Qingyuan), the Fengcheng Bridge, the sister bridge of the North River Bridge. It is the first mountainous city of Guangdong that has built highway to connect counties (city) and townships. Till the end of 2010, the city's highway mileage had reached 18139.5 km, 7399.8 km more than that of 2005. It accelerates and enhances the level of urbanization through carrying out ten key urban construction projects at one time and improving urban outlook, lighting, greening and sanitation conditions. As a result, the infrastructure of urban areas and counties (cities, districts) are significantly enhanced, comprehensive service capabilities greatly improved and construction land area considerably expanded. In 2010, areas of 56.8 square kilometers finished construction, 1.6 times that of 2005. The real estate industry maintains sustainable and sound development. During the "Eleventh Five-Year" period, the accumulative investment totaled 42 billion yuan, an areas of 9.06 million square meters was constructed and urban and rural per capita residential space reached 30.7 square meters and 28.7 square meters respectively. A large number of luxurious residential areas have been built, such as Bigui Park, Meilin Lake, Lion Lake, Golden Bay etc. As a result of its vigorous promotion of population concentration, urbanization rate increased by 34.9%. Qingyuan has made great efforts to modify the administrative mechanism for urban planning and construction, implement thoroughly the urban cleaning project, environment restoration project and other projects to enhance the level of city management and improve urban environment. In 2009, Qingyuan City has got the title of "China's top ten most promising city" and "China's top ten green cities".

Qingyuan vigorously strengthen culture construction to enhance its cultural soft power. To intensify its construction of public cultural service system, Qingyuan continues to improve its

cultural venues and other infrastructure facilities. Its film projection work in the rural areas is in the forefront of the province, and the farmhouse study construction has covered all administrative villages 5 years ahead of schedule. Qingyuan also focuses on establishing culture brands. It has not only been awarded the "Hometown of Chinese drifting", the "Hometown of Chinese hot spring" and other national brands, but also has witnessed the elevation of the reputation of its Lianzhou Annual International Photograph Exhibition, Yingde cristobalite cultural festival, Yangshan Quad Bike Festival and Liannan Yao Culture and Art Festival. It has made solid progress in improving these cultural industries. To actively deepen cultural reform, Qingyuan set up a minority's songs and dances company. To vigorously promote the development of education, it formulated the "Long-term Education

Reform and Development Plan in Qingyuan (2010-2020)". To increase investment in education, Qingyuan appropriates 40% of the transfer payments from the provincial government and over 10% of increase in the fiscal revenues of the city and county for educational usage. During the past five years, the high school places have increased by 24100 and the vocational (including mechanics) places grew by 45500. Qingyuan has made remarkable achievements in education with the Qingcheng District becoming the first provincial strong district in education outside the Pearl River Delta region and the Fogang County being the first strong county in education in Guangdong Province. Moreover, having reached a gross senior middle school enrollment rate of 90.64% in 2010, it has successfully universalized the senior secondary education a year ahead of time.

Sticking to the principle of people-oriented, Qingyuan actively develops various social and livelihood undertakings and increases the financial input in people's livelihood. During the "Eleventh Five-Year-Plan" period, Qingyuan invested 21.13 billion yuan in total in improving people's livelihood. The investment amounted to 6.269 billion yuan in 2010, increasing 21.4%. Qingyuan earnestly carried out the work on employment and reemployment. In the past five years, the number of new employment added up to 30.4 million, surplus labor transfers reached 624,000 man-times and 14.6 million rural labors received training for improving skills. Meanwhile, Qingyuan earnestly implements minimum social security policy and includes those indigent families with per capita income less than 1,500 yuan into its relief program. It also expands the coverage of assistance to the students in poverty. In recent four years, the City granted student aid of 138 million yuan which benefited over 130,000 students.

Qingyuan formulated the implementation measure on the pension system of the farmers who lost their land and conducted the new type of rural old age insurance pilot program to effectively expand the coverage of social insurance. It increased the investment in public health to speed up its development. Since 2007, the municipal government has appropriated 150 million yuan for the construction of sanitary facilities. Through enhancing the construction of rural health centers and community hospitals, Qingyuan continuously improves the medical conditions of the grass roots. In 2009, the medical and health organizations increased by 31% and the number of health and technical staff grew by 35% as compared with that of 2005. To earnestly promote the optimization and integration of health resources, Qingyuan formally put into use Qingyuan People's Hospital. In addition, it vigorously advances the new rural cooperative medical care. As a result, 98% of the rural residents have participated in it, realizing full coverage and effectively easing the burden of farmers. By September 2010, Qingyuan has reimbursed the farmers joining in this program for 1.107 billion yuan, benefiting 6.6 person-times. Meanwhile, it deepened the reform on health care system, implemented the basic medical system in an all-round way and stepped

