



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
MONDAY 22 FEBRUARY 2016
1.00pm**

City of Launceston

COUNCIL AGENDA

Monday 22 February 2016

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

Date: 22 February 2016

Time: 1.00pm

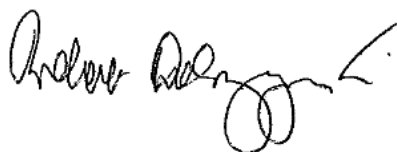
Section 65 Certificate of Qualified Advice

Background

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

Declaration

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



Robert Dobrzynski
General Manager

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1 OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2 DECLARATIONS OF INTEREST

Local Government Act 1993 - Section 48

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

3 CONFIRMATION OF MINUTES

Local Government (Meeting Procedures) Regulations 2015 - Regulation 35(1)(b)

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 8 February 2016 be confirmed as a true and correct record.

4 DEPUTATIONS

No Deputations have been identified as part of this Agenda

5 PETITIONS

Local Government Act 1993 - Sections 57 and 58

No Petitions have been identified as part of this Agenda

6 COMMUNITY REPORTS

(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Aldermen.)

No Community Reports have been registered with Council as part of this Agenda

7 PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

7.1 Public Questions on Notice

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

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

7.1.1 Public Questions on Notice - Council Meeting - 8 February 2016**FILE NO:** SF6381/SF1047**AUTHOR:** Tegan West (Committee Clerk)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider Public Questions on Notice raised by Ms Laura McCaughey and Mr Andrew Saville in accordance with the requirements of Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015*.

QUESTIONS and RESPONSES:

Questions from Ms Laura McCaughey (recorded as received) with responses from Mr H Galea (Director Infrastructure Services)

1. *Is the Council aware that potentially large volumes of commercial and residential recycling are being dumped directly onto landfill?*

The Council undertakes regular waste audits of waste going to landfill. A successful recycling community involves not only the Council in providing services but the public and industry to source separate and participate in available schemes. To improve community recycling the Council contribute to the Northern Tasmanian Waste Management Group (rethinkwaste.com.au).

2. *What does the LCC intend to do about the recent revelation that recycling contractors are dumping residential and commercial recycling directly into landfill? How long has this been occurring?*

We have confidence that all of Launceston's kerbside recycling collection is taken to a purpose built facility to separate the items and send to local, interstate and overseas markets to be recycled into other products. The contractor's vehicles which collect our kerbside waste and kerbside recycling have GPS trackers fitted to the vehicles. On Wednesday, 20 January, 2016 when the disposal was observed, contractor had two vehicles collecting kerbside recycling. The main vehicle had the GPS fitted and the route data log did not have the vehicle visiting the Launceston Waste Centre (LWC). The other vehicle was matched against the electronic entries to the LWC and that vehicle did not visit that day. All commercial vehicles entering the LWC have electronic tags that automatically record entries, weights and ownership details.

7.1.1 Public Questions on Notice - Council Meeting - 8 February 2016...(Cont'd)

3. *How much of what is collected as "recycling" actually gets recycled? Where is each product (steel, aluminium, glass, plastic, cardboard, paper, etc.) recycled? Can the council provide accurate data on recycling figures and where this occurs for each purpose?*

The reports provided by the contractor indicate that for FY2014/2015 a total of 5,487 tonne was collected through kerbside in the Launceston municipal area. Cardboard makes up 12.20%; paper 31%; HDPE 1.5%; PET 1.5%; Steel 2%; Aluminium 1.3%; Mixed Plastic 2.5%; Glass 38%; the balance 10% is residual waste.

4. *What does the council assume the public's reaction would be if they knew that (all/a large portion) of their recyclables they went to considerable effort to sort/clean was not actually recycled, despite presenting an image of an environmentally friendly, progressive council?*

The Council's key goal is to maximise waste diversion from landfill. We have an active public education program to encourage residents and businesses to separate recyclables at the source and use existing services to recycle these materials.

5. *Is there a plan in place to recycle a majority of what is collected residentially from Launceston and surrounding regions/municipalities through an advanced sorting station? And if so, when will this occur?*

The advanced sorting station is known as a Materials Recovery Facility (MRF). A purpose built MRF was constructed by the Council's collection contractor, ToxFree, at Invermay approximately three years ago.

Question from Mr Andrew Saville (recorded as received) with responses from Mr H Galea (Director Infrastructure Services)

6. *Does Council have plans to fix the flooding issues at the properties in Gaunt Street, Invermay?*

Staff have visited Mr Saville onsite. Mr Saville confirmed flood waters inundate his back yard on a regular (yearly) basis. He is concerned that with further development within the catchment, this inundation will become more frequent. We were able to confirm that the flooding does not affect his habitable floor area. We informed Mr Saville that this issue is known to Council but requires significant infrastructure expenditure (upwards of \$1.5m) to alleviate this issue. Mr Saville was also informed that Council is currently undertaking hydraulic modelling of the stormwater network to better understand deficiencies within the system so that potential infrastructure upgrades can be prioritised accordingly. It was not possible to provide a distinct timeframe for the infrastructure upgrade in this area.

7.1.1 Public Questions on Notice - Council Meeting - 8 February 2016...(Cont'd)

A written summary was provided to Mr Saville to document his concerns. Mr Saville was satisfied with this response and is understanding of the significant drainage issues that affect Launceston.

7.2 Public Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31(2)(b)

(Members of the public who ask Questions without Notice at a meeting will have both the question and any answer provided recorded in the Minutes. Council Officers will endeavour to answer the question asked at the meeting, however, that is not always possible and more research may be required. If an answer cannot be provided at the Meeting, the question will be treated as a Question on Notice. A response will be provided at the next Council Meeting.)

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Item 8 - Planning Authority.

8 PLANNING AUTHORITY

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage

FILE NO: DA0389/2015

AUTHOR: Jacqui Tyson (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Engineering Plus
Property:	216 Westbury Road, Prospect
Zoning:	Local Business
Receipt Date:	7/08/2015
Validity Date:	11/08/2015
Further Information Request:	18/08/2015
Further Information Received:	18/01/2016
Date Advertised:	23/01/2016
Deemed Approval:	22/02/2016
Representations:	9

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 2015, a permit be granted, for DA0389/2015 Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash and signage at 216 Westbury Road, Prospect subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

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

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

- a. Existing conditions, Prepared by MCL building design, Project No. 17115, Drawing No. tp1, Car wash development 216-218 Westbury Road, Prospect, Dated March 2015.
- b. Site plan, Prepared by MCL building design, Project No. 17115, Drawing No. tp2, Car wash development 216-218 Westbury Road, Prospect, Revision B, Dated 11/7/15.
- c. Elevations sheet 1, Prepared by MCL building design, Project No. 17115, Drawing No. tp3, Car wash development 216-218 Westbury Road, Prospect, Revision A, Dated 11/7/15.
- d. Elevations sheet 2, Prepared by MCL building design, Project No. 17115, Drawing No. tp4, Car wash development 216-218 Westbury Road, Prospect, dated March 2015.
- e. Site contamination report and management plan, Prepared by Asset Environmental, Dated 1 October 2015.

2. BICYCLE PARKING REQUIREMENT

At least one bicycle parking space designed in accordance with the Australian Standard AS 2890.3 1993 must be provided on the site. The bicycle parking must be completed before the use commences.

3. CAR PARKING

Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans.

4. USE OF PARKING AREAS

Areas set aside for the parking and movement of vehicles as shown on the endorsed plans must be made available for such use and must not be used for any other purpose.

5. CAR WASHING

All car and vehicle washing must be carried out within the washing bays provided for this purpose.

6. 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.

7. 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. During the hours of 10:00pm to 6:00am the use of exterior lighting must be limited to essential security lights operating on a timer or motion sensor and/or lights that are not visible from adjoining residential properties.

- 8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)**
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8. 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.

9. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2015/01252-LCC) (attached).

10. BUSINESS HOURS

The operation of the business including self-service facilities must be confined to:

- a. 6:00am and 10:00pm all days

The operation of the tunnel car wash must be further confined to:

- b. 7:00am and 7:00pm all days

11. SITE LANDSCAPING

The landscaping must be:

- a. Installed in accordance with the endorsed plan; and
b. Completed prior to the use commencing/completed within three months of the use commencing; and
c. Maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

12. SIGNAGE CONTENT

Content of the signs may be updated or changed without separate approval of Council, subject to:

- a. The structure, location and size of the signage not changing.
b. The content of the signage relating to the site.
c. Compliance with the requirements of the planning scheme.

13. SIGN LIMITATIONS

The ground based sign must:

- a. Not exceed a height of 4.5m; and
b. Not be illuminated outside of the hours of operation, 6:00am - 10:00pm.

14. SIGN MAINTENANCE

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

15. DRIVEWAY CONSTRUCTION

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

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

- a) Be designed to comply with the following suite of Australian Standards: AS 2890.1 Off-street car parking, AS 2890.3 Off-street commercial vehicle facilities (*where applicable*), AS 2890.3 Bicycle parking facilities and AS 2890.6 Off-street parking for people with disabilities.
- 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) Be provided with a concrete kerb of a minimum height of 150mm or such other form of barrier as the Planning Authority may approve, of sufficient height to prevent the passage of vehicles other than from approved crossovers, and to prevent vehicles causing damage to landscape areas.

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

16. AMENDED PLANS REQUIRED

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

- a. The provision of two car parking spaces (User Class 1) for staff located in the area between the entrance to the Tunnel Wash and the Office

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

17. 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.

18. 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
-

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

- 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.

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".

19. APPLICATION TO ALTER A STORMWATER SERVICE

To have an existing service connection physically removed/relocated/alterred, or to have a new connection installed, application on the approved form and accompanied by the prescribed fee must be lodged with the Council. The applicant is required to engage a Contractor registered with Council to undertake such works and where necessary a plumbing contractor to undertake the works for the disconnection. All costs associated with these contractors are to be borne by the applicant.

20. 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.

21. VEHICULAR CROSSINGS

Before the commencement of the use, all redundant vehicular crossovers or parts thereof are to be removed and reinstated with KC type kerb and channel and the footpath reinstate to match the existing construction. An application for such work must be lodged on the Council's eServices web portal or on the approved hardcopy form.

No work shall 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.

All new work must be constructed to Council standards by a contractor approved 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.

- 8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)**
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22. AMENITY - COMMERCIAL/INDUSTRIAL USE

The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

23. EXTERIOR AND SECURITY LIGHTING PLANNING

Exterior Lighting and Security lighting to comply with the Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting".

24. CAR WASH AREA

The car wash area must:

- a) be bunded and graded to direct waste water to sewer;
- b) have all plant and machinery associated with the car wash located, enclosed or otherwise attenuated to prevent noise emission from affecting occupiers of other premises;
- c) provide all necessary barriers to prevent spray drift from leaving the designated wash area.

25. NOISE - COMMERCIAL/INDUSTRIAL

The use must not cause unreasonable noise or interference to adjoining sensitive uses. Precautions must be taken to avoid nuisance to neighbouring residential areas, particularly from warning sirens, intruder alarms, public address systems, heavy-duty compressors, reversing beepers and the like.

26. CONTAMINATED LAND

The applicant must comply with the Environmental Site Assessment Report prepared by Asset Environmental dated 1 October 2015 and complete all Works required in the recommendations, including the decommissioning and removal of the five underground petroleum storage systems (UPSS) and rehabilitation of the site. The use and development approved must be undertaken so as to comply with all the recommendations and requirements of the Environmental Site Assessment.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and (Environmental Protection Authority if relevant) immediately upon discovery.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

Notes

A. 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.

B. 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.

C. 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.

D. General

This permit was issued based on the proposal documents submitted for DA0389/2015. 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 years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

E. 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.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

F. 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>>

G. Signage

Separate approval may be required for any further signage proposed on the site.

REPORT:

1. THE PROPOSAL

The proposal is for the development of a car wash and associated works and infrastructure at 216-218 Westbury Road, Prospect.

Under the proposal most of the existing workshop building on the site will be demolished, with only the external block wall along the rear boundary and part of each side boundary to be retained. The proposal also includes the decommissioning of the underground fuel tanks that are still present on the site.

A new building will be constructed inside the existing block wall, towards the rear of the site. The main part of the building will contain the plant room, one automatic tunnel wash bay, an office and a car detailing bay. The plant room will be located closest to the rear boundary and will be 4.2m high. The roof over the tunnel wash section is the highest part of the building with a maximum height of 5.7m. In front of the main building there will be three self-service wash bays covered by a 4.5m high canopy roof.

Vacuum cleaner bays and a dog washing facility will be located under a 4.2m high canopy on the eastern boundary. Two uncovered car parking spaces will be provided south of this facility.

The proposal will retain the two crossovers to the site. The western crossover will be for entry only and the eastern crossover will be exit only in a drive through arrangement.

Landscaping will be provided to a depth of 4.28m along the frontage (other than driveways) and in the rear corners of the site.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

The proposal includes signage on the fascia of the building canopies and an internally illuminated ground based sign at the front of the property. The ground based sign is proposed to be 5m high, 2.2m high and 1.5m off the ground.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the northern side of Westbury Road between Trotters Lane and the Westbury Road/Stanley Street roundabout.

Currently the site is developed with a commercial blockwork building at the rear with an awning to the frontage in the middle section of the site. The rest of the site is sealed and is used for access and parking. Most of the site is currently used for mechanical repairs and the eastern section of the building is occupied by an antique furniture shop. The site was used for fuel sales until 2011.

The site is a rectangular shape with an area of 2003m² and is located on the northern edge of the Prospect commercial precinct. The neighbouring properties to the east and west are also zoned Local Business. The site to the east is currently vacant and has been used for bulky goods retail in the past. There is a veterinary practice further east at 208 Westbury Road. The property to the west currently contains a commercial building with three tenancies (takeaway shop, hairdresser and dog grooming) with a large gravel parking area behind. A development application (DA0606/2015) to extend the building to provide three new tenancies and improve the access and parking is currently being advertised. Land to the north of the site and further east and west beyond the neighbouring commercial sites is primarily used for residential purposes and is developed with single and multiple dwellings. Land on the southern side of Westbury Road is developed for commercial purposes, with the Olde Tudor Hotel directly opposite the subject site and shops to the south east.

The site is identified as potentially contaminated due to the presence of fuel tanks and use for mechanical repairs. The fuel tanks will be decommissioned as part of the works proposed in this application. This is discussed further in the assessment of the Potentially Contaminated Land code.

Access to the site is directly off Westbury Road via two crossovers. This arrangement will be maintained under the proposal.

The site itself is relatively flat with the land rising to the north east behind the existing building. The average slope from the rear of the site north east to Ingamells Street is approximately 14%. The single dwellings immediately to the north of the site are approximately 4m higher in elevation than the subject site. The site is not within an identified landslide risk area.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

The site is completely cleared of vegetation and has been developed for commercial purposes. The site is not within 100m of bushfire prone vegetation.