up the construction of public health care system to safeguard the life security of the people. On the issue of poverty alleviation and development, Qingyuan made great efforts to ensure the benefits can go to every household and every people in poverty. As the cradle of this poverty alleviation strategy, Qingyuan is a model for the whole province. It has allocated 580million for the work and successfully created five patterns for poverty alleviation: establishment of industries, infrastructure construction, mutual aid fund, export of labor and relocation of villages. In this connection, it has made remarkable achievements:1000 projects of collective economy has been carried out in poverty-stricken villages, 50,000 households have benefited, 14,400 people have been organized to work in other places, 162,000 people successfully have shaken off poverty and the collective revenues of 769 villages (235 of which are provincial-level poor villages) have exceeded 30,000. It has launched the relocation project for the villagers living in high and cold mountainous region in order to solve the poverty issue of this region which lack basic living and production conditions in a fundamental way. Qingyuan government has invested 42.27 yuan in the three relocation pilot counties of Liannan, Yangshan and Qingxin and relocated 229 households and 1109 people. 439 houses are under constructions and 162 houses have been established. To solve the drinking water difficulty of the rural area, Qingyuan vigorously promote the infrastructure construction to ensure safe drinking water supply for the rural citizens. In consequence, 1.16 million people now have safe water to drink, finishing the task entrusted by the provincial government 3 years ahead. Meanwhile, it organized fund-raising activities which raised 230 million yuan from the society and invested all of them in the poverty alleviation project. Qingyuan conscientiously implement the policy of bringing benefits and wealth to the people, effectively increasing people's income. As compared with 2005, in 2010, the annual income of the workers at posts reached 31,217 yuan, increasing by 70.4%, the disposable income per capita of the urban residents and the net income of rural residents were 15768 yuan and 6060 yuan, increasing by 69.1% and 67.4% respectively.

Qingyuan city thinks highly of and actively promote overseas Chinese affairs. The overseas Chinese affairs departments at various levels regard supporting local development and providing service for the overseas Chinese as the foothold and starting point to safeguard the interests of the overseas Chinese. The departments actively solve all kinds of problems for the overseas Chinese and compatriots from Hong Kong, Macao and Taiwan and effectively protect their legal rights. They also actively carry out the renovation of the dilapidated buildings for the overseas Chinese who returned or seek refuge in China. So far, 3000 dilapidated buildings have been renovated. In order to implement the "Heart of Overseas Chinese" residential project, the related departments have raised more than 1.4 million donations to build residential buildings for the 3 overseas Chinese tea plantations and 282 overseas Chinese families. Qingyuan deepens the reforms on overseas Chinese farms to steps up its integration process, advancing the reform and promoting the social harmony. To promote economic and social development, it vigorously push forward the work to introduce investment through the overseas Chinese, serve the overseas Chinese businessmen and enterprises and attract investment from the overseas Chinese and help them settle down. It also actively organizes performances for the overseas

Chinese and root-seeking activities for the young overseas Chinese. It vigorously conducts cultural and educational exchanges to introduce Chinese culture and the folk customs and dynamic development of Qingyuan to the world.

Looking into the future, Qingyuan government has put forward the following goals: the per capita GDP will reach or exceed the average of Guangdong province by 2020; to qualify for

a moderately prosperous society in all aspects; to basically achieve socialist modernization and to become a provincial demonstration city of coordinated development, a new growth area around pearl river delta for the high-tech industry, a leisure and livable city of south China and a satellite city of Guangzhou. Currently, under the leadership of the municipal party committee and the municipal government, sticking to the principle of freedom of thoughts and in the spirit of pioneering and enterprising, the whole city is striving to become a vanguard of fast growth and a demonstration city for sound and rapid development in order to construct a moderately prosperous society and build a happy Qingyuan.

Attachment 7 - City of Launceston Asia Engagement Strategy (Pages = 7)

File No: SF0175
JB:dp

19 December 2013

Mr Adrian Wood

Dear Mr Wood

I am writing to thank you very much for your detailed correspondence of November 20th where you outlined the potential for Launceston City Council to explore developing a Sister City relationship with Qingyuan City in Guangdong Province.

I am aware that your letter is currently being considered by Launceston City Council's Sister City Committee however in the interim I wished to write to you personally to register my interest and support for Launceston to investigate this opportunity and to also thank those representatives of Qingyuan City who have expressed an interest in developing a relationship with a city such as ours.

Your comprehensive briefing note outlined the background and current status of Qingyuan City with respect to infrastructure projects, the development of industrial parks and many other strategic developments that the city has undertaken however I was particularly interested in Qingyuan's strategic approach to becoming a 'liveable city' and also its obvious credentials as both a tourism destination and a place with heritage attractions.

Launceston benefits from Tasmania's 'clean and green' brand and like Qingyuan our level of liveability was recently recognised when we were awarded 'Australia's most family friendly city 2013' by Suncorp Bank. We were also recognised by Google as Tasmania's leading e-Town as well as having our own City Park come in at number 9 out of a survey of all parks in Australia by the users of Trip Advisor.

Our built heritage is amongst the most significant in Australia and the natural attraction of our Cataract Gorge just five minutes from the city centre has received national and international acclaim.

.../2



Page 2

I have included a link here to a short promotional video by Business Events Tasmania to give a taste of Launceston and Tasmania for those who wish to view it.

<http://www.youtube.com/watch?v=CbC7cvlcuhE&feature=share&list=PLnVQ-EveWlJwrj9QhQCqddvxNucU0VVZL>

I believe the shared interests of Launceston and Qingyuan in the areas of tourism, heritage and liveability in particular, provide an excellent foundation upon which to explore the potential for us to develop a relationship with Qingyuan City and I will be advocating strongly both to the Sister City Committee as well as directly to the Mayor and General Manager, that this is a project that we engage in proactively in early 2014.

Thank you very much for the provision of such detailed information and for making Launceston City Council aware of this opportunity.

I hope that this exchange of letters might mark the beginning of a fruitful relationship and please do not hesitate to contact me further should you wish to discuss further developments.

Yours sincerely



Ald Jeremy Ball
DEPUTY MAYOR
Launceston City Council

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jeremy.ball@launceston.tas.gov.au

Attachment 8 City of Launceston Asia Engagement Strategy (Pages = 2)

清 远 市 外 事 侨 务 局

Dear Mr Adrian Wood,

Greetings from Foreign Affairs and Overseas Chinese Affairs Bureau of Qingyuan Municipality!

A few days ago, deputy division chief of Consulate Division in Guangdong Foreign Affairs Office (GDFAO), Mr Li Jiabin forwarded your letter to us. We appreciate the efforts you have made to help establish the sister-city relationship between Qingyuan City and Launceston City.

Located in the north-central part of Guangdong Province, China, Qingyuan is a city with a total area of 19,200 km² and a population of 4.57 million. In the ancient times, Qingyuan was known as Fengcheng, meaning the city of phoenix. First made a county in the Qin Dynasty, it is a time-honored city with more than 2,000 years of history. Moreover, it is considered as the closest garden city to Guangzhou, the capital city of Guangdong Province due to the abundant tourism resources it has like cultural heritages and scenic landscapes. Endowed with such advantages, Qingyuan City has racked up honors and awards, including “China Livable City”, “Hometown of Drifting in China”, and “City of Hot Spring in China”. In recent years, Qingyuan City has presented dynamics that is unprecedentedly strong and remarkable, trying to play a key role in the rising and prosperity of the North Region of Guangzhou. A delegation of Launceston City is always welcome to visit Qingyuan when it is

convenient to you.

It is to my knowledge that the authorities of Qingyuan government are scheduled to visit Australia in 2014. We would very much love to discuss with Launceston City about cooperation regarding economic trade, tourism, city construction, culture, education, health and so on.

I hope that we can stay in touch. Thank you again for your efforts in facilitating the establishment of the sister-city relationship between Qingyuan City and Launceston City.

Happy new year.

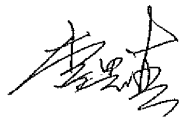
Yours Sincerely

Sizhen Li

Director

Foreign Affairs and Overseas Chinese Affairs Bureau of Qingyuan Municipality

Jan. 14th .2014



Attachment 9 - City of Launceston Asia Engagement Strategy (Pages = 1)

FROM THE OFFICE OF THE MAYOR OF LAUNCESTON

File No: SF0175
AvZ:dp

3 March 2014

Mr Li Sizhen
Director Foreign Affairs & Overseas Chinese Affairs Bureau
Qingyuan City
Guangdong Province
Peoples Republic of China

Dear Mr Li

Greetings from Launceston. I have recently met with Mr Adrian Wood one of our local residents, who has worked closely with the Guangdong Foreign Affairs Office on Sister State and Sister City Relationships for many years.

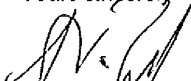
Mr Wood has passed onto Launceston City Council a copy of your letter of 14 January. I am delighted that Qingyuan City has expressed an interest in developing a relationship with Launceston. This matter is currently being considered by the Launceston City Council.

In investigating the possibility of a relationship with Qingyuan, it is important that Launceston takes into account a number of factors. These include the impact on Launceston's current relationship with Taiyuan City in Shanxi Province, the sectors and organisations within Launceston that would most benefit and the scope to include neighbouring municipal areas in a potential relationship between Launceston and Qingyuan.

You will appreciate that it will take a little time to fully investigate these matters. In the meantime we encourage Qingyuan to continue to consider the possibility of a visit to Australia in 2014. If this eventuates Launceston City Council would welcome a visit of a delegation from Qingyuan to further explore opportunities of cooperation between our two cities.

I look forward to hearing from you.

Yours sincerely



Albert van Zetten
MAYOR

Copy: Ms Luo Weiping, Foreign Affairs and Publicity Section
Qingyuan Municipal Foreign Affairs & Overseas Chinese Affairs Bureau



Attachment 10 - City of Launceston Asia Engagement Strategy (Pages = 2)

清 远 市 外 事 侨 务 局

10 April 2014

Mr. Albert van Zetten
Mayor of Launceston City
Tasmania, Australia

Respected Mr. Albert van Zetten,

Greetings! It is such a great pleasure to receive your letter. Thank you very much for your precious time reading our letter given your busy schedule. Moreover, we appreciate that the sister-city relationship issue is under serious and careful consideration of Launceston City Council.

Referring to the three aspects you mentioned that Launceston City takes into consideration when deciding whether to establish sister-city relationship with Qingyuan City or not in your letter, here are my understanding for your reference.

Firstly, the establishment of sister-city relationship between Qingyuan City and Launceston City will not affect the relationship between Launceston City and Taiyuan City. On the contrary, it can be conducive to the friendly exchange among the three cities; it also enlarge our possible circle of resource sharing. In addition, it is clearly provided by the CPAFFC (Chinese People's Association for Friendship with Foreign Countries) that the number of sister cities does not affect the establishment of new sister-city relationship for Chinese cities.

Secondly, from the materials we got from Mr. Adrian Wood, we learned that Launceston City has been doing a fantastic job in tourism, education, livability and agriculture. We are very glad to tell you that Qingyuan City is also endowed with various advantages in these fields, which can be a good foundation for our cooperation. Therefore, we believe that the two cities can learn from each other and attain mutual improvement.

Thirdly, it is our hope that the cooperation between Qingyuan City and Launceston City can cover the surrounding areas, as well. Qingyuan City has its advantages in terms of location. It is only 60 km away from Guangzhou City, one of the world trade centers. In 2014, a package of Guangzhou-Qingyuan Cooperation Strategies have been formulated and carried out. For instance, the inter-city rail between Guangzhou and Qingyuan City will be completed and put into use in 2016, and by then 20 minutes will be enough to reach the downtown of Guangzhou from Qingyuan City.

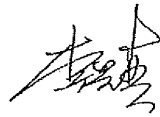
Therefore, our sister-city relationship, if concluded, would be helpful for Launceston City if it intends to cooperate with Guangzhou. As for us, we would love to carry out exchanges and strengthen ties between Qingyuan City and the surrounding areas of Launceston City, even the whole Tasmania.