The site is connected to reticulated services.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

20.0 Local Business Zone

20.1.1 Zone Purpose Statements

20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.

20.1.1.2 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.

20.1.1.3 To maintain or improve the function, appearance and distinctive qualities of neighbourhood centres.

20.1.1.4 To create:

- (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
- (b) appropriate provision for car parking, pedestrian access and traffic circulation.

20.1.1.5 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of neighbourhood centres.

Consistent

The proposed car wash is a suitable service to be provided in the Local Business zone, particularly on a significant arterial road. The proposal complements the range of uses in the Prospect business and does not distort the activity centre hierarchy. The proposal will improve the street appeal of the site with landscaping in the frontage.

20.3 Use Standards

20.3.1 Hours of operation

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Consistent

The applicable standards are satisfied.

A1 Commercial vehicles must only operate between 6.00am and 10.00pm Monday to Friday and 7:00am to 5:00pm Saturday and Sunday.

Complies

Commercial vehicles associated with the car wash business will not operate outside the permitted hours.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

A2 Operating hours, except for office and administrative tasks, must be between:
 (a) 6.00am and 10.00pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential and Urban Mixed Use zones; or
 (b) 6.00am to midnight otherwise.

**Complies
By Condition**

The site adjoins residential properties on the northern side. The development will be sited so that the plant room and tunnel car wash are the closest to the rear boundary adjoining these properties. The proposed operating hours of the tunnel wash are 7am and 7pm, seven days a week which complies with the acceptable solution.

It is proposed that the self-service car wash bays and the vacuum cleaners will be available for use 24 hours, seven days a week. The self-service wash bays are located near the middle of the site and the vacuum cleaners located on the eastern side of the site, around 20-25m away from the adjoining residential properties.

The applicant has provided some information in regard to the noise and other emissions from the property and it is expected that the retention of the side and rear block walls of the existing building is expected to mitigate amenity impacts to some level. However, the information provided is not detailed enough to demonstrate that emissions from the site, particularly noise, will be of a suitable level for 24 hour operation when the site adjoins residential properties.

It is therefore considered appropriate to include a condition on the permit limiting the use of self service facilities on the site to the hours allowed by the acceptable solution, being 6am to 10pm as the site adjoins the General Residential zone. The hours of the tunnel wash component will be restricted to 7am to 7pm as proposed.

20.3.2 Mechanical plant and equipment

Objective:
 To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Consistent
 The acceptable solution is satisfied.

A1 Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Complies
 The plant and machinery required for the proposal will be enclosed in the plant room. The applicant states that the walls of this building are designed to contain noise and other emissions. The plant room will also be separated from the adjoining residential properties by the existing block wall that will remain on the boundary. The hours of operation of the car wash will be limited by condition and a condition is also recommended to protect the amenity of neighbouring properties.

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20.3.3 Light spill and illumination

Objective: To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
Consistent The applicable standard is satisfied.
A1 The use must: (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and (b) contain direct light from external light sources within the boundaries of the site.
Relies on Performance Criteria The proposal includes six light poles for security lighting as well as lighting on the buildings. The site adjoins the General Residential zone so further assessment against the performance criteria is necessary.
P1 Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to: (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to nearby sensitive uses; (c) the topography of the site; (d) the landscaping of the site; (e) the degree of screening between the light source and the sensitive uses; and (f) existing light sources nearby.
Complies All lighting will be designed to be directed into the property and sited and baffled to limit light spill into neighbouring properties. The retention of the external walls will also assist in limiting light spillage from the site. It is considered reasonable to require external lighting to be reduced to security lighting only outside operating hours.

20.3.4 Noise levels

Objective: To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.
Consistent The applicable standard is satisfied.
A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (L _{aeq}) of 5 dB(a) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

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Relies on Performance Criteria

The noise generated by the tunnel car wash is expected to exceed the background noise level and the other components may exceed the background noise level at night, which does not comply with (a). Further assessment against the performance criteria is necessary.

P1 Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

Complies

The applicant has provided some information in regard to the noise that will be generated by the proposal. They have not provided a full noise assessment by a qualified person. The application identifies that the noisiest component of the proposed development is the dryers in the tunnel wash, which have been measured at around 80 decibels at a distance of 10m or 30 feet from the car wash. For comparison, the noise from a busy road can be between 70-90 decibels. In this case the nearest dwelling is located approximately 15m from the tunnel wash and will be separated by the existing block wall on the boundary and the proposed landscaping and plant room, so the noise level will be further reduced. There is a reasonably high level of background noise from the traffic on Westbury Road, particularly during the day. It is considered that the noise mitigation is sufficient to allow the tunnel wash to operate during the proposed hours of 7am to 7pm without causing an unreasonable impact on neighbouring properties.

The self-service wash bays and the vacuums are proposed to be available 24 hours. They are located further away from the residential properties, at a distance of between 20 and 25m. The information provided with the application indicated that the vacuums reach between 56-64 decibels from 12m away but no information is provided in regard to the noise generated by the self-service wash facilities.

Justification of a 24 hour operation would need to clearly demonstrate with a noise report from an expert that there will no nuisance caused to the neighbouring residents. In the absence of conclusive evidence of this nature it is considered reasonable to limit the operating hours of the business in accordance with the acceptable solution in the zone to ensure that the noise levels are controlled to an acceptable level given that the site adjoins residential properties.

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20.4 Development Standards

20.4.1 Building height, setbacks and siting

<p>Objective: To ensure that building bulk and form, and siting:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots; and (c) promotes and maintains high levels of public interaction and amenity.
<p>Consistent The applicable standards are satisfied.</p>
<p>A1 Building height must be no greater than:</p> <ul style="list-style-type: none"> (a) 7m; or (b) 1m greater than the average of the building heights on the site or adjoining lots; whichever is higher.
<p>Complies The roof over the tunnel wash section of the car wash will be the highest at 5.7m in compliance with (a).</p>
<p>A2 Setback from a frontage must be:</p> <ul style="list-style-type: none"> (a) built to the frontage at ground level; or (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.
<p>Relies on Performance Criteria The self-service bays at the front of the proposed building will be setback 8.28m from the frontage. The adjoining properties both have buildings to the frontage so further assessment against the performance criteria is necessary.</p>
<p>P2 Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the level of public interaction and amenity, and pedestrian activity; (b) the topography of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the appearance when viewed from roads and public places; (f) the existing or proposed landscaping; and (g) the safety of road users.
<p>Complies The location of the proposed building is compatible with the existing streetscape and character of the area. Other than the awning the existing buildings on the site are sited at the rear of the property. The commercial development on the southern side of Westbury Road typically has parking and access areas in front of the buildings. The site will have good passive surveillance with the street and landscaping along the frontage is proposed. Overall the siting is considered appropriate for the proposed use.</p>

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

<p>A3 Setback from a side boundary must be:</p> <ul style="list-style-type: none"> (a) built to the side boundaries at ground level; or (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.
<p>Complies</p> <p>While the main car wash building will not be sited against the side boundaries to allow for vehicle movements, the block walls of the existing building on the site will be retained on the side and rear boundary. This is considered to comply with the acceptable solution.</p>
<p>A4 Where the site is located on the boundary of the General Residential and Inner Residential zones, new buildings or alterations to existing buildings, must:</p> <ul style="list-style-type: none"> (a) be set back a horizontal distance of no less than 3m from the zone boundary; and (b) have a solid fence no less than 1.8m high on the zone boundary.
<p>Relies on Performance Criteria</p> <p>The proposed car wash building is less than 3m from the boundary of the General Residential zone. Further assessment against the performance criteria is necessary.</p>
<p>P4 Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of proposed buildings; (c) the solar access of habitable room windows and private open space of adjoining dwellings; (d) the privacy of habitable room windows and private open space of adjoining dwellings; (e) the amenity of adjoining dwellings; (f) the size and proportions of the lot; (g) any existing or proposed vegetation or screening; (h) the location of building openings; and (i) any external lighting.
<p>Complies</p> <p>The wall on the rear boundary adjoining the residential properties exists and will not be removed. The visual perspective from the residential properties will largely remain the same and there will be no impact on privacy.</p> <p>The rear wall of the new building will be sited within the existing wall and reaches a height of 4.2m beside the boundary. The subject site is located to the south and downhill from adjoining dwellings so there is no impact on solar access.</p> <p>Lighting will be located and baffled to ensure that the adjoining residential properties are not impacted by light spill.</p>
<p>A5 The facade and entrance of the primary building, must be clearly visible, and accessible from a road, for pedestrians and persons with a disability.</p>

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Complies

While the proposed use will mainly serve vehicular traffic, the office is visible from the road and accessible for pedestrians and persons with a disability if required.

20.4.2 Location of car parking

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Consistent

The applicable standard is satisfied.

A1 Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

Relies on Performance Criteria

Car parking is located forward of the building line. Further assessment against the performance criteria is necessary.

P1 Car parking must be located to minimise its visibility from a road, mall, laneway or arcade, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

Complies

Two dedicated parking spaces will be provided in the eastern corner of the site near the frontage. Cars will also queue in the front of the building for the tunnel wash and self-service bays. Other than the driveways, the frontage will be landscaped to a depth of 4.28m which will provide some visual separation and screening. Locating parking and manoeuvring areas in front of the building line is consistent with most other commercial development in the Prospect precinct.

20.4.3 Active ground floors

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Consistent

The applicable standards are satisfied.

A1 New buildings with non-residential uses on ground floors must:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;

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- (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
- (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

Relies on Performance Criteria

The proposed building will not have 80% glazing or display windows on the walls facing Westbury Road which does not comply with (a). Additionally, the end of wash bay 3, which is closest to the street, will be a 7m long concrete panel wall which does not meet (d). Further assessment against the performance criteria is necessary.

P1 New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

Complies

The proposed use as a car wash will mainly generate vehicular rather than pedestrian traffic. The layout of the site and the design of the building will allow for a high level of visual transparency into the site, allowing pedestrian and contained in the plant room at the rear. The provision of landscaping in the frontage will improve the visual appeal of the site compared to the current form of development.

A3 The building must:

- (a) provide a direct access for pedestrians from the road or publicly accessible areas; and
- (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

Relies on Performance Criteria

The building does not have a clear pedestrian access due to the nature of the use and the office section does not face the frontage.

P3 Buildings must be clearly visible from the road or publicly accessible areas, having regard to:

- (a) safety and convenience of pedestrians; and
- (b) the existing streetscape.

Complies

The buildings are clearly visible from the road and the site layout is suitable in the context of the existing streetscape. The use will largely attract vehicular rather than pedestrian traffic; however safe pedestrian access to the site is available.

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E2.0 Potentially Contaminated Land Code

E2.1 The purpose of this provision is to: (a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.
Consistent The site is likely to be contaminated land due to the presence of underground fuel tanks and use for mechanical repairs. The fuel tanks have not been used since October 2011 and require decommissioning as part of the redevelopment works. A report from a suitably qualified person has been provided to address the requirements of the code.

E2.5 Use Standards

Objective: To ensure that potentially contaminated land is suitable for the intended use.
Consistent The applicable standard is satisfied.
A1 The Director, or a person approved by the Director for the purpose of this Code: (a) certifies that the land is suitable for the intended use; or (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.
Relies on Performance Criteria The Director has not provided advice in regard to this development.
P1 Land is suitable for the intended use, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health or the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before any use commences; and (iii) a statement that the land is suitable for the intended use.
Complies A site contamination report and management plan by a qualified site contamination practitioner (Bronwyn Cruse) has been provided with the application. The management plan sets out specific stages to achieve remediation to make the site suitable for the intended use in compliance with (c).

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E2.6 Development Standards

E2.6.2 Excavation

Objective: To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.
Consistent The applicable standard is satisfied.
A1 No acceptable solution.
Relies on Performance Criteria
P1 Excavation does not adversely impact on health and the environment, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) a plan to manage contamination and associated risk to human health and the environment that includes: (i) an environmental site assessment; (ii) any specific remediation and protection measures required to be implemented before excavation commences; and (iii) a statement that the excavation does not adversely impact on human health or the environment.
Complies A plan to manage the contamination and associated risk to human health and the environment has been provided with the application to satisfy (c). A condition requiring the management plan to be acted upon and completed prior to the use commencing is included in the recommendation.

E4.0 Road and Railway Assets Code

E4.1 The purpose of this provision is to: (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.
Consistent The proposal can be completed without impacting the safety and efficiency of the road network. The site is not located in the vicinity of any railway.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

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

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<p>Consistent The applicable standard is satisfied.</p>
<p>A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
<p>Relies on Performance Criteria The proposed car wash expects to generate 100 vehicle movements per day. While this is similar to the traffic that would have been generated when there were fuel sales at site that use ceased in 2011. Further assessment against the performance criteria is necessary.</p>
<p>P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
<p>Complies The proposal will use the two existing access points onto Westbury Road, with one exclusively for entry and one exclusively for exit. As mentioned previously, the site has previously been used as a fuel station which would have generated a similar or greater level of traffic from the site. The infrastructure asset staff has advised that Westbury Road can easily accommodate the proposed traffic without impacting the safety or efficiency of the road.</p>

E4.6 Development Standards

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

<p>Objective: To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>
<p>Consistent The applicable standard is satisfied.</p>
<p>A1 Sight distances at:</p> <ul style="list-style-type: none"> (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.

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Relies on Performance Criteria

The required site distance at an access with a speed limit of 60km/h is 105m. The distance to the Westbury Road roundabout is less than 100m so further assessment against the performance criteria is necessary.

P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the frequency of use of the road or rail network;
- (c) any alternative access;
- (d) the need for the access, junction or level crossing;
- (e) any traffic impact assessment;
- (f) any measures to improve or maintain sight distance; and
- (g) any written advice received from the road or rail authority.

Complies

The site has adequate site distance to allow for safe movement of vehicles.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent

The access and parking arrangements are appropriate for the site and the proposal.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

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

Consistent

An appropriate level of car parking will be provided to service the proposed use and development.

A1 The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

- | |
|---|
| <p>General Residential Zone; or</p> <p>(c) not exceed the requirements of Table E6.1 by more than two spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or</p> <p>(d) be in accordance with an acceptable solution contained within a parking precinct plan.</p> |
|---|

Complies

Table E6.1 requires one parking space per 80m² of gross floor area or two spaces per three employees, whichever is greater. The use will have a maximum of five employees on site, so the required number of parking spaces is four.

Only two dedicated car parking spaces are provided on the submitted plans. Advice from the Infrastructure Asset staff indicates that there is adequate space to accommodate a further two car parking spaces to the west of the office and vending area without disrupting the access to the wash bays. A condition to this effect is included in the recommendation.

E6.5.2 Bicycle parking numbers

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Consistent

The applicable standard is satisfied.

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

Complies

Table E6.1 requires one bicycle parking space per five employees for the Service Industry use class. The application documents do not include a formal bicycle parking space on the site and there is none available within 50m. There is however space on the site to provide one so this will be required by condition.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

To ensure that parking areas are constructed to an appropriate standard.