Last but not least, the deputy mayor of Qingyuan City is planning to lead a delegation and visit Australia this year, but the exact date is to be determined. I will inform you of the details in advance and discuss with you to see when it is the appropriate time for the visit. In the meantime, entrusted by the mayor of Qingyuan City, I cordially invite you with a delegation of Launceston City government officials to visit Qingyuan City so that you can better understand the achievement we have made, and then seek cooperation opportunities between the two cities. Moreover, it would be a great chance for us to further discuss the cooperation between Qingyuan City and Launceston City.

I am looking forward to meeting you.

Kind regards

Li Sizhen
Director



Foreign Affairs & Overseas Chinese Affairs Bureau of Qingyuan City Municipality
Qingyuan City, Guangdong Province
People's Republic of China

[Redacted box]

Attachment 11 - City of Launceston Asia Engagement Strategy (Pages = 1)

Premier

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FILE No.	SI-0175			31
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Action Officer	Noted	Replied		
<i>W. Hodgman</i> cc copy R. Debrausk.				

Mr Jeremy Ball
 Deputy Mayor of Launceston
 PO Box 396
 LAUNCESTON TAS 7250

Dear Deputy Mayor

I met with a delegation from the Foreign Affairs Office in Fujian Province earlier this month. They are interested in progressing a number of formal cooperative arrangements within Tasmania to support and enhance the relationship between the two regions.

As you are aware, Tasmania and Fujian Province have maintained a State-Province Friendship Relationship since 1981. There have been many interactions between the two regions over the intervening years and there is now a desire to progress and enhance this specifically in areas such as trade, agriculture, forestry, tourism and oceans and fisheries, and education.

One of the proposals put forward by the delegation is the establishment of twinning arrangements between the City of Launceston and the City of Putian which I understand was discussed directly with you during their stay in Launceston.

Whilst I appreciate that your Council will need to consider the Fujian Foreign Office's proposal in accordance with existing relationships and perceived benefits, I am of the opinion that a city to city arrangement would be advantageous to supporting the existing State-Province relationship.

I have a strong interest in developing linkages and opportunities for Tasmania in China and would appreciate if your Council could keep me informed of decisions in respect of Putian or any other arrangements with Chinese cities.

Yours sincerely

Will Hodgman MP
 Premier

14.4 Review of the Tasmanian Building Regulatory Framework**FILE NO:** SF5768**DIRECTOR:** Michael Stretton (Director Development Services)

DECISION STATEMENT:

To workshop the Tasmanian Government's review of the State's building regulatory framework.

PREVIOUS COUNCIL CONSIDERATION:

18/8/2014 - Strategic Planning and Policy Committee workshop - Workshopped the Tasmanian Government's review of the State's building regulatory framework.

RECOMMENDATION:

That the Council provide the following comments in respect to the Tasmanian Government's review of the State's building regulatory framework.

1. It is the Council's view that the current system, where permits are issued at various stages of the building process, is not working well as there is a wide variance in the standard and quality of certification work.
 2. The problems relate to the high liability load upon Building Surveyors. Standards of certification will be improved by:
 - Creating a level playing field where all Building Surveyors, (Council and Private) enjoy the protection from liability pursuant to Section 251 of the Building Act,
 - Legislating a fee structure for the State, and
 - Requiring that Councils which do not separate the Certifying function from the Permit Authority function not be permitted to certify.
 3. The Private Building Surveying certification system would be enhanced and standards of building increased by the introduction of legislative requirements for self-auditing and/or auditing by the State Government.
 4. The current Permit Authority arrangement should continue to exist, particularly to remain as part of the Development Application process and to issue final certificates. Consideration should be given to encouraging resource sharing of the permit authority role between Councils where appropriately qualified employees are difficult to attract and retain.
-

14.4 Review of the Tasmanian Building Regulatory Framework...(Cont'd)

5. Within Launceston City Council, close to 100% of plumbing work requiring a permit is inspected by our Plumbing Surveyors. A high standard of work is the result and greater protection for consumers is provided. It is the Council's view that Plumbing Control needs to be retained under the Permit Authority. The Council strongly opposes any proposal to shift plumbing control from Council to TasWater.
 6. The Council believes that Councils should retain full responsibility for administering the Building Act as they are best placed to undertake the Act's compliance and enforcement role. The General Manager remains the most appropriate person for these legislative powers to be placed.
 7. The Current regulatory framework does not meet the objectives predominantly because it is beyond the resources of Government (Local and State) to regulate. The introduction of the essential safety measures in buildings has been less than successful, as, in a large majority of cases, the provisions have not been widely enforced as they were never able to be adequately resourced. This system should be reviewed to determine a more appropriate regulatory framework.
 8. The missing element in the building control system is the non-existence of domestic warranty Insurance in Tasmania, together with a building dispute resolution system that is more user friendly and least costly than appeal or court action. Both must be suitably addressed.
 9. The building surveying profession is in danger of denying a pathway for builders to enter the profession. Similarly to the highly successful system in Victoria, the role of Building Inspector (limited) to Building Inspector (unlimited) for all classes of building should be introduced. This assumes a qualification of Diploma of Building Surveying at Australian Qualification entry level 5 with experience, where candidates are mentored by Senior Building Surveyors. This course is already being offered through TAS Tafe. The qualifications for Building Surveyor (Restricted) is about to be lifted from Australian Qualification Framework (AQF) level 6 to 8, and Building Surveyor (unrestricted) currently at AQF level 8 to 9. It is anticipated that many smaller Councils will employ at the best a Building Surveyor Limited (which is current practice).
 10. Additionally Plumbing Surveyors should be provided with a prescribed qualification such as a minimum registration as licensed plumber with a determined span of experience, together with the completion of say a Cert 1V in Government (Statutory Compliance). They should be accredited by the State Regulator and similarly to building Surveyors, required to complete compulsory Continuing Professional Development.
-

14.4 Review of the Tasmanian Building Regulatory Framework...(Cont'd)

11. These changes to building and plumbing surveyor training and development should be funded by building permit levy and assisted by the current training levy.
-

REPORT:

The Tasmanian Government is undertaking a comprehensive review of the State's building regulatory framework to ensure that only the regulation which is still relevant to Tasmania today and into the future remains part of the framework.

This includes a review of the interactions between legislation and policies affecting the building industry including:

- *The Building Act 2000*
- *The Building Regulations 2004 and the Plumbing Regulations 2004*
- *The Housing Indemnity Act 1992*
- *The Occupational Licensing Act 2005*
- *The Architects Act 1929*
- *The Building and Construction Industry Security of Payments Act 2009*
- *The Resource Management and Planning Appeals Tribunal Act 1993*
- *The Fire Service Act 1979*

The review will also address the issues in relation to the *Residential Building Work Quality (Warranties and Disputes) Bill 52 of 2012* as well as the relationship of the Framework with planning, environmental, heritage and any other legislation which intersects with the Framework.

It is intended that the review will determine whether the current Building Regulatory Framework meets the needs and expectations (including safety, quality, performance, efficiency and sustainability) of the community, consumers and the industry and recommend any changes to improve the framework.

Comments on the review have been invited by Monday 8 September 2014, however, an extension has been negotiated by Council staff until 12 September 2014 to accommodate the Council's meeting schedule. The review was workshopped with the Council on 18 August 2014 and comments contained in the recommendation are provided for endorsement and submission to the State Government.

14.4 Review of the Tasmanian Building Regulatory Framework...(Cont'd)

ECONOMIC IMPACT:

N/A - comments only.

ENVIRONMENTAL IMPACT:

N/A - comments only.

SOCIAL IMPACT:

N/A - comments only.

STRATEGIC DOCUMENT REFERENCE:

Priority Area 2: Built Environment

BUDGET & FINANCIAL ASPECTS:

N/A - comments only.

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. Review of the Tasmanian Building Framework Consultation Paper Version 1.0, July 2014
-



Review of the Tasmanian Building Regulatory Framework

CONSULTATION PAPER

VERSION 1.0, JULY 2014

Introduction

The Tasmanian Government is undertaking a comprehensive review of the building regulatory framework to ensure that only the regulation which is still relevant to Tasmania today and into the future remains part of the framework.

Terms of Reference

The Director of Building Control is to investigate and report to the Treasurer following a systematic and complete Review of the Tasmanian Building Regulatory Framework (the Review). The Review will be managed and conducted by the Director of Building Control in conjunction with the Building Regulatory Advisory Committee.

The Review will include a review of the interactions between legislation and policies affecting the building industry including:

- The Building Act 2000
- The Building Regulations 2004 and the Plumbing Regulations 2004
- The Housing Indemnity Act 1992
- The Occupational Licensing Act 2005
- The Architects Act 1929
- The Building and Construction Industry Security of Payments Act 2009
- The Resource Management and Planning Appeals Tribunal Act 1993
- The Fire Service Act 1979

The review will also address the issues in relation to the Residential Building Work Quality (Warranties and Disputes) Bill 52 of 2012.

The Review will also consider the relationship of the Framework with planning, environmental, heritage and any other legislation which intersects with the Framework.

The Review will determine whether the current Building Regulatory Framework meets the needs and expectations (including safety, quality, performance, efficiency and sustainability) of the community, consumers and the industry and recommend any changes to improve the framework.

The Review will be informed by contemporary building regulatory frameworks in other jurisdictions, recent reviews and any proposed changes in other similar jurisdictions.

The Director of Building Control is to establish and consult with:

- A Local Government Technical Advisory Group;
- A Building Practitioner Technical Advisory Group;

- An Industry Reference Group formed from representatives of the Industry Associations; and
- A Consumer Advisory Group

The Review outcomes are to be implemented by the end of 2015.

Review Process - Explore the issues with Industry and Consumers

1. *Are the Objectives of the Building Act still relevant?*
2. *Does the current Building Legislative Framework achieve these Objectives?*
3. *What changes have occurred – legislative, legal, professional, and operational?*
4. *What are the major Issues?*
5. *What is an appropriate Framework for 2015?*
6. *What major changes could be made?*
7. *What fine tuning needs to be made to existing components?*

We are seeking feedback on these questions, and others, which are included in greater detail in the Issues Paper. We would like your feedback, so if you want to let us know your thoughts about one or all of the questions above we welcome that input. Further information and detail is provided for in the Issues Paper as outlined in the summary below. Instructions on how to provide your input can also be found at the end of this paper.

The Issues Paper

The purpose of the Issues Paper is to provide sufficient background information to engender debate and to seek to question aspects of the framework. It contains a large amount of background and then a series of prompter questions based on the issues we have identified.

We encourage you to read the Issues Paper, however this summary will assist you in forming a submission.

The Key Question of the review is - if we were starting with a clean slate how would we regulate our building processes?

The full issues paper is available from www.justice.tas.gov.au

The Topics covered in the Issues Paper

A brief overview of the key elements of the framework as referenced in the Issues Paper is provided in the following pages. This review provides an opportunity to consider how the various aspects of the framework operate together and whether there are improvements that could be made.