Consistent

The car parking and access areas will be constructed to an appropriate standard.

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

- (a) have a gradient of 10% or less;
- (b) be formed and paved;
- (c) be drained to the public stormwater system, or contain stormwater on the site;
- (d) except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all

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<p>weather seal; and (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.</p>
<p>Complies All parking, access and circulation spaces will have a gradient of less than 10%. The site will be sealed and drained to meet the standard. Line marking will be provided to delineate car parking and direct traffic within the site.</p>

E6.6.2 Design and layout of parking areas

<p>Objective: To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p>Consistent The parking area is designed to meet the applicable standards.</p>
<p>A1.1 Car parking, access ways, manoeuvring and circulation spaces must: (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces; (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2; (c) have parking space dimensions in accordance with the requirements in Table E6.3; (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and (e) have a vertical clearance of not less than 2.1m above the parking surface level. A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building. A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more. A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.</p>
<p>Complies A1.1 The site has two crossovers providing separate entry and exit so that cars can enter and leave in a forward direction. The dimensions of the parking areas and access space are in accordance with Table E6.2 and Table E6.3. Parking spaces are uncovered so (e) is not applicable in this case. A1.2, A1.3 and A1.4 are not applicable as accessible parking is not required for the proposed use and development.</p>

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E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area
E18.0 Signs Code

E18.1 The purpose of this provision is to:

- (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity;
- (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and
- (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Consistent
 The proposed signs are considered to be generally appropriate for the site and the proposal. The signage scheme will not detract from the visual amenity of the locality or compromise safety and efficiency of vehicular and pedestrian movements.

E18.5 Development Standards

E18.5.1 Unacceptable signage

Objective:
 To prevent unacceptable signage.

Consistent
 The acceptable solution is satisfied.

A1 Signage must not be for the following sign types:

- (a) an above awning sign;
- (b) bunting (flag and decorative elements);
- (c) a flashing lights sign;
- (d) a roof sign;
- (e) a sky sign; or
- (f) a third party sign.

Complies
 No unacceptable sign types are included.

E18.5.2 Design and siting of signage

Objective:
 To:

- (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and
- (b) ensure that the design and siting of signs achieves the purpose of this code.

Consistent
 The applicable standards are satisfied.

A1 A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and
- (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.

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Relies on Performance Criteria

The proposal includes one internally illuminated ground base sign in the frontage and canopy signs on the roof canopy above the car wash.

All of the signs comply with (a) as they are allowable in the Local Business zone. The canopy signs also comply with (b) as the requirements in Table 1 of E18.6 are satisfied.

The requirements for ground based signs in Table 1 are:

Must:

- (a) be limited to one ground base sign per 20m of frontage or part thereof;
- (b) have a maximum horizontal dimension of 2m;
- (c) not be higher than 1.5m above the ground;
- (d) be located close to the ground; and
- (e) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.

The proposed sign will be 5.0m high and 2.2m wide. The sign complies with (a), (c), (d) and (e). The horizontal dimension does not meet part (b) so further assessment against the performance criteria is necessary.

P1 A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table 1 of E18.6; and
- (b) be appropriate to the natural and built environment of the locality, having regard to:
 - (i) domination of the streetscape or premises on which it is located;
 - (ii) the size and dimensions of the sign;
 - (iii) the amenity to surrounding properties;
 - (iv) the repetition of messages or information;
 - (v) the number and density of signs; and
 - (vi) the obstruction of movement of vehicles and pedestrians.

Complies

The proposed ground based sign is large and internally illuminated and will be a significant addition to the streetscape in this area. The proposed height of the sign is 5m which significantly exceeds the height allowed in the acceptable solution. The proposed sign is also higher than the nearby canopy over the self-service car wash bays, which is 4.5m high.

While there are other commercial properties in the precinct which have very large signs this pattern is not generally considered to be a good precedent or positive contribution to the streetscape of the neighbourhood.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

Overall the signage scheme is considered to be acceptable as the number of signs is relatively low and does not tend to visual clutter or unreasonable repetition of messages. It is, however, considered reasonable to require the height of the ground based sign to be reduced to 4.5m in line with the height of the car wash canopy.

A2 A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.

Complies

The signs will be more than 2m from the boundary of the General Residential zone.

A3 A building or tenancy must have:

- (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and
- (b) no more than three individual signs in total.

Relies on Performance Criteria

The proposal will have more than one canopy sign so further assessment against the performance criteria is necessary.

P3 Visual clutter must be reduced where multiple signs of the same type are proposed, having regard to:

- (a) the number of signs;
- (b) replacement of existing signs with fewer, more effective signs; and
- (c) duplication of messages or information on the same frontage.

Complies

The amount of signage proposed for the site is considered to be reasonable. The canopy signs will identify the different services on the site (tunnel wash, self-service bays etc). The signs will be effective and an unreasonable duplication of messages from the Westbury Road frontage is avoided.

A4 A sign must not be illuminated.

Relies on Performance Criteria

The ground based sign will be internally illuminated.

P4 A sign must not result in unreasonable loss of amenity to neighbouring properties or cause undue distraction to drivers of motor vehicles, having regard to:

- (a) the location of the sign;
- (b) the intensity of the lighting;
- (c) the hours of operation of the sign;
- (d) whether the sign is visible from the road; and
- (e) the character of the surrounding area.

Complies

The illuminated ground based sign is located near the centre of the frontage which is over 50m long. A condition is recommended to limit the illumination of the sign to during operating hours to avoid any undue impact on the character or amenity of the surrounding area.

- 8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Roads and Hydraulics	Conditional consent provided
Environmental Health	Conditional consent provided.
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	Building and Plumbing permits will be required.
EXTERNAL	
TasWater	Conditional consent provided. TasWater has issued a Development Certificate of Consent TWDA 2015/01252-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 23 January 2016 to 8 February 2016. Nine representations were received.

The applicant has provided additional information in response to the matters raised in the representations. In regard to the hours of operation, it was confirmed that the tunnel car wash component will only operate between 7am and 7pm as attendants are required onsite for that service. The self service bays are sited towards the middle of the site; over 25m from the nearest dwelling and with the tunnel wash building between them. The applicant has also confirmed that the exterior block walls of the existing building will be retained along the rear and side boundaries of the site. The tunnel wash and plant room buildings will be located within these walls, providing an additional layer between the car wash operations and the residential properties. In regard to overspray, the tunnel wash system is designed to be fully enclosed with no overspray occurring. The self service bays are located in the middle of the site and oriented so that any spray escaping the bays would be contained on the site. The applicant has also confirmed that security lighting will be fixed no higher than the existing exterior walls and will be directed into the property.

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

Representors were contacted by telephone to discuss the issues raised and the response from the applicant.

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
<p>The 24 hour operation will create a lot of noise from car washing, extra traffic, tunnel wash operations, the compressor plant, car doors slamming and people talking. Noise travels a long way especially at night.</p>	<p>The tunnel wash is the noisiest part of the proposal and will be limited to the hours of 7am to 7pm. This is within the generally acceptable times for noise of this level. The tunnel wash will be a current model that is designed to limit noise by the construction method of the walls of the car wash and plant room. The existing block walls on the rear and side boundaries of the site will be retained and should add an additional layer of protection for the adjoining residential properties to further reduce amenity impacts from noise and other sources. However, the 24 hour components of the proposed use (self-service wash bays and vacuums) are still of concern given the lack of detailed information provided with the application and the proximity of residential properties. Conditions have been included to limit the operating hours to those allowed in the acceptable solution (6am-10pm) to further limit amenity impacts to residents.</p>
<p>Noise from the car wash will disturb animals, particularly dogs and cause an increase in dogs barking in the immediate surrounds.</p>	<p>The hours of operation of the car wash will be limited by condition to 6am-10pm. It is considered that this will limit disturbance to neighbouring properties from the proposal, including dogs barking.</p>
<p>The current businesses operating from the site close about 5pm. Object to businesses operating after 5pm and disturbing residential neighbours.</p>	<p>The site is part of a reasonably large commercial activity centre and fronts a significant arterial road. There are uses in the area that operate after 5pm such as the Olde Tudor Hotel and associated bar and bottle shop, however, this site is on the edge of the precinct and adjoins residential properties. While limiting operation hours to 5pm is not considered to be reasonable in this context, there is not enough evidence provided to demonstrate that 24 hour operation will not cause unreasonable amenity issues. A condition is therefore included in the recommendation to limit the operating hours.</p>

8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)

ISSUE	COMMENTS
<p>Floodlights, vehicle lights and the illuminated sign will shine into houses and yards. This will make it hard to sleep at night.</p>	<p>The illuminated sign will be located near the frontage, more than 40m away from the nearest dwelling and there will be buildings between them. A condition is included to require the sign to be turned off outside operating hours. Car headlights will be largely contained within the site by the block wall along the rear and part of the side boundaries, which will be retained when the existing building is demolished. The recommended condition limiting operating hours will also mitigate impacts from cars overnight. Security lighting will be located and baffled so that light is directed into the site and not towards neighbouring properties. A condition is included to require the lighting to be reduced outside operating hours to that required for security purposes.</p>
<p>Disagree with demolition of the existing building as they act as a noise buffer from traffic on Westbury Road. If these buildings are removed and the car wash developed it will make it unbearable to live here and my property will be devalued.</p>	<p>The existing buildings will not be entirely demolished. The exterior block wall along the rear and part of the side boundaries will be retained which will maintain some of the sound barrier between the properties and assist to contain any over spray and lights within the site. The visual perspective from the neighbouring residential properties will also be largely unchanged from the existing conditions.</p>
<p>Development would be better suited to a light industrial area away from residential areas.</p>	<p>The car wash is located in the Local Business zone. It is common for them to be sited in commercial areas and particularly on major roads such as Westbury Road. It is expected that the amenity impacts on the neighbouring residential properties can be adequately managed by imposing the recommended conditions as discussed further above.</p>
<p>Concerned about over spray onto nearby properties.</p>	<p>The tunnel wash component of the development is designed to have no over spray. The self-service hand washing bays are located near the centre of the site and are at least 25m from residential properties. Additionally, a block wall will be located between the wash bays and the residential neighbours. Any over spray from the self-service bays will be contained on the site. A condition to this effect is included in the recommendation.</p>

- 8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(Cont'd)**

ISSUE	COMMENTS
Storm water capacity issues in the area will be impacted by the use of the site as a car wash.	Infrastructure services have advised that the storm water system can accommodate the needs of the development.

6. CONCLUSION

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

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

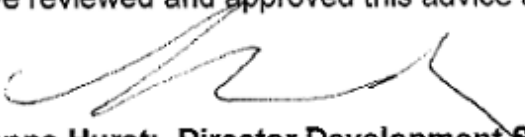
Not considered relevant to this report.

- 8.1 216 Westbury Road, Prospect - Service Industry - car wash; demolition of existing buildings, construction of new buildings and internal works for use of car wash; signage...(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.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. 216 Westbury Road, Prospect - Locality Map (distributed electronically)
 2. 216 Westbury Road, Prospect - Plans (distributed electronically)
 3. 216 Westbury Road, Prospect - Representations (distributed electronically)
-

COUNCIL AGENDA

Monday 22 February 2016

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage

FILE NO: DA0622/2015

AUTHOR: Fiona Ranson (Urban Designer)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Angela Louise Tindall
Property:	28 Rossmoyne Street, Norwood
Zoning:	General Residential
Receipt Date:	9/12/2015
Validity Date:	14/12/2015
Further Information Request:	14/12/2015
Further Information Received:	22/12/2015
Advertised Date:	6/01/2016
Deemed Approval (extension of time granted):	22/02/2016
Representations:	4

RECOMMENDATION:

That, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Launceston Interim Planning Scheme 2015, a permit be granted, for DA0622/2015 - Residential - single dwelling; construction of a garage at 28 Rossmoyne Street, Norwood, subject to the following conditions:

1. ENDORSED PLANS

The use and development must be carried out in accordance with the endorsed plans to the satisfaction of the Council.

2. AMENDED PLANS REQUIRED

Prior Building and Plumbing Approval being granted, and prior to the commencement of any work and use, amended plans must be submitted to the satisfaction of the Manager Planning Services, to replace plans annotated as "Amended Plans Required" and attached to the Permit. Once approved, these amended plans will be endorsed by the Council and will then form part of the Permit.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

The amended plans must show the following alterations:

- a. The proposed garage set back a minimum of 500mm from the front boundary.
- b. The brick wall to the western end of the garage to be reduced in height to follow line of roof as marked in red on the 'Elevations' drawing to be amended.
- c. Removal of shrubs and planting bed to the western side of the existing driveway to allow adequate sightlines for vehicles entering and exiting properties at 26 and 28 Rossmoyne Street.
- d. Construction of a brick fence to the front boundary between the garage and the driveway to clarify the boundary line and conceal the parking of vehicles on the site. This fence must have a maximum height of 1.2m and be set back sufficiently to allow adequate sightlines for vehicles entering and exiting properties at 26 and 28 Rossmoyne Street.
- e. A screen of shrubs to be planted between the front boundary and the south side of the proposed garage to break down the scale of the structure as viewed from the street frontage. The plant screen must be of an appropriate evergreen species that will obtain a minimum growth height of at least 1.5m.
- f. A low fence or barrier (between 750mm and 1.2m) to be erected along the boundary between 28 Rossmoyne Street and the adjoining driveway to the east to delineate this boundary and restrict vehicle movements across the boundary. The barrier must start at the front property boundary and be a minimum of 5m in length.

The plans which require alteration are as follows.

- a. Site Plan, Plans to Build, Drawing No. A01-157078, New Garage at 28 Rossmoyne Street, Revision 1, Page 1 of 3, 22/12/2015.
- b. Floor Plan, Plans to Build, Drawing No. A02-157078, New Garage at 28 Rossmoyne Street, Revision 1, Page 2 of 3, 22/12/2015.
- c. Elevations, Plans to Build, Drawing No. A03-157078, New Garage at 28 Rossmoyne Street, Revision 1, Page 3 of 3, 22/12/2015.

3. LEGAL TITLE

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

4. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

Monday to Friday - 7am and 6pm

Saturday - 9am to 6pm

Sundays and Public Holidays - 10am to 6pm

5. DAMAGE TO COUNCIL INFRASTRUCTURE

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

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

6. 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. require 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.

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".

7. 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***A. 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.

B. 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

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

be given to your Building Surveyor. Please contact the Council's Building Services Department on 6323 3000 for further information.