Objectives of the Building Act 2000

The Objectives were stated as:

1. to establish, maintain and improve standards for the construction and maintenance of sustainably designed buildings;
2. to facilitate-
 - i. the adoption and efficient application of national uniform building and plumbing standards;
 - ii. national accreditation of building and plumbing products, construction methods, building designs, building components and building and plumbing systems;
 - iii. the adoption and efficient use of performance-based technical standards;
3. to enhance the amenity of buildings, to meet the social needs of people who use buildings, and to protect the safety and health of people who use buildings;
4. to facilitate and promote the cost effective construction of buildings and the construction of environmentally and energy efficient buildings;
5. to provide an efficient and effective system for issuing building, plumbing and occupancy permits and administering and enforcing related building, plumbing and safety matters and resolving disputes;
6. to protect consumers who use building practitioners;
7. to reform aspects of the law relating to legal liability in relation to building and plumbing matters;
8. to aid the achievement of an efficient, innovative, competitive and sustainable building and plumbing industry;
9. to promote the consolidation of building legislation;
10. to promote the sustainable development of existing buildings and their maintenance;
11. to provide for the fair, orderly and sustainable use of buildings;
12. to establish, maintain and improve standards for the construction and maintenance of sustainably designed buildings.

Certification

Certification is the process by which a building is assessed as complying with the standards set by the National Construction Code and Australian Standards and relevant building legislation.



Permits are issued at various stages of planning and construction process to signify that the building is likely to comply with the requirements.

Permits may be issued by a Permit Authority such as a local council, or by a third party such as a private building surveyor.

This review offers the opportunity to review which permits should be required and who should be able to issue them.

Standards

The Building Regulatory Framework establishes many standards for the construction of buildings in Tasmania.

Physical standards include compliance with technical codes such as the National Construction Code which establish the requirements for the construction of building.

Behavioural standards include code of conduct requirements, accreditation and training obligations under industry or government policies.

Regulatory processes set the framework for ensuring that there is an orderly and controlled process to develop buildings, and provide for administrative appeals and a process to resolve disputes.

Compliance and Enforcement

We need a mechanism for ensuring that the correct processes are followed.

So if a builder is doing 'dodgy' work, or a plumber is not following the Plumbing Code, we need to be able to identify the problem, rectify it and prevent it from happening again.

Compliance is the means by which we identify shortcomings and may include mandatory inspections and audits, or reports from other practitioners.

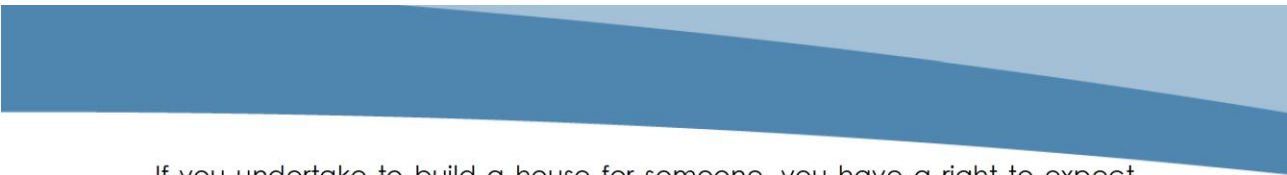
Enforcement is the means by which we work with sub-standard operators to ensure their work meets the standard required.

Compliance and Enforcement of building standards and control processes are delegated by legislation to Building Surveyors (council or private), Permit Authorities and General Managers.

The Director of Building Control has a statutory function to audit the performance of owners and owner builders, building practitioners and plumbers, and councils and their staff.

Protection

If you hire a builder to build a house for you, you have a right to expect that the job will be done to Australian standards within an agreed budget and timeframe.



If you undertake to build a house for someone, you have a right to expect that they will pay you for any work done.

The legal right to recover progress payments for work done and goods and services supplied in Tasmania is known as Security of Payment and consists of a number of steps that can be taken to ensure payment is made.

However, since the repeal of the insurance provisions in the *Housing Indemnity Act* in 2008, there has been no counter-balancing protection for consumers and no accessible alternative dispute resolution. Currently the only building dispute resolution process is under the contract provisions or through the Courts. Neither process is particularly consumer friendly.

Professional Education, Training and Development

If you hire a builder or tradesperson, you should be able to be confident that he/she has the required skills and experience to complete your job.

All accredited building practitioners are required to meet qualification and experience requirements under the Minister's Scheme for the Accreditation of Building Practitioners.

An industry levy funds the provision of Continuing Professional Development for practitioners to ensure that they keep up to date with new standards and methods.

Accreditation, Licensing and Registration

Accreditation, licensing and registration are three models for ensuring that those responsible for carrying out building work have the appropriate qualifications, experience and competence.

Under the *Building Act 2000* building practitioners in positions of responsibility in relation to a given building project must be accredited under the Scheme approved by the Minister and must meet code of conduct, continuing professional development and personal probity obligations.

The Occupational Licensing model requires that the trades of Electrical, Plumbing, Gas-fitting and Automotive Gas-fitting are licensed in Tasmania. The licences are required for prescribed work and it is unlawful to undertake prescribed work without a licence.

There is also a registration process for owner builders – owner builders are required to do the owner builder awareness course and hold an OHS white card and are limited to two projects in each 10 year period.

Each approach has slightly different requirements for experience, continuing professional development and code of conduct. Auditing regimes are also different, as are complaint and dispute resolution procedures. There may be opportunities as part of this review to improve our practices by considering the best aspects of each approach.

Defining Work

Building Work is defined in the *Building Act 2000*, and the Building Regulations then prescribe some work and exempt certain types of work from requiring a permit even though they are building work.

The current definition uses the cost of the building work as a delimiter to determine whether work requires a permit. The nature of the work – a minor alteration or major works – is also taken into account.

Because costs have increased significantly since the legislation was introduced, this definition can mean that quite minor work, for example a small shop fitout, can now require an expensive and lengthy permit process.

Planning

Aspects of the Planning system in Tasmania are being reformed through the Planning Task Force set up by the Tasmanian Government, however this review of the Building Regulatory Framework provides a good opportunity to explore any perceived overlaps and resolve which system is best positioned to achieve a minimum level of regulation necessary in a risk management context.

Plumbing and Building

Plumbing work and plumbing installations in Tasmania are regulated under the *Building Act 2000* and the *Plumbing Regulations 2004*.

A permit from the council permit authority to carry out plumbing work is required unless the work is exempted under the *Plumbing Regulations 2004*.

In addition, there is a requirement for Councils to undertake an audit/post-installation inspection of 20% of all plumbing installations.

This is a separate certification process to building works and there are no mandatory inspections, though some Permit Authorities do insist on inspections.

Appeals and the Review of determinations or applications

The Building Regulatory system includes many decision makers against whom a formal appeal or a review may be made.

There are also applications regarding whether a particular provision of the building or plumbing regulations applies, for example Disability Access.

There are many types of appeals and applications, under various pieces of legislation, that all affect building and plumbing work.

This makes it difficult for a lay person to navigate through the system.

There are also multiple levels of appeal to the Resources Management and Planning Tribunal and Magistrates Court.



How to provide comments

There is a response document on the Department's website (www.justice.tas.gov.au) or you can provide a submission outlining the issues and solutions from your perspective.

We intend to share all submissions via our website so if you do not wish to have your submission published you should clearly indicate that you wish us to keep your submission private.

Mail:

You can mail your written submission to:

Attention: Review of the Tasmanian Building Regulatory Framework
Building Standards and Occupational Licensing
PO Box 56
ROSNY PARK TAS 7018

Email:

You can email your written submission to:

wstinfo@justice.tas.gov.au

Please include "Review of the Tasmanian Building Regulatory Framework" as the email subject line.

Closing date for comments

The closing date for comments is **5pm Monday 8 September 2014**.

Where to get more information

For more information on any of the topics outlined in this Issues Paper, please contact (03) 6166 4629 or email wstinfo@justice.tas.gov.au.

The Building Act 2000 is available from <http://www.thelaw.tas.gov.au>.



COUNCIL AGENDA

Monday 8 September 2014

15 FACILITY MANAGEMENT

Nil

16 QUEEN VICTORIA MUSEUM AND ART GALLERY

Nil

17 INFRASTRUCTURE SERVICES**17.1 Proposed street name - Peppermint Place****FILE NO:** DA0389/2008: SF0621**AUTHOR:** Sonia Smith (Engineering Officer - Development)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider the approval of a name for a new cul de sac in Prospect.

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

That Council, pursuant to the provisions of Section 54 *Local Government (Highways) Act* 1982 and Sections 20D and 20E of *Survey Co-ordination Act* 1944, resolve to approve the name 'Peppermint Place' for the new cul de sac off Legges Crescent between Nos 35 and 37.

REPORT:

Council issued a permit (DA0389/2008) for the redevelopment of the former 'Hume & Kerrison' site at 16 Bertha Street in 2008. The land was approved for subdivision creating over 100 lots in multiple stages. This cul de sac represents the final stage of this development.

The developer has requested the name Peppermint Place and provided the following rationale:

Peppermint is a type of Gum Tree plentiful in Tasmania. There were once Gums on this land and there are still a number of gum trees in West Launceston and in the immediate vicinity of this subdivision.

17.1 Proposed street name - Peppermint Place...(Cont'd)

Legges Crescent took its name from Legges Tor, the second highest peak in the Ben Lomond Range and those mountains are not only clearly visible from this part of the subdivision but the mountain ranges generally have a significant number of gum trees many of which would be peppermint.

While there are several suburbs within Launceston with a 'tree' theme, the name Peppermint has not been used.

The neighbouring municipalities of West Tamar, Northern Midlands, Meander Valley and George Town have not advised of any instance of duplication of the proposed name, although the Nomenclature Board have advised the following:

- Peppermint Court in Latrobe
- Peppermint Drive in Tasman and Peppermint Drive in Central Coast, and
- Peppermint Place in Kingborough

Given the distance of these existing instances, the use of the name 'Peppermint' is not considered to cause undue confusion.

ECONOMIC IMPACT:

This decision has no economic impact.

ENVIRONMENTAL IMPACT:

This decision has no environmental impact.

SOCIAL IMPACT:

This decision has no environmental impact.

STRATEGIC DOCUMENT REFERENCE:

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

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

17.1 Proposed street name - Peppermint Place...(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.



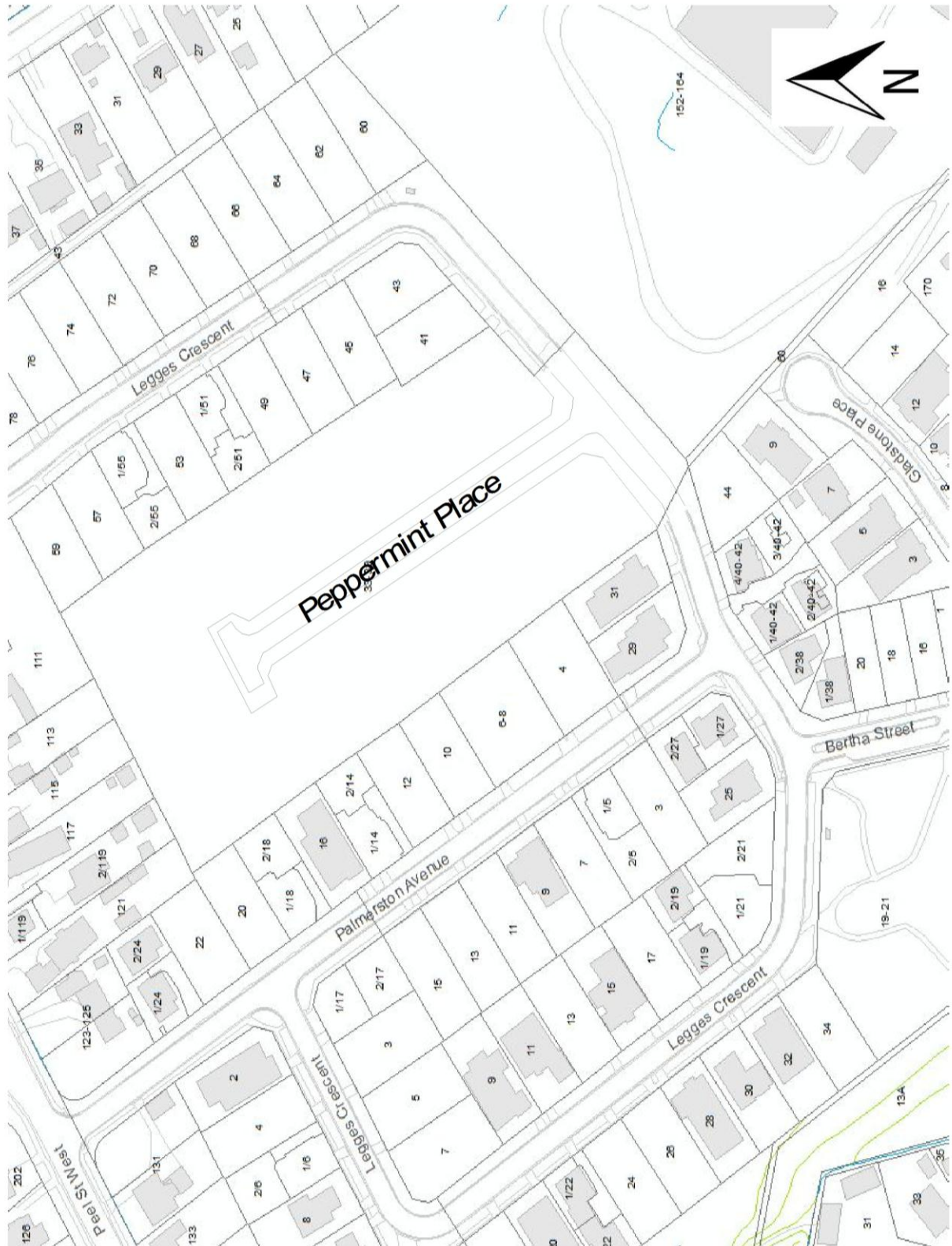
Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Location plan: Proposed street name - Peppermint Place
-

ATTACHMENT 1

Location plan: Proposed street name - Peppermint Place



COUNCIL AGENDA

Monday 8 September 2014

18 CORPORATE SERVICES

18.1 Draft City of Launceston Strategic Plan 2014-2024

FILE NO: SF6089

AUTHOR: John Davis (Manager Corporate Strategy)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To consider the draft City of Launceston Strategic Plan 2014-2024 prior to the commencement of the community engagement process.

PREVIOUS COUNCIL CONSIDERATION:

The proposed content for the Strategic Plan was discussed at the SPPC Workshop on 17 February 2014 - ECM Doc No. #3276368

RECOMMENDATION:

That Council approve the City of Launceston Strategic Plan 2014-2024 to be taken out for community consultation for a period of 5 weeks prior to final determination by the Council.

REPORT:

The attached draft of the City of Launceston Strategic Plan 2014-2024 (the Strategic Plan) has been prepared, taking into consideration the outcomes of extensive engagement with staff and the feedback from Aldermen at the 17 February 2014 Strategic Planning and Policy Committee Workshop.

The Greater Launceston Plan (GLP) provides the overarching vision and direction for the Council's planning process. The Strategic Plan describes how we will progress towards the longer term community vision as expressed in the GLP.

18.1 Draft City of Launceston Strategic Plan 2014-2024...(Cont'd)

As a result, we have adopted the pillars of the GLP's policy framework as the key strategic areas within the Strategic Plan. Under each major heading we have:

- provided the GLP's direction for that area
- prepared a brief statement of context
- outlined our ten year goal(s)
- discussed how we will measure our success, and
- outlined our key strategic directions.

We are seeking the Council's approval to take the Strategic Plan to the community for further feedback as required under sections 66 and 68 of the *Local Government Act 1993*.

After considering the community feedback we will bring the Strategic Plan back to Council for final adoption.

ECONOMIC IMPACT:

N/A

ENVIRONMENTAL IMPACT:

N/A

SOCIAL IMPACT:

N/A

STRATEGIC DOCUMENT REFERENCE:Strategic Plan Priority Area 5: Governance Services

18.1 Draft City of Launceston Strategic Plan 2014-2024...(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 Tidey; Director Corporate Services

ATTACHMENTS:

1. Draft City of Launceston Strategic Plan 2014-2024 (distributed separately)
-

COUNCIL AGENDA

Monday 8 September 2014

19 GENERAL MANAGER

Nil

20 URGENT BUSINESS

That Council pursuant to clause 8(6) of the *Local Government (Meeting Procedures) Regulations 2005*,

21 INFORMATION / MATTERS REQUIRING FURTHER ACTION

Nil

22 CLOSED COUNCIL

Nil

23 MEETING CLOSURE