C. General

This permit was issued based on the proposal documents submitted for DA0622/2015. 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 years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

D. 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.

E. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals will be required before construction commences:

- Council Building permit*
- Council Plumbing permit*

F. 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.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

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

G. 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.

H. Limitations of 'Home Occupation' Use

Please note that there are limitations of the use of property in the General Residential zone for business purposes without requiring further planning approval. Clause 5.2.1 of the Launceston Interim Planning Scheme 2015 includes an exemption from the need for planning approval for 'Use of part of a dwelling by a resident for non-residential purposes' as long as the following requirements are met:

- a) no more than 40m² of floor area of the dwelling is used for non-residential purposes;
 - b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;
 - c) it does not involve employment of persons other than a resident;
 - d) there is no more than the occasional visitor to the site for non-residential purposes;
 - e) any load on a utility is no greater than for a domestic use;
 - f) there is, on the site, no storage of hazardous materials;
 - g) there is, on the site, no display of goods for sale;
 - h) there is, on the site, no advertising of the home occupation other than one sign (non-illuminated) not exceeding 0.2m² in area;
 - i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident;
 - j) not more than one commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds two tonnes; and
 - k) any vehicle used for non-residential purposes is parked on the site.
-

REPORT:**1. THE PROPOSAL**

The application proposes construction of a garage within the front setback of an existing single dwelling and an associated outbuilding formerly used as a garage, but now used for storage. The structure is intended to replace the existing double garage and is proposed to be built up to the front boundary.

It will present a 7.5m long x 2.4m high wall of brick and timber construction to this southern Rossmoyne Street frontage, a 3.6m wide timber panel garage door to the 4.5m wide

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

eastern elevation, and 3.3m high brick parapet walls 1.9m from the western side boundary and adjoining the existing outbuilding the north.

In response to concerns expressed by representors and planning officers a revised design has been offered as a compromise and it is recommended that the proposal be required to be amended in line with this proposal which includes a setback of 500mm from the front boundary, a reduction in the height of the brick wall proposed to the western side of the site, the removal of some planting beds, and the inclusion of a low brick front fence which would not otherwise require approval.

All four representors were contacted by phone and the issues outlined in the table were discussed, along with the possibility of minor alterations to the proposal being offered by the applicant. The majority of representors were reassured by the compromises offered, however the representations all stand.

2. LOCATION AND NEIGHBOURHOOD CHARACTER

The site is located on the northern and lower side of Rossmoyne Street, Norwood opposite the junction with Grandview Place. The site and surrounding area is located within the General Residential Zone and the neighbouring properties are primarily used for residential purposes. They are predominantly developed with single dwellings of single or double storey construction with walls of face brick and hip and gable roofs.

Site Description

The site is formally described in Certificate of Title Volume 10319, Folio 90. It is rectangular in shape with an area of 732m². There are not any uses in the area that may cause environmental harm.

Location of existing access to the site

Access to the site is directly off the street frontage over a sealed drive.

Slope

The site falls to the north-west with an approximate slope of 6.5%. The site is not likely to be within a landslip area.

Vegetation

The site is largely cleared of vegetation, but includes some small shrubs, groundcovers and areas of lawn. The site is not within 100m of bushfire prone vegetation.

Location of any existing buildings on the site and surrounding area

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

Currently the site is developed with a single dwelling and an outbuilding formally used a double garage and which is now used for storage. Vehicles are currently parked on the driveway approach to the outbuilding.

The existing buildings have a floor area of 249m² (house 207m² + 42m²). The proposed additional floor area is 33.6m². Therefore the resulting total site coverage is 308.5m², which is 42% of the total site area.

There are residences on adjoining land within 6m of the site.

As the proposal is for a garage to the south of the nearest property it is unlikely to cause any significant overshadowing or overlooking of the adjoining property.

Site Services

The street is sealed and drained to Council standard. The site is able to be connected to reticulated sewerage, stormwater and water supply services.

There are no watercourses within 50m of the site.

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

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

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

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

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

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

Consistent

By condition. The proposal is for the further development of an existing residential use which should provide some improvement to the residential amenity of the site whilst not having a significant impact on the character of surrounding neighbourhood, if amended in line with the recommended conditions.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

10.4 Development Standards

10.4.2 Setbacks and building envelope for all dwellings

<p>Objective: To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
<p>Consistent By condition. The proposal is for a garage to be located to the front of the site alongside an existing outbuilding built to the boundary of the neighbouring lot to the west. It is not consistent with the general pattern of development in the area, but if amended in line with the revised drawings proposed upon consideration of the concerns of representors and Council officers, the development should not impact on the amenity of surrounding uses.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the facade of the dwelling; or (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.
<p>Relies on Performance Criteria The garage is proposed to be located on the front boundary and the gradient is not steeper than 1 in 5, therefore proposal must be assessed against the performance criteria and the purpose of the zone.</p>
<p>P2 A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.</p>
<p>Complies Rossmoyne Street does not have a consistent or clearly defined built character, but the zero setback proposed for the garage on the subject site is not evident on other properties along the street. There are however a number of detached garages within the front setback in the surrounding area, including the neighbouring property at 24 Rossmoyne Street.</p> <p>However there are extenuating circumstances in this case and it is considered that the proposal is able to meet this performance criterion if minor amendments are made by condition to any permit.</p>

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

The original garage on the site has a relatively low opening and has recently been used for storage. There is a commercial vehicle stored at the site overnight and the family's needs for car storage are also growing as children are driving.

The number of vehicles currently parked on the site and the open nature of the yard is not conducive to a positive presence in the street and as such, the provision of a new garage is considered to be appropriate.

There are topographical and other site constraints which limit opportunities for the placement of a new garage behind the building line of the dwelling on the site and therefore placement of a sensitively designed and detailed structure such as that proposed within the front setback is also considered to be acceptable.

There are issues around visual impact on the streetscape, however these are able to be addressed by relatively minor amendments to the design which have been offered by the applicant upon consideration of the concerns of representors and Council officers.

There are also existing issues around sightlines for drivers exiting their driveways on either side of the site due to shrubs in planting beds on the site and within the nature strip and these may also be addressed by conditions to any permit and requests to the City of Launceston's Parks and Recreation Department.

If the following changes proposed by the applicant are made to the proposal, it is considered that the development should not impact on the amenity of surrounding uses as is required by the Zone Purpose.

- a. The proposed garage set back 500mm from the front boundary.
- b. The brick wall to the western end of the garage to be reduced in height to follow line of roof, as shown in red on the elevation drawings to be amended.
- c. Removal of shrubs and planting bed to the western side of the existing driveway to allow adequate sightlines for vehicles entering and exiting properties at 26 and 28 Rossmoyne Street.
- d. Construction of a brick fence to the front boundary between the garage and the driveway to clarify the boundary line and conceal the parking of vehicles on the site. This fence must have a maximum height of 1.2m and be set back sufficiently to allow adequate sightlines for vehicles entering and exiting properties at 26 and 28 Rossmoyne Street.
- e. A screen of shrubs to be planted between the front boundary and the south side of the proposed garage to break down the scale of the structure as viewed from the street frontage. The plant screen must be of an appropriate evergreen species that will obtain a minimum growth height of at least 1.5 metres, and be maintained for the life of the development.
- f. A low fence or barrier (between 750mm and 1.2m) to be erected along the boundary between 28 Rossmoyne Street and the adjoining driveway to the east to delineate this boundary and restrict vehicle movements across the boundary. The barrier

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

must start at the front boundary line and be a minimum of 5.0m in length.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and
- (b) only have a setback within 1.5m of a side boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or
 - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).

Relies on Performance Criteria

The proposed garage would fit within the prescribed building envelope, with the exception of the front setback which is assessed under P2 of this clause.

P3 The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Complies

The garage is proposed to be located well clear and to the south of all neighbouring dwellings and their associated private open spaces. The proposed front setback does not align with the prescribed building envelope, however this is assessed against P2 of this clause.

10.4.3 Site coverage and private open space for all dwellings

Objective:

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

<p>Consistent The proposal will not interfere with the capacity of the site to support outdoor recreation or private outdoor living space which is sunny and well connected.</p>
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.
<p>Complies</p> <ul style="list-style-type: none"> a) The resulting total site coverage is 308.5m², which is approximately 42% of the total site area. b) N/A. The proposal is not for a multiple dwelling. c) An area of approximately 220m² will remain as garden beds and lawn areas. This is approximately 28% of the overall site area.
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least three hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.
<p>Complies The existing private open space for the dwelling is not to be altered by the proposal. There are adequate lawn and paved areas to the northern side of the dwelling, to the rear and more private end of the site.</p>

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

10.4.4 Sunlight and overshadowing for all dwellings

Objective: To provide:
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
Consistent a) The opportunity for sunlight to enter habitable rooms of the dwelling is not to be altered by the proposal. b) N/A. The proposal is not for a multiple dwelling.
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).
Complies
The dwelling is existing and the opportunity for sunlight to enter the habitable rooms of the dwelling is not to be altered by the proposal.

10.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.
Consistent The garage door proposed is oriented towards the eastern boundary.

10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.
Consistent The opportunity for privacy for dwellings is not to be altered by the proposal.

10.4.11 Outbuildings, swimming pools and fences

Objective: To ensure that:
(a) outbuildings, swimming pools and fences: (i) do not detract from the character of the surrounding area; and (ii) are appropriate to the site and respect the amenity of neighbouring lots; (b) dwellings remain the dominant built form.
Consistent By condition. The proposal is for a garage to be located to the front of the site alongside an existing outbuilding built to the boundary of the neighbouring lot to the west. The placement of the proposed new outbuilding is not consistent with the general pattern of development in the area, but if amended in line with the revised drawings proposed upon

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

consideration of the concerns of representors and Council officers, the development may be considered not to 'detract from the character of the surrounding area', but rather to be 'appropriate to the site' and to 'respect the amenity of neighbouring lots', and to allow 'dwellings remain the dominant built form'

A1.1 The combined gross floor area of outbuildings must be no greater than 45m²; and A1.2 Outbuildings (other than for single or multiple dwellings) must meet the setback and building envelope acceptable solutions of Clause 10.4.2, as if the development were for a dwelling.

Relies on Performance Criteria

A1.1 Relies on Performance Criteria.

The existing outbuilding has an area of 39m² and the proposed garage is 33m², resulting in a total area of 72m².

A1.2 N/A. The proposed outbuilding is for a single dwelling and is dealt with under clause 10.4.2.

P1 Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:

- (a) the visual impact on the streetscape;
- (b) any overshadowing of adjoining lots;
- (c) the size and location of outbuildings on adjoining lots;
- (d) existing buildings on the site; and
- (e) the topography of the site.

Complies

Rossmoyne Street does not have a consistent or clearly defined built character, and there are number of single and double garages provided within the front set back of neighbouring lots, however it is acknowledged that the zero setback proposed for the garage on the subject site is not common in the area. However there are extenuating circumstances in this case and it is considered that the proposal is able to meet this performance criterion if minor amendments are made by condition to any permit.

The need for a new garage, the limitations of the site and the merits of the design and the quality of materials proposed have been acknowledged previously as have the issues around visual impact on the streetscape, and how these are able to be addressed by relatively minor amendments to the design which have been offered by the applicant upon consideration of the concerns of representors and Council officers.

There will be no overshadowing of adjoining lots by the garage as proposed and if the following changes proposed by the applicant are made to the proposal, it is considered that the development should not 'detract from the character of the surrounding area or the amenity of adjoining lots'.

- a. The proposed garage set back 500mm from the front boundary.
- b. The brick wall to the western end of the garage to be reduced in height to follow line of roof, as shown in red on the elevation drawings to be amended.
- c. Removal of shrubs and planting bed to the western side of the existing driveway to allow adequate sightlines for vehicles entering and exiting properties at 26 and

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

- 28 Rossmoyne Street.
- d. Construction of a brick fence to the front boundary between the garage and the driveway to clarify the boundary line and conceal the parking of vehicles on the site. This fence must have a maximum height of 1.2m and be set back sufficiently to allow adequate sightlines for vehicles entering and exiting properties at 26 and 28 Rossmoyne Street.
 - e. A screen of shrubs to be planted between the front boundary and the south side of the proposed garage to break down the scale of the structure as viewed from the street frontage. The plant screen must be of an appropriate evergreen species that will obtain a minimum growth height of at least 1.5m, and be maintained for the life of the development.

10.4.12 Earthworks and retaining walls

Objective:
To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.

Consistent

The minor earthworks proposed will not affect the amenity of adjoining lots.

10.4.13 Location of car parking

Objective:
To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

Consistent

The proposal is for a garage for a single dwelling. The number of vehicles currently parked on the site and the open nature of the yard is not conducive to a positive presence in the street, therefore, if the proposal is amended as recommended, it is considered that the development should 'provide convenient car parking for residents and visitors' and 'minimise visual impact on the streetscape'.

A2.1 Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2 Turning areas for vehicles must not be located within the primary front setback.

Relies on Performance Criteria

Car parking is currently, and is proposed to be provided within the primary front setback.

P2 The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

- (a) the visual impact of the car parking location viewed from the road;
- (b) access for users of the site;
- (c) pedestrian and vehicular traffic safety;
- (d) the nature and characteristics of the street;
- (e) the need for the location;

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

- (f) any landscaping of the car parking or turning area location; and
- (g) construction methods and pavement types.

Complies

As discussed previously in response to clauses 10.4.2 and 10.4.11, if amended in line with the changes proposed by the applicant, it is considered that the development should provide car parking and a turning area which are safe, convenient and minimise the visual impact on the streetscape, taking into account all of the above criteria.

- a) The visual impact of the existing car parking when viewed from the road will be minimised by the proposal, if amended in line with the recommended conditions.
- b) The proposal provides acceptable access for users of the site.
- c) The pedestrian and vehicular traffic safety around the site should be improved by the proposal if amended in line with the recommended conditions.
- d) The character of the street is not consistent and the nature of existing buildings and vegetation is considered to assist the proposed garage in fitting in to the environment.
- e) The parking area to the front of the dwelling is existing and the proposed garage is considered to lessen the visual impact of the existing parking of vehicles when viewed from the street.
- f) Existing landscaping which does not hinder sightlines from vehicles is to be retained and new plantings are to be required by condition to soften and break down the scale of the proposed garage. The garage, along with a new low fence to the front boundary is to be required by condition to further conceal car parking or turning area.
- g) The proposed extension of paving to match the existing concrete segmental paving on the site.

E6.0 Parking and Sustainable Transport Code

E6.1 The purpose of this provision is to:

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

Consistent

By condition.

The proposal is for a single garage to the front of an existing residence. While the location is not ideal, it is considered that if the design is amended in accordance with the conditions recommended as part of any approval, that the garage and the remainder of the parking on the site will be consistent with the purpose of the code.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

E6.5 Use Standards

E6.5.1 Car parking numbers

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

Consistent

It is considered that an appropriate level of car parking is provided on the site.

A1 The number of car parking spaces must:

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

Complies

Table E6.1 requires two spaces for a three bedroom single dwelling. The existing layout of the site includes space for the parking of three vehicles in the open and the proposed garage will provide for secure parking for another vehicle. Two of these spaces are paved and drained adequately. The third is over a lawn area.

E6.5.2 Bicycle parking numbers

Objective:
To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Consistent

Adequate parking for bicycles can be provided on the site, however specific spaces are not required for dwellings.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:
To ensure that parking areas are constructed to an appropriate standard.

Consistent

The proposed garage is intended to cater for parking and is designed for purpose and two of the existing open spaces are relatively level paved areas considered to be adequately drained and fit for purpose.

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

- (a) have a gradient of 10% or less;
- (b) be formed and paved;
- (c) be drained to the public stormwater system, or contain stormwater on the site;
- (d) except for a single dwelling, and all uses in the Rural Resource, Environmental

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

Management and Open Space zones, be provided with an impervious all weather seal; and
 (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.

Complies

The proposal is for a single dwelling and the proposed garage will have a level concrete floor, while two of the existing open vehicle spaces are relatively level areas paved with segmental concrete units and are considered to be adequately drained and fit for purpose.

E6.6.2 Design and layout of parking areas

Objective:

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

Consistent

By condition.

If amended in line with the recommended condition to remove a small garden bed, parking areas will be considered to be designed and laid out to provide convenient, safe and efficient parking.

A1.1 Car parking, access ways, manoeuvring and circulation spaces must:

- (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than four parking spaces;
- (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;
- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
- (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are three or more car parking spaces; and
- (e) have a vertical clearance of not less than 2.1m above the parking surface level.

A1.2 All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3 Accessible spaces for people with disability must be designated and signed as accessible spaces where there are six spaces or more.

A1.4 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities.

Complies

A1.2 The car parking, access ways, manoeuvring and circulation spaces are considered to be acceptable considering the following.

- a) N/A. The site is not required to provide for more than four parking spaces.
- b) The driveway is existing and is 3.6m wide. There is no internal access.
- c) The parking spaces for a single dwelling do not need to be delineated, however there is adequate area for spaces of the dimensions required by Table E6.3

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

(nominally 2.6m x 5.4m).

- d) Only two parking spaces are required for this single dwelling.
- e) Spaces are either open, or in the garage, have a vertical clearance of 2.3m.
- A1.2 N/A. Accessible spaces for use by persons with a disability are not required.
- A1.3 N/A. Accessible spaces for use by persons with a disability are not required.
- A1.4 N/A. Accessible spaces for use by persons with a disability are not required.

E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

Consistent

As a single dwelling requiring only two vehicle parking spaces the property is exempt from this requirements of this clause, however the area is serviced by a footpath.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Roads and Hydraulics	Conditional consent provided.
Environmental Health	Conditional consent provided.
Parks and Recreation	No referral required.
Heritage/Urban Design	No referral required. The application has been assessed by the Urban Design and Heritage Planner.
Building and Plumbing	Building and Plumbing approvals will be required.
EXTERNAL	
TasWater	No referral required. TasWater Checklist completed by Sonia Smith - 14 December 2015.
State Growth	No referral required.
TasFire	No referral required.
Tas Heritage Council	No referral required.
Crown Land	No referral required.
TasRail	No referral required.
EPA	No referral required.
Aurora	No referral required.

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 6 January 2016 to 19 January 2016. Four representations were received. The issues raised are summarised in the following table.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

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
<p>It is noted that it is stated in the planning report that 'A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints' and that no dwellings on Rossmoyne Street have this 'type or size of structure' on front boundaries.</p>	<p>This statement is the relevant performance criteria (P2) for clause 10.4.2 'Setbacks and building envelope for all dwellings'. The front setback of the proposed garage has been assessed against this performance criteria and this assessment forms part of this report.</p>
<p>If the proposed garage was approved it would be the only one on the front boundary in the street and this is considered to have a 'negative effect on the amenity of the street scape'.</p>	<p>It is agreed that there are no garages along Rossmoyne Street which are located directly on the front boundary, however there are several located within the front setback of the dwellings on their respective sites with a variety of setbacks which are significantly less than the acceptable solution provided in the scheme. There is also a large Hydro electricity sub-station located on the nature strip outside 20 Rossmoyne Street and areas of maintained and unmaintained vegetation which may be considered to minimise the impact of a new garage on the subject site. The front setback of the proposed garage has been assessed against this performance criteria and this assessment forms part of this report.</p>
<p>Safety concerns in regard to visibility when exiting driveway of 26 Rossmoyne Street, as the street has become a busy thoroughfare.</p>	<p>Site investigations concluded that the placement of the garage should not affect visibility from this driveway, but that the existing vegetation alongside the driveway of the subject site does. Therefore amendments to the proposal which would replace this planting bed with a low brick fence are recommended to be required by condition to any permit.</p>

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

ISSUE	COMMENTS
<p>Safety concerns for drivers and pedestrians due to decreased visibility when vehicles exit the driveway of 30 Rossmoyne Street. The western wall of the proposed garage being built up to the front boundary requiring the occupant to drive well onto the footpath before being able to see the frequent and fast approaching traffic coming from both ways around the bend of Rossmoyne Street.</p>	<p>Site investigations concluded that the placement of the garage should not affect visibility from this driveway, but that the existing vegetation alongside the driveway of the subject site does. The vegetation that is of most concern is on the nature strip and may be dealt with by request to the City of Launceston's Parks and Recreation Department.</p>
<p>Concerns in regard to the existing situation where a commercial vehicle now crosses the driveway of 26 Rossmoyne Street to access the parking area of 28 Rossmoyne Street, and appears to have caused damage to paving. There is concern that the alignment of the proposed access for the new garage will further necessitate this action and increase the level of damage to the driveway surface of adjacent property.</p>	<p>This is acknowledged as a legitimate issue and it is proposed that if the application is to be approved, that the design be amended to include a physical separation between the driveways of 28 and 26 Rossmoyne Street, and to remove the planting bed that further necessitates this manoeuvre.</p>
<p>Perception that building 'going right to the nature strip' is not legal.</p>	<p>This perception is not correct. Though the standards set by acceptable solutions in the planning scheme zone provisions encourage buildings, and especially garages, in residential zones to be built well behind front boundaries, these standards do not have to be met and proposals may instead be assessed against the relevant performance criteria which take in to account the specific site circumstances and the details of the proposal. Assessment against the relevant performance criteria and recommendations in regard to compliance are included in this report.</p>

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

ISSUE	COMMENTS
<p>The 3.3m height appears to be excessive for a garage, especially on a primary frontage.</p>	<p>The front edge of the proposed garage is 2.4m high, and will be less than that when viewed from the road due to the fall of the land and minor excavations that will be necessary to provide a level access to the garage from the existing driveway and parking areas. The 3.3m height is the maximum height to the rear of the structure. It is also carried around as a feature. The height of the front end of this wall does appear to be unnecessary and it is recommended that a condition requiring this wall to follow the line of the mono-pitch roof (as shown marked in red on the elevation drawings to be amended) be applied to any permit.</p>
<p>The proposed garage is not perceived to be aesthetically pleasing.</p>	<p>This is a subjective assessment. It is acknowledged that blank walls on the boundary are not desirable, however effort has been made by the applicant and the designer to minimise the scale at the boundary, to match the existing dwelling with the specification of relatively high quality materials, and to provide some articulation of the facade with horizontal delineation provided by a change in materials. Conditions are also recommended to further reduce the likely visual impact of the development if approved.</p>
<p>Concerns in regard to possible growth of business serviced by a commercial vehicle parked on site.</p>	<p>This is a valid concern, but it is not considered to have relevance to the outcome of this application. It is recommended that a note be applied to any permit informing the applicant of the limitations of the use of a dwelling in the General Residential zone for business purposes.</p>

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.

8.2 28 Rossmoyne Street, Norwood - Residential - single dwelling; construction of a garage...(Cont'd)

ECONOMIC IMPACT:

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

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015.

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. 28 Rossmoyne Street, Norwood - Locality Map (distributed electronically)
 2. 28 Rossmoyne Street, Norwood - Amended Plans (distributed electronically)
 3. 28 Rossmoyne Street, Norwood - Representations (distributed electronically)
-

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

Tuesday 9 February 2016

- Officiated at Civic Reception to mark the 80th Anniversary of the Country Women's Association at the Town Hall Reception Room
- Attended the 80th Anniversary of the Country Women's Association State Executive luncheon at the Italian Club

Wednesday 10 February 2016

- Hosted afternoon tea with the Ikeda Chairman and Assembly members at the City of Launceston Mayor's Office
- Attended welcome dinner with the Ikeda Chairman and Assembly members at Links Restaurant at the Country Club Casino

Thursday 11 February 2016

- Attended the Ikeda Day 50th Anniversary Dinner and concert at the Albert Hall
- Attended the Festivale Launch 2016 at the City Park

Friday 12 February 2016

- Accompanied the Ikeda Mayor and Assembly members to Festivale 2016

Saturday 13 February 2016

- Farelled the Ikeda Mayor and Citizens at Launceston Airport

Monday 15 February 2016

- Officiated at the Mustang Owners Club of Australia car show and tour at Jackson Ford Motor Company in Launceston
- Attended the Launceston Greyhound Racing Club 2016 Launch at the UBET Racing Centre

Tuesday 16 February 2016

- Visited local business Westhaven Dairy at Montague Street, Invermay
 - Officiated at the Opening of the new Woolworths store in Wellington Street, Launceston
-

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

Wednesday 17 February 2016

- Attended the Ministry Launch at the Gateway Baptist Church in Wellington Street

Thursday 18 February 2016

- Attended the Building The Economic Momentum with Hawthorn Football Club Lunch at the Hotel Grand Chancellor
- Attended the Tassie Hawks Season Launch NAB Game One Carlton V's Hawks at Aurora Stadium

Friday 19 February 2016

- Attended the launch of Rural Alive and Well's Health and Resilient Communities Initiative at the Tram Sheds Function Centre
- Officiated at the "Welcome Students to Launceston" for 2016 in the Civic Square
- Attended the RSPCA "Paws for a Cause" Cocktail Party at the Penny Royal

Saturday 20 February 2016

- Attended the Tasmanian Symphony Orchestra RACT Symphony under the Stars VIP pre-concert party at Victoria's Café followed by the concert in the City Park
-

10 ALDERMEN'S REPORTS

(This item provides an opportunity for Aldermen to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)

11 QUESTIONS BY ALDERMEN**11.1 Questions on Notice**

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

(A councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the General Manager of a question in respect of which the councillor seeks an answer at that Meeting. An answer to a Question on Notice will be in writing.)

11.2 Questions without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

(Questions without Notice, and any answers to those questions, are not required to be recorded in the Minutes of the Meeting.)

12 COMMITTEE REPORTS**12.1 Launceston City Heart Reference Group Meeting - 9 February 2016****FILE NO:** SF6379**AUTHOR:** Damien Fitzgerald (Launceston City Heart Manager)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To receive and consider a report from the Launceston City Heart Reference Group.

RECOMMENDATION:

That Council receives the report from the Launceston City Heart Reference Group Meeting held on Tuesday, 9 February 2016.

REPORT:

The Launceston City Heart Reference Group met on Tuesday, 9 February 2016.

At its Meeting, the Committee discussed the following items:

1. Council's Application for National Stronger Regions Funding Round 3 for the Launceston City Heart Project which will include Civic Square, Brisbane Street Mall, Wayfinding, Bus Stop Relocation and Wifi connectivity.
 2. The order of implementation of Launceston City Heart Priority Projects was discussed for the projects mentioned above, in particular Civic Square and Brisbane Street Mall.
 3. Feedback provided on the outcome of the meeting with Quadrant Mall Traders on 4 February 2016 where an overview of the Quadrant Mall works and timeline was presented.
 4. An overview of the Launceston City Heart Communications Strategy.
 5. Update on the proposed Parklet Project - a joint initiative with Cityprom to trial a parklet in the Kingsway.
-

12.1 Launceston City Heart Reference Group Meeting - 9 February 2016...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goals - To communicate and engage consistently and effectively with our community

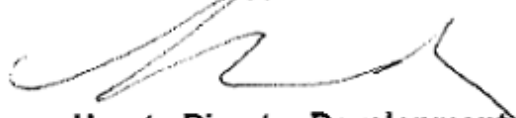
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

12.2 Sister Cities Committee Meeting**FILE NO:** SF0175**AUTHOR:** Elizabeth Clark (Civic Affairs Coordinator)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To receive and consider a report from the Sister Cities Committee.

RECOMMENDATION:

That Council receives the report from the Sister Cities Committee Meeting held on Thursday, 4 February 2016.

That Council considers three separate Agenda Items:

- Report on the Launceston delegation to China visit in 2015.
- Proposed visit to Launceston by Putian delegation.
- Request from Northern Tasmania Development for funding towards the development of an Asian Engagement Strategy.

REPORT:

The Sister Cities Committee Alderman R I Soward, Alderman R L McKendrick and Alderman J G Cox (apology), the General Manager, Mr Robert Dobrzynski, Economic Development Officer, Mr Bruce Williams and Civic Affairs Coordinator, Ms Elizabeth Clark met to discuss a Council Agenda Item that had been prepared by Mr Bruce Williams in relation to our engagement with China.

The Agenda Item included a report on the Launceston delegation's visit to China, a request from Northern Tasmania Development for funding towards the development of an Asian Engagement Strategy and authorisation to progress the relationships between Launceston and Putian. It was decided that the three reports be dealt with as separate items.

The Sister Cities Committee also agreed to meet every two months on the following dates:

18 April 2016

20 June 2016

15 August 2016

17 October 2016

5 December 2016

12.2 Sister Cities Committee Meeting...(Cont'd)

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goal - To ensure decisions are made in a transparent and accountable way
Key Directions -
4. To continually improve our service delivery and supporting processes

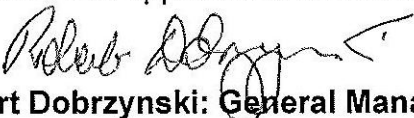
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Robert Dobrzynski: General Manager

13 COUNCIL WORKSHOPS

Council Workshops conducted on 15 February 2016

- Development of New Community Centre for the Northern Suburbs
- Proposed Fee Schedule 2016/2017
- Tourism Northern Tasmania (TNT)

14 NOTICES OF MOTION

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

No Notices of Motion have been identified as part of this Agenda

15 DEVELOPMENT SERVICES DIRECTORATE ITEMS

15.1 Environmental Services Officers - Appointment under the *Weed Management Act 1999*

FILE NO: SF0113

AUTHOR: Debbie Fortuin (Manager Environmental Services)

DIRECTOR: Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To appoint two Environmental Services Officers as Inspectors under the *Weed Management Act 1999*.

RECOMMENDATION:

That Council appoint the following persons referred to in column one of the Schedule as Inspectors, to conduct the function and powers of the Legislation listed in column two of the Schedule and subject to conditions (if any) referred to in column three of the Schedule.

The Schedule

Authorised Officers	Powers/Functions	Conditions (if any)
Oliver Breeze - Regulations Officer	Inspectors under the <i>Weed Management Act</i> 1999	Not Applicable
Erica McCarthy - Regulations Officer		

REPORT:

Under Section 34(3) of the *Weed Management Act 1999* a Council, with approval of the Secretary of the Department of Primary Industries and Water, may appoint any person as an inspector for the purposes of the Act.

The Secretary, John Whittington, has approved the appointment of Oliver Breeze and Erica McCarthy as Inspectors under the *Weed Management Act 1999* so a decision of Council is required to formalise their appointment.

ECONOMIC IMPACT:

Not considered relevant to this report.

15.1 Environmental Services Officers - Appointment under the Weed Management Act 1999...(Cont'd)

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation

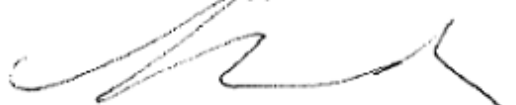
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Leanne Hurst: Director Development Services

16 FACILITIES MANAGEMENT DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

17 QUEEN VICTORIA MUSEUM AND ART GALLERY DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

18 INFRASTRUCTURE SERVICES DIRECTORATE ITEMS**18.1 Lilydale Football Club - Lease****FILE NO:** SF1528/SF0907**AUTHOR:** Tricia De Leon-Hillier (Parks Lease Management Officer)**DIRECTOR:** Harry Galea (Director Infrastructure Services)

DECISION STATEMENT:

To consider leasing an area of land situated at 38-40 Doaks Road Lilydale part of PID 6715365 known as the Lilydale Football Recreation Ground to the Lilydale Football Club Incorporated as marked on the attached plan. This decision requires an absolute majority of Council.

RECOMMENDATION:

That Council, in respect to an area of land situated at 38-40 Doaks Road Lilydale (part PID 6715365), for the purposes of a community football club resolves to lease this area in accordance with Section 178 *Local Government Act 1993* under the following terms:

- the term shall be five years commencing on 1 February 2016
 - the lease amount shall be \$1 p.a. if demanded
 - tenant to be responsible for:
 - Government taxes
 - energy costs
 - volumetric and connection charges for water
 - sewerage charges
 - building insurance
 - tenant shall continuously maintain:
 - building in good and reasonable order
 - public liability insurance of at least \$10 million
-

REPORT:

The Council has leased the club rooms at the Lilydale Recreation Ground to the Lilydale Football Club Incorporation for many years. Their current lease expired on the 30 June 2015. The club has recently contacted the Council wishing to re-lease for five years with the same terms and conditions as the expired agreement and the tenant to pay all outgoing costs as listed above. Previously the annual charge was \$65.47 per annum plus GST. The proposed policy suggests a peppercorn rent but where the tenant is fully responsible for all outgoings.

18.1 Lilydale Football Club - Lease...(Cont'd)

The lease area covers the club room building (Attachment 1), which they maintain and they hire the football grounds for training and games, from the Lilydale Recreation Ground Management Committee.

The football club has always maintained its independence and rarely sought any assistance from Council for funding or maintenance and to date they have been model tenants.

Whilst the Lilydale Recreation Ground is public land, under the *Local Government Act 1993*, Council may lease public land for five years or less without the need to advertise.

It is also recommended that under the terms and conditions of a new lease, Council require the lessee to provide a quarterly written report in September, December, March and June of each year, consisting of participation data.

Because the property is Public Land and the lease is for a period of five years it is not necessary to provide valuation advice to Council.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

There is a positive social impact with this proposal by allowing successful tenants to continue to provide an important recreational opportunity for Launceston.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Directions -

3. To contribute to enhanced public health and amenity to promote a safe and secure environment
 6. To promote active and healthy lifestyles
-

18.1 Lilydale Football Club - Lease...(Cont'd)

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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



Harry Galea: Director Infrastructure Services

ATTACHMENTS:

1. Map of leased area
-



Created: 10/2/2016 CRM

NOTE:

While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan. Launceston City Council 2016

Lilydale Football Clubrooms

Scale : 1:1,000
(at A4)



19 CORPORATE SERVICES DIRECTORATE ITEMS**19.1 Frequency of Launceston Flood Authority Board Meetings****FILE NO:** SF4493**AUTHOR:** John Davis (Manager Corporate Strategy)**GENERAL MANAGER:** Robert Dobrzynski (General Manager)

DECISION STATEMENT:

To consider an amendment of an administrative nature to the rules of the Launceston Flood Authority (LFA) as required under the *Local Government Act 1993* (the Act).

The decision requires an absolute majority of Council.

RECOMMENDATION:

That Council approves Rule 16.5 of the Launceston Flood Authority, to be amended to read "The Directors shall hold at least four meetings in any calendar year".

REPORT:

A Memorandum has been received from the Chairman of the LFA requesting that Council approve the amendment of Rule 16.5 (Attachment 1, the current Launceston Flood Authority rules are included as Attachment 2). This rule currently reads "The Directors shall hold at least six meetings in any calendar year" and the amendment would reduce this requirement to four meetings in any calendar year.

The rationale for this proposal, as outlined in the Memorandum, is that the "minimum six meetings were needed during rebuilding of the levees under the Flood Risk Management Project" and this project is now almost complete. The Chairman argues that "four meetings would be adequate to provide the appropriate level of governance and oversight".

The LFA is a single authority established by Council in 2008 pursuant to the provisions of Division 4 of Part 3 of the Act.

Section 38 of the Act deals with rules of Authorities.

Subsection (6) provides that:

Any amendments of the rules are to be dealt with as if they were proposed rules.

19.1 Frequency of Launceston Flood Authority Board Meetings...(Cont'd)

However subsection (7) provides:

(7) Subsection (6) does not apply if the amendment:

- a) is of a technical or administrative nature; or*
- b) does not significantly alter the purpose or objectives of the single authority or joint authority; or*
- c) does not significantly alter the interaction between the authority and the public.*

The amendment proposed in the recommendation is of an administrative nature and is therefore effective on Council adopting the recommendation and not subject to the conditions outlined in Section 31 of the Act.

Section 38(5)(a) states that:

The rules may be amended by the absolute majority of a single authority council.

ECONOMIC IMPACT:

Not considered relevant to this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 8 - A secure, accountable and responsive Organisation

Ten-year goals - To continue to meet our statutory obligations and deliver quality services

Key Directions -

4. To continually improve our service delivery and supporting processes

BUDGET & FINANCIAL ASPECTS:

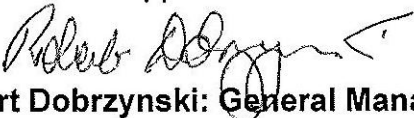
Not considered relevant to this report.

19.1 Frequency of Launceston Flood Authority Board Meetings...(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. Correspondence from Launceston Flood Authority - Frequency of LFA Board Meetings
 2. Launceston Flood Authority Rules (distributed electronically)
-



FILE NO: SF4493

DATE: 3 February 2016

TO: Robert Dobrzynski General Manager, City of Launceston

FROM: Alan Birchmore Chairman, Launceston Flood Authority

SUBJECT: **Frequency of LFA Board Meetings**

Dear Robert,

An item of discussion at the recent LFA Board meeting was the frequency of meetings.

Clause 16.5 of the Launceston Flood Authority Rules states, "*The Directors shall hold at least six meetings in any calendar year*".

At the meeting, it was discussed that the Board should comply with the Rules and revert to six meetings a year. On reflection, the minimum six meetings were needed during rebuilding of the levees under the Flood Risk Management Project.

However, as this work is now complete, I suggest that four meetings would be adequate to provide the appropriate level of governance and oversight. Phone hook-ups are generally unsatisfactory, or increasing Andrew's attendance in Tasmania would be an unnecessary expense

We understand amendments to the Rules require Council's approval and therefore I would be grateful if you could seek Council's approval to amend Clause 16.5 of the Rules to read:

"The Directors shall hold at least four meetings in any calendar year".

Many thanks.

A handwritten signature in black ink, appearing to read "Alan Birchmore".

Alan Birchmore
CHAIRMAN



19.2 Council Fees - 2016/2017 Financial Year

FILE NO: SF6329

AUTHOR: Paul Gimpl (Manager Finance)

DIRECTOR: Michael Tidey (Director Corporate Services)

DECISION STATEMENT:

To determine various Council Fees for the 2016/2017 Financial Year in accordance with the requirements of the *Local Government Act 1993*. The decision requires an absolute majority.

PREVIOUS COUNCIL CONSIDERATION:

Presented annually to Council.

RECOMMENDATION:

That pursuant to Section 205 of the *Local Government Act 1993* Council set the following fees for the financial year ending 30 June 2017.

Details	GST Status	PROPOSED 2016/17 GST Inclusive
BUILDING SERVICES		
Residential		
Minor Structures, swimming pools and Minor Residential (\$50,000 and under)	GST Exempt (Div 81)	\$175.00
Major Residential (over \$50,000)	GST Exempt (Div 81)	\$306.00
Minor / small assembled swimming pools	GST Exempt (Div 81)	Exempt
Building Certificate Residential	GST Exempt (Div 81)	\$175.00
Commercial		
Minor Commercial (\$100,000 and under) - based on m ²	GST Exempt (Div 81)	\$235.00
Major Commercial (over \$100,000) - based on m ²	GST Exempt (Div 81)	\$527.00
Building Certificate Commercial	GST Exempt (Div 81)	\$235.00
Various		
Amendment to Building Permits (per amendment)	GST Exempt (Div 81)	\$89.00
Retrieval of Documents (per half hour)	GST Exempt (Div 81)	\$41.00
Certificate to Proceed	GST Exempt (Div 81)	Double the PA fee
Certificate of Substantial Compliance	GST Exempt (Div 81)	Double the PA fee
Temporary Occupancy Permits	GST Exempt (Div 81)	\$141.00
Temporary Occupancy Permit - Non-profit Organisation	GST Exempt (Div 81)	-
Extension of Time	GST Exempt (Div 81)	\$89.00
Minor Works Notification	GST Exempt (Div 81)	\$89.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Staged Building Permits Residential / Minor		
Stage 1	GST Exempt (Div 81)	\$175.00
Stage 2	GST Exempt (Div 81)	\$89.00
Stage 3	GST Exempt (Div 81)	\$89.00
Staged Building Permits Residential / Major		
Stage 1	GST Exempt (Div 81)	\$306.00
Stage 2	GST Exempt (Div 81)	\$153.00
Stage 3	GST Exempt (Div 81)	\$153.00
Staged Building Permits Commercial		
Stage 1	GST Exempt (Div 81)	Full PA Fee
Stage 2	GST Exempt (Div 81)	Full PA Fee
Stage 3	GST Exempt (Div 81)	Full PA Fee
Levy (Set by State Government)		
Training Levy		Set by State Gov
Building Levy		Set by State Gov
PLUMBING		
Assessment Fee (Domestic)	GST Exempt (Div 81)	\$63.00
Assessment Fee (Commercial)	GST Exempt (Div 81)	\$137.00
Inspection Fee (including additional inspections)	GST Exempt (Div 81)	\$137.00
Minor plumbing Fee (domestic 1 fixture)	GST Exempt (Div 81)	\$200.00
Minor plumbing Fee (commercial 1 fixture)	GST Exempt (Div 81)	\$200.00
Residential up to 3 fixtures	GST Exempt (Div 81)	\$420.00
Residential up to 6 fixtures	GST Exempt (Div 81)	\$587.00
Residential up to 9 fixtures	GST Exempt (Div 81)	\$852.00
Residential Units	GST Exempt (Div 81)	\$587.00
Plus each unit over 1	GST Exempt (Div 81)	\$275.00
More than 6 units will be quoted	GST Exempt (Div 81)	POA
Outbuilding / Misc structure	GST Exempt (Div 81)	\$137.00
Demolition	GST Exempt (Div 81)	\$226.00
Pool	GST Exempt (Div 81)	\$235.00
PLANNING SERVICES		
Advertising Fee	GST Exempt (Div 81)	\$314.00
Development Fee	GST Exempt (Div 81)	\$2 per \$1,000, min \$384, max \$30,000
Retrospective applications except where work was carried out by a previous owner more than 3 years prior to the lodgement of the application	GST Exempt (Div 81)	Twice the fee calculated above
Advertising - Heritage only residential application (where the heritage code is the only trigger for an application)	GST Exempt (Div 81)	Advertising Fee Only
Subdivision - other than stratum title subdivision	GST Exempt (Div 81)	\$384.00 plus \$100 per additional lot created

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Minor amendment	GST Exempt (Div 81)	\$227.00
Extended permit	GST Exempt (Div 81)	\$227.00
Scanning of plans where electronic copy not provided	GST Exempt (Div 81)	\$2.85 per plan, A2 size and larger
Printing of plans and documentation where application lodged electronically		
A4	Taxable	\$6.00
A3	Taxable	\$9.00
A2	Taxable	\$11.00
A1	Taxable	\$17.00
A0	Taxable	\$23.00
>A0	Taxable	\$29.00
Planning Scheme Amendment	GST Exempt (Div 81)	\$3,945 + Tas Planning Commission Fee
Tas Planning Commission Fee	GST Exempt (Div 81)	Set by Tasmanian Planning Commission
Combined Amendment and Development Application	GST Exempt (Div 81)	Planning Scheme Fee + Development Fee (no advertising fee) + Tas Planning Commission Fee
Examination and certification of a Strata Plan Fee plus \$52 per lot	GST Exempt (Div 81)	\$375.00
Examination and sealing of a Final Plan	GST Exempt (Div 81)	\$438.00
Application for an adhesion order - requirement by Council permit	GST Exempt (Div 81)	\$137.00
Application for an adhesion order - not a requirement by Council permit	GST Exempt (Div 81)	\$435.00
Application for a Section 71 agreement under LUPAA - requirement by Council permit	GST Exempt (Div 81)	\$137.00
Application for a Section 71 agreement under LUPAA - not a requirement by Council permit	GST Exempt (Div 81)	\$435.00
Application for a petition to amend registered plan	GST Exempt (Div 81)	\$438.00
Application to amend sealed or strata plan	GST Exempt (Div 81)	\$288.00
Miscellaneous - anything not listed elsewhere	Taxable	\$310.00
Staged Development Scheme - Strata Titles Act 1998 - up to 5 lots	GST Exempt (Div 81)	\$656.00
Staged Development Scheme - Strata Titles Act 1998 - 6-30 lots	GST Exempt (Div 81)	\$1,314.00
Staged Development Scheme - Strata Titles Act 1998 - more than 31 lots	GST Exempt (Div 81)	\$2,622.00
Amendment to a Staged Development Scheme	GST Exempt (Div 81)	\$656.00
ENVIRONMENTAL SERVICES		
Environmental Health		
Public Health Risk - Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$65.00
Public Health Risk - Registration / Renewal Annual Application Fee	GST Exempt (Div 81)	\$65.00
Regulated Systems Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$54.00 to a maximum of \$135
Place of Assembly Licence / Renewal - Community Groups / Schools	GST Exempt (Div 81)	\$117.00
Place of Assembly Licence / Renewal -Commercial	GST Exempt (Div 81)	\$158.00
Place of Assembly Licence - Half Year (Jan - June) Annual Application Fee	GST Exempt (Div 81)	\$112.00
Place of Assembly Licence (Specific Event)	GST Exempt (Div 81)	\$117.00
Place of Assembly Licence (Specific Event) - Non-profit Organisation	GST Exempt (Div 81)	-
Private Water - Registration / Renewal Annual Application Fee - paid by 15 August	GST Exempt (Div 81)	\$117.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Food Premises Licence - Schools / Community Groups Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$117.00
Food Premises Licence - Commercial Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$158.00
Inspection Fee for Non Compliance (Hour)	GST Exempt (Div 81)	\$140.00
Front of Shop Module Licence	GST Exempt (Div 81)	\$117.00
Late Fees (paid after due date)		
Public Health Risk - Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$77.00
Public Health Risk - Registration / Renewal Annual Application Fee	GST Exempt (Div 81)	\$77.00
Regulated Systems Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$66 to a maximum of \$162
Place of Assembly Licence / Renewal - Community Groups / Schools	GST Exempt (Div 81)	\$148.00
Place of Assembly Licence / Renewal - Commercial	GST Exempt (Div 81)	\$224.00
Place of Assembly Licence (Specific Event) - Late Fee (if application received less than one calendar month prior to event)	GST Exempt (Div 81)	\$117.00
Private Water - Registration / Renewal Annual Application Fee	GST Exempt (Div 81)	\$139.00
Food Premises Licence - Schools / Community Groups Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$148.00
Food Premises Licence - Commercial Licence / Renewal Annual Application Fee	GST Exempt (Div 81)	\$199.00
Food Premises Notification Inspection	GST Exempt (Div 81)	\$140.00
Food Premises Licence half year (Jan-Jun) - Annual Application Fee	GST Exempt (Div 81)	\$87.00
Food Premises Temporary Licence / Renewal - Non-profit Organisation	GST Exempt (Div 81)	-
Food Premises Temporary Licence / Renewal - up to 1 week	GST Exempt (Div 81)	\$24.00
Food Premises Temporary Licence / Renewal (up to 1 week) - Late Fee (if application received less than one calendar month prior to event)	GST Exempt (Div 81)	\$59.00
Food Premises Temporary Licence / Renewal - 1 week to 2 months	GST Exempt (Div 81)	\$73.00
Food Premises Temporary Licence / Renewal - 2 to 6 months	GST Exempt (Div 81)	\$115.00
Food Premises Temporary Licence / Renewal - 6 months to 1 year	GST Exempt (Div 81)	\$177.00
On-Site Wastewater Management Systems - Application Fee	GST Exempt (Div 81)	\$197.00
On-site Wastewater Management Systems - Inspection Fee (EHO only inspection)	Taxable	\$140.00
Application & Assessment of Application for Portable Sign	GST Exempt (Div 81)	\$33.00
Portable Sign Renewal	GST Exempt (Div 81)	\$33.00
Food Handling Seminars - Conducting food handling seminars - general per hour	Taxable	\$102.00
Food / Water - Sample Analysis per hour	Taxable	\$140.00
Water Cartage Tanker - Assessment for approval per hour	Taxable	\$140.00
Inspection and Report - Assessment and Written existing food premises report per hour	Taxable	\$140.00
Environmental Health Officers Report - Assessment of plans for food premises (Reg 16 Building Regulations 2004)	GST Exempt (Div 81)	\$140.00
Environmental Health Officers Report - Final Inspection of food premises (prior to Occupancy Permit, Reg 16 Building Regulations 2004)	GST Exempt (Div 81)	\$140.00
Environmental Health Officers report for purposes of Building Act 2000 - skin penetration business	GST Exempt (Div 81)	\$140.00
Fire Hazard / Weed Clearance - Cost recovery of contractor costs	Taxable	Contractor Costs + \$100.00
Abandoned Vehicles - Cost recovery of contractor costs	Taxable	Contractor Costs + \$100.00
Dog Registrations		
Male or Female dog with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$45.00
Purebred with papers with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$30.00
Purebred kept for breeding Greyhound or Working dog with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$30.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Pensioner, 1 dog (desexed) only with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$9.00
Pensioner, 1 dog (whole) only with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$14.00
Sterilised dogs with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$19.00
Guide Dogs - paid on or before 1 August	GST Exempt (Div 81)	-
Dangerous Dog (Guard) with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$30.00
TCA Registered with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$26.00
Declared Dangerous Dog with microchip - paid on or before 1 August	GST Exempt (Div 81)	\$446.00
Male or Female dog with microchip - paid after 1 August	GST Exempt (Div 81)	\$59.00
Purebred with papers with microchip - paid after 1 August	GST Exempt (Div 81)	\$38.00
Purebred kept for breeding Greyhound or Working dog with microchip - paid after 1 August	GST Exempt (Div 81)	\$38.00
Pensioner, 1 dog (desexed) only with microchip - paid after 1 August	GST Exempt (Div 81)	\$11.00
Pensioner, 1 dog (whole) only with microchip - paid after 1 August	GST Exempt (Div 81)	\$15.00
Sterilised dogs with microchip - paid after 1 August	GST Exempt (Div 81)	\$24.00
Guide Dogs - paid after 1 August	GST Exempt (Div 81)	-
Dangerous Dog (Guard) with microchip - paid after 1 August	GST Exempt (Div 81)	\$38.00
TCA Registered with microchip - paid after 1 August	GST Exempt (Div 81)	\$30.00
Declared Dangerous Dog with microchip - paid after 1 August	GST Exempt (Div 81)	\$557.00
Transfer of registration (Mutual Recognition)	GST Exempt (Div 81)	-
New Dog Registrations (paid after 1 May)	GST Exempt (Div 81)	\$6.00
Replacement Dog Tag	GST Exempt (Div 81)	\$5.00
Dangerous Dogs		
Dangerous Dog Sign	GST Exempt (Div 81)	\$81.00
Dangerous Dog Collar - small	GST Exempt (Div 81)	\$46.00
Dangerous Dog Collar - medium	GST Exempt (Div 81)	\$54.00
Dangerous Dog Collar - large	GST Exempt (Div 81)	\$58.00
Kennel Licences		
Kennel Licence - initial licence fee for 3 - 5 dogs	GST Exempt (Div 81)	\$75.00
Kennel Licence - initial licence fee for 6 or more dogs	GST Exempt (Div 81)	\$103.00
Kennel Licence Renewal Fee - all categories	GST Exempt (Div 81)	\$58.00
Impounding Fee		
Impounding Fee - first time	GST Exempt (Div 81)	\$27.00
Second and subsequent impounding	GST Exempt (Div 81)	\$40.00
Daily Maintenance Fee for impounded dogs	GST Exempt (Div 81)	\$26.00
Impounding Fee for large animals (horse, cow, sheep, pig etc)	GST Exempt (Div 81)	\$19.00
Fee to make an official dog barking complaint	GST Exempt (Div 81)	-
Outdoor Dining		
Central CBD - per m²	GST Exempt (Div 81)	\$70.00
The area bounded by Cimitiere, George, Charles and Yorks Streets		
Other Central CBD - per m²	GST Exempt (Div 81)	\$41.00
The area bounded by (but excluding the central CBD as defined above) the Esplanade, Tamar, Wellington, Canning George and Yorks Streets		
District Centres - per m²	GST Exempt (Div 81)	\$41.00
The following shopping districts: Kings Meadows, Mowbray, Newstead and Invermay Road		
Other minor areas - per m²	GST Exempt (Div 81)	\$20.00
Late Fee (Normal Fee Plus)	GST Exempt (Div 81)	\$59.00
COMMUNITY DEVELOPMENT		
Street Party Closure	GST Exempt (Div 81)	\$115.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
PARKING		
Car Parks		
Paterson St East - first hour	Taxable	\$2.00
Paterson St East - each 30 minutes after that	Taxable	\$1.00
Paterson St West - first hour	Taxable	\$2.00
Paterson St West - each 30 minutes after that	Taxable	\$1.00
Elizabeth St - first hour	Taxable	\$2.00
Elizabeth St - each 30 minutes after that	Taxable	\$1.00
Elizabeth St - Early Bird (Daily rate)	Taxable	\$6.00
York St West - per hour	Taxable	\$2.00
Bathurst St - 2 hours	Taxable	\$2.00
Bathurst St - Daily Rate	Taxable	\$4.00
Inveresk - per hour	Taxable	\$1.50
Inveresk - per day	Taxable	\$3.00
Inveresk - exhibition building per day	Taxable	\$2.00
Inveresk - Foster Street end	Taxable	-
Cimitiere / Cameron Street - per hour or part thereof	Taxable	\$2.00
Cimitiere / Cameron Street - per day	Taxable	\$6.00
Royal Park - per hour	Taxable	\$2.00
Royal Park - per day	Taxable	\$5.00
Park Street - per hour	Taxable	\$1.00
Willis Street - per hour	Taxable	\$1.50
Willis Street - per day	Taxable	\$4.00
Basin - Half Day - 4 hours	Taxable	\$3.00
Basin - Full Day - 8 hours	Taxable	\$5.00
River Edge - per hour	Taxable	\$2.00
River Edge - per day	Taxable	\$5.00
Launceston Aquatic - 90 minutes	Taxable	\$1.00
Memorial Hall - 3 hours	Taxable	\$2.00
High Street near Memorial Drive - 3 hours	Taxable	\$2.00
Windmill Hill - 90 minutes	Taxable	\$1.00
Windmill Hill - 3 hours	Taxable	\$2.00
Windmill Hill - 6 hours	Taxable	\$4.00
On Street Meters		
1 hour meters: per hour	Taxable	\$2.60
3 hour meters: per hour	Taxable	\$2.10
9 hour meters: per hour	Taxable	\$0.80
Car Park Rentals		
York Street West per month	Taxable	\$145.00
Paterson Street West per month	Taxable	\$235.00
Bathurst Street Car Park per month	Taxable	\$155.00
Cimitiere / Cameron Street per fortnight - staff	Taxable	\$22.00
Cimitiere / Cameron Street per month	Taxable	\$110.00
Paterson Street East (after hours) per month	Taxable	\$55.00
Elizabeth Street Car Park per month	Taxable	\$155.00
Other		
Meter Hoods: per day	Taxable	\$20.00
Disabled Parking Permits: per year - Fee is reduced to \$7.00 if Permit is returned	Taxable	\$20.00
Commercial Vehicle Permits: per year	Taxable	\$500.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
CARR VILLA CEMETERY AND CREMATORIUM		
Burials		
Single Depth (at need)	Taxable	\$2,160.00
Single Depth (when right of burial held)	Taxable	\$1,580.00
Single Depth (free ground)	Taxable	\$1,580.00
Double Depth (at need)	Taxable	\$2,360.00
Double Depth (when right of burial held)	Taxable	\$1,840.00
Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2,100mm x 700mm	Taxable	\$270.00
Infant under 12 years (at need)	Taxable	\$770.00
Infant under 12 years (when right of burial held)	Taxable	\$590.00
Pre-purchase of right of burial	Taxable	\$1,170.00
Cremations		
Over 16 years of age	Taxable	\$775.00
Under 16 years of age	Taxable	\$365.00
Stillborn children and infants under 6 months - no charge	Taxable	-
Pathology Launceston - per box	Taxable	\$75.00
Pathology LGH - per box	Taxable	\$800.00
Miscellaneous	Taxable	\$65.00
Miscellaneous Fees		
Saturday morning surcharge - burial	Taxable	\$710.00
Saturday morning surcharge - cremation	Taxable	\$710.00
Late arrival fee	Taxable	\$205.00
Permit for monumental work	Taxable	\$145.00
Installation of plaque (includes supply and install of vase)	Taxable	\$135.00
Exhumation Fee plus digging fee	Taxable	\$2,650.00
Supply and Installation of temporary wooden cross	Taxable	\$170.00
Memorial position on Cemetery Entrance Chapel Wall	Taxable	\$205.00
Record search per each half hour	Taxable	\$36.00
Issue of Cremation Certificate	Taxable	\$36.00
Preservation of Ashes (excluding cost of memorial plaque)		
Administration Fee for external Inward Ashes	Taxable	\$80.00
A' Section Rose Garden first placement	Taxable	\$1,045.00
A' Section Rose Garden each of second and third placements (if required)	Taxable	\$360.00
B' Section Rose Garden first placement	Taxable	\$720.00
B' Section Rose Garden each of second and third placements (if required)	Taxable	\$245.00
Barakee Waters - Placement single depth (each)	Taxable	\$1,045.00
Barakee Waters - 2nd placement at double depth (each)	Taxable	\$720.00
Barakee Waters - Cremorial Panel (per niche)	Taxable	\$1,045.00
Clay Grove and Kooyong Garden placement - per placement	Taxable	\$720.00
Granite Wall, per single niche	Taxable	\$720.00
Northern Wall Main Bay per single niche	Taxable	\$340.00
Northern Wall Pergola Pillars per single niche	Taxable	\$530.00
Northern Wall Ex Serviceman - DVA criteria	Taxable	\$225.00
Lawn and Pergola Walls first placement in niche	Taxable	\$720.00
Lawn and Pergola Walls second placement in niche	Taxable	\$360.00
Colonnade Walls per single niche	Taxable	\$540.00
Western Wall per single niche	Taxable	\$540.00
Fence Piers per single niche	Taxable	\$540.00
Feature Gardens Special Rose per placement	Taxable	\$1,130.00
Feature Gardens Water Feature first placement	Taxable	\$1,130.00
Feature Gardens Water Feature second placement	Taxable	\$720.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Pool of Eternal Memories	Taxable	\$720.00
Burial in a grave	Taxable	\$235.00
Despatch by mail (plus postage)	Taxable	\$77.00
Removal from placement	Taxable	\$77.00
Scattering - no charge	Taxable	-
Collection - no charge	Taxable	-
LILYDALE CEMETERY		
Burials		
Single Depth (at need)	Taxable	\$2,160.00
Single Depth (when right of burial held)	Taxable	\$1,580.00
Interment Fee (at-need or pre-need) - Additional Charges - Casket fee (or oversize coffin) Grave larger than 2,100mm x 700mm	Taxable	\$270.00
Infant under 12 years (at need)	Taxable	\$770.00
Infant under 12 years (when right of burial held)	Taxable	\$590.00
Pre-purchase of right of burial	Taxable	\$1,170.00
Miscellaneous Fees		
Saturday morning surcharge	Taxable	\$780.00
Permit for monumental work	Taxable	\$160.00
Exhumation Fee plus digging fee	Taxable	\$2,970.00
Preservation of Cremated Remains (excluding plaque)		
Burial in a grave	Taxable	\$265.00
Columbarium - per single niche	Taxable	\$360.00
LEISURE & AQUATIC CENTRE		
CASUAL ENTRY		
Leisure Entry		
Adult	Taxable	\$7.10
Child	Taxable	\$5.30
Infant (Under 2)	Taxable	-
Toddler (2-4)	Taxable	\$3.00
Toddler and supervisor	Taxable	\$6.00
Family	Taxable	\$19.00
Concession	Taxable	\$5.30
Non-Swim / Spectator / supervisor	Taxable	\$3.00
Water Slide		
1 Ride	Taxable	\$1.00
4 Pack	Taxable	\$4.00
8 Pack	Taxable	\$6.00
16 Pack	Taxable	\$10.00
Premium Visit		
Premium Visit - Adult	Taxable	\$12.40
Premium Visit - Concession	Taxable	\$9.30
Aquarobics Classes (inc Leisure Entry)		
Aquarobics	Taxable	\$14.00
Concession Aqua Classes	Taxable	\$10.50
Supervised Pool Parties		
Deposit	Taxable	-
Per Head	Taxable	\$4.80
Booking Fee	Taxable	\$71.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
MULTI VISIT PASSES		
Multi Visit Passes		
Adult 10 Pass	Taxable	\$59.00
Adult 20 Pass	Taxable	\$103.00
Child 10 Pass	Taxable	\$44.00
Child 20 Pass	Taxable	\$77.00
Concession 10 Pass	Taxable	\$44.00
Concession 20 Pass	Taxable	\$77.00
Family 5 Pass	Taxable	\$79.00
Family 10 Pass	Taxable	\$138.00
Premium Pass (does not include Aquatic Group Exercise)		
Adult 10 Pass	Taxable	\$95.00
Adult 20 Pass	Taxable	\$177.00
Concession 10 Pass	Taxable	\$71.00
Concession 20 Pass	Taxable	\$133.00
Seniors 10 Pass	Taxable	\$71.00
Aquarobics Classes		
Adult 10 Aquarobics Pass	Taxable	\$113.00
A straight 25% discount applies to Multi Visit Passes for Concession Card Holders		
MISCELLANEOUS		
Fitness Instructor (per session)	Taxable	\$92.00
Cash Handling - 5% of Gross Turnover	Taxable	5.00%
User Group Access Card	Taxable	\$5.00
Replacement Card Fee	Taxable	\$15.00
Parent Access Card	Taxable	\$22.00
MEMBERSHIPS		
Leisure Membership		
3 Month	Taxable	\$148.00
12 Month	Taxable	\$554.00
Direct Debit (fortnightly)	Taxable	\$22.50
Premium Membership		
3 Month	Taxable	\$192.00
12 Month	Taxable	\$626.00
Direct Debit (fortnightly)	Taxable	\$26.00
Direct Debit Admin Fee	Taxable	\$35.00
Early Direct Debit Cancellation Fee	Taxable	\$35.00
Membership Services		
Suspension Fee per week	Taxable	\$3.00
FACILITY HIRE		
Competition Pool		
Standard Rates (per hour)		
Competition Pool - 50m Lane hire	Taxable	\$71.00
Competition Pool - 25m Lane hire (short course mode)	Taxable	\$36.00
50m Pool Hire - 8 Lanes Exclusive Use	Taxable	\$426.00
Short Course - 8 Lanes Exclusive Use	Taxable	\$216.00
Annual Hire (per hour)		
Competition Pool - 50m Lane hire	Taxable	\$54.00
Competition Pool - 25m Lane hire (short course mode)	Taxable	\$27.00
Long Course Exclusive	Taxable	\$319.00
Short Course Exclusive	Taxable	\$160.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Off Peak Annual Hire Rates (per hour)		
Competition Pool - 50m Lane hire	Taxable	\$50.00
Competition Pool - 25m Lane hire (short course mode)	Taxable	\$26.00
Long Course Exclusive	Taxable	\$304.00
Short Course Exclusive	Taxable	\$151.00
Carnivals and Events (per hour)		
Launceston Aquatic User Groups and Schools (per hour)		
Outdoor Carnival	Taxable	\$126.00
Short Course Carnival	Taxable	\$151.00
Long Course Carnival	Taxable	\$304.00
State and National Level (per hour)		
Off Peak Carnival (after 4.00pm on weekends)	Taxable	\$304.00
Short Course Carnival	Taxable	\$216.00
Long Course Carnival	Taxable	\$426.00
After Hours Short Course Carnival Package	Taxable	\$346.00
After Hours Long Carnival Package	Taxable	\$490.00
Programs Pool (per hour)		
Standard Hire		
Programs Pool Hire 2 / 3	Taxable	\$46.00
Annual Hire (per hour)		
Programs Pool Hire (exclusive use)	Taxable	\$69.00
Programs Pool 2 / 3 (shared use)	Taxable	\$35.00
Programs Pool 1 / 3 (shared use)	Taxable	\$24.00
Outdoor Pool		
Standard Hire (per hour)		
Outdoor 25m Pool Lane Hire	Taxable	\$31.00
Outdoor Pool - 5 Lanes Exclusive Use	Taxable	\$123.00
Waterslide - During public hours	Taxable	\$46.00
Waterslide - Outside public water slide hours (staff extra)	Taxable	\$72.00
Outdoor Pool Diving Exclusive use	Taxable	\$73.00
Outdoor Leisure Pool	Taxable	\$161.00
Room Hire		
Studio or Group Fitness Room		
Peak (per hour)	Taxable	\$51.00
Daily Rate	Taxable	\$204.00
Leisure Package		
2 Hours After Hours Use - Outdoor	Taxable	\$1,553.00
2 Hours After Hours Use - Indoor	Taxable	\$1,475.00
2 Hours After Hours Use - Deluxe	Taxable	\$2,995.00
Group Hire		
Group Child Packages	Taxable	\$4.50
School Rec Swims	Taxable	\$4.50

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Miscellaneous		
Additional Charges (per hour)		
Cleaning	Taxable	\$36.00
Storage (per square metre)	Taxable	\$95.00
Swim School		
LTS After School Program - per class	Taxable	\$16.50
LTS Morning Program - per class	Taxable	\$16.50
Casual LTS Entry (Adult/Child) per class	Taxable	\$16.50
Private Instruction (Adult) - per class	Taxable	\$47.00
Private LTS Lesson (Child) - per class	Taxable	\$37.00
Aquatic Education - Holiday Programs (per class)		
Holiday Clinic/Program (per class)	Taxable	\$13.00
Swimming Instructor Fee (per hour)	Taxable	\$49.00
Aquatic Education - Education Department Swimming & Water Safety		
Instructor (per class) 8+ students	Taxable	\$6.00
without instructor (per class)	Taxable	\$3.00
Instructor (per class) 8- students	Taxable	\$11.00
Aquatic Education - Aquatic Programs (per class)		
Program Registration	Taxable	\$35.00
Junior Attendance Fee	Taxable	\$6.00
Senior Attendance Fee	Taxable	\$8.00
Health and Fitness		
Complete Membership - (fortnightly)	Taxable	\$43.00
Complete Membership Concession - (fortnightly)	Taxable	\$37.00
Complete Membership - Off Peak (fortnightly)	Taxable	\$29.00
Complete Membership - Off Peak - Concession (fortnightly)	Taxable	\$22.00
Simple Membership (fortnightly)	Taxable	\$37.00
Simple Membership Concession (fortnightly)	Taxable	\$28.00
Simple Membership Off-Peak (fortnightly)	Taxable	\$25.00
Simple Membership Off-Peak Concession (fortnightly)	Taxable	\$19.00
Induction Fee	Taxable	\$99.00
Induction Fee Concession	Taxable	\$49.00
Complete Health and Fitness Single Visit	Taxable	\$26.00
Complete Health and Fitness 10 Visit	Taxable	\$234.00
Group Fitness Class Single Entry	Taxable	\$16.50
Group Fitness Class 10 Visit	Taxable	\$148.00
Personal Training Single Session	Taxable	\$56.00
Personal Training 10 Visit	Taxable	\$504.00
Personal Training Single Session - Non Member	Taxable	\$79.00
Personal Training 10 Visit - Non Member	Taxable	\$725.00
LILYDALE POOL		
Pool hire after hours	Taxable	\$42.00
Pool hire school	Taxable	\$32.00
FINANCE		
Blank		
CORPORATE STRATEGY		
Purchase of Extract from Council Agenda Reports available to the public	Taxable	\$5 per extract + 20cents per page
Supply of copy of Council Meeting Recording (on CD)	Non Taxable	\$11.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
INFRASTRUCTURE		
Food vendors (Mobile Vans) - the fee for mobile food vendors will be the District Centre Outdoor Dining charge for a nominal area of 24 square metres	Taxable	\$984.00
Plan Checking and Inspections		
1.5% of the value of the public works for plan checking, construction audit inspection and practical completion and final inspections	GST Exempt (Div 81)	1.50%
Reinspections - per hour	Taxable	\$124.00
Stormwater Connections		
To public main - 100mm / 150mm (includes inspection)	Taxable	\$1,025.00
GIS Data Processing - per hour	Taxable	\$142.00
GIS Data Extraction, Manipulation and Cartography - per hour	Taxable	\$131.00
Reproduction of Paper Prints / Digital Images (per page)		
<i>External Customers</i>		
A4	Taxable	\$7.00
A3	Taxable	\$12.00
A2	Taxable	\$15.00
A1	Taxable	\$19.00
A0	Taxable	\$26.00
>A0	Taxable	\$31.00
Planning Scheme Maps. Full set A1 hard copy paper maps (PDFs available for free on CoL website)	Taxable	\$567.00
Laminating		
<i>External Customers</i>		
A4	Taxable	\$5.00
A3	Taxable	\$7.00
A2	Taxable	\$11.00
A1	Taxable	\$14.00
A0	Taxable	\$22.00
>A0	Taxable	\$28.00
Domestic Waste		
Includes domestic vehicles only disposing of household garbage, concrete/rubble, clean fill, green waste, wood, metal, plastics, etc. and where waste ≤ to 0.75 tonnes		
Domestic Entry per tonne (with a \$10 minimum charge up to 0.164 tonnes) Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Mixed	\$66.00
Refrigerators/air conditioners per tonne (with a \$10 minimum charge up to 0.164 tonnes) . Includes Regional Waste Levy of \$5.00 per tonne or part thereof. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Mixed	\$66.00
Mattress Disposal (All mattress sizes) Includes \$0.90 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge.	Mixed	\$12.00
Lilydale and Nunamara Waste Transfer Stations		
Car / Wagon Includes \$0.80 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge	Taxable	\$10.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Ute / Van / Single Axle Trailer Includes \$1.60 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge	Taxable	\$16.00
Tandem Axle Trailer Includes \$3.20 Regional Waste Levy. The Levy is exempt from GST. GST is included in the remainder of the waste disposal charge	Taxable	\$27.00
Tyres		
Car / Motorcycle Tyres - each	Taxable	\$7.00
Light Truck / 4WD Tyres - each	Taxable	\$7.00
Truck Tyres - each	Taxable	\$27.00
Large Tyres - each	Taxable	\$39.00
Commercial and Trade Waste		
Includes vehicles that are either: 1. greater than 3.0 tonne GVM / GCM and / or skip bins / bulk bins disposing of household garbage, concrete, green waste, wood, metal, plastics etc. OR 2. badged with a commercial logo or are carrying commercial or trade waste OR 3. Disposing ≥0.75 tonnes of waste whether the service is provided at landfill or waste transfer station.		
Commercial waste (\$10 minimum charge / 0.114 tonnes) Includes: • General waste (compacted or loose). • Skip bin / bulk bin • Concrete rubble • Shredded tyres Regional Waste Levy of \$5 per tonne or part thereof is included. The Levy is exempt from GST. GST is included in the remainder of the waste charge.	Mixed	\$93.00
Clean fill - per tonne	Taxable	\$5.00
Controlled Waste / Controlled Burials		
Controlled Waste (\$10 minimum charge / 0.114 tonnes) Includes: • Medical • Asbestos • Quarantine • Low level contaminated soil Controlled waste requires approval from Council prior to disposal Regional Waste Levy of \$5 per tonne or part thereof is included. The Levy is exempt from GST. GST is included in the remainder of the waste charge.	Mixed	\$150.00
Special excavation - (\$900 min charge - 4 hrs) per hour	Taxable	\$260.00
Special treatments (cost plus 50%)	Taxable	Cost + 50%
Dallas Tag		
Initial Tag provided (1 only)	Taxable	-
Additional Replacement Cost per tag	Taxable	\$48.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Miscellaneous		
Water Charge per kilolitre (charged on maximum capacity of truck)	Taxable	\$3.00
Charge for delivery which is not weighed or reported	Taxable	\$2,000.00
Public Weighbridge Charge	Taxable	\$19.00
Kerbside Collection Service		
Change allocated bin size (Fee plus difference of annual waste charge)	GST Exempt (Div 81)	\$40.00
Empty a wheelie bin after one days notification - Urban	GST Exempt (Div 81)	\$80.00
Empty a wheelie bin after one days notification - Rural	GST Exempt (Div 81)	\$120.00
Cost to Replace 85 litre bin	GST Exempt (Div 81)	\$138.00
Cost to Replace 140 litre bin	GST Exempt (Div 81)	\$92.00
Cost to Replace 240 litre bin	GST Exempt (Div 81)	\$87.00
Large prepaid garbage bags for special collection area	GST Exempt (Div 81)	\$2.50
PARKS AND RECREATION		
Halls		
Community - regular and non regular - per hour (min \$10 non-refundable)	Taxable	\$7.00
Community - regular and non regular - Bond for Key	Non Taxable	\$55.00
Commercial - regular hire (eg dance and martial arts classes) - per hour	Taxable	\$10.00
Commercial - non regular hire (eg one off events) - per hour	Taxable	\$38.00
Commercial - regular and non regular hire - Bond	Non Taxable	\$510.00
Store Room - Ravenswood Community Centre - per annum	Taxable	\$73.00
Offices - Ravenswood Community Centre - per annum for all 3 stores	Taxable	\$287.00
Store Room - Windmill Hill (No 1 & 2) - per user per week	Taxable	\$2.00
Store Room - St Catherine's (No 1,2,4,5,6 & 7) - per user per week	Taxable	\$2.00
Store Room - St Catherine's (No 3) - per user per week	Taxable	\$2.00
Store Room - Soldiers Memorial Hall (No 1) - per user per week	Taxable	\$2.00
Store Room - Rocherlea Lockers (1,2,3 & 4) - per user per week	Taxable	\$2.00
Definitions		
Community - Not for profit organisations such as church groups and special interest clubs. Regular hire means booking occurs periodically or a regular cycle such as weekly or monthly		
Commercial - regular: Cyclic, regular bookings eg weekly, monthly. Fees are collected by the hirer from attendees for the privilege of classes, training recreational pursuit and other services.		
Commercial - non regular: Hire by non community group for the purpose of profit generation, any commercial venture, eg facility used as a retail outlet.		
Malls (Civic Square, Brisbane Mall, Quadrant) & Streets		
Hire Charges - Banners (Inclusive of installation and removal)		
Group 1-9		
Group 1: Charles Street - Paterson Street to Elizabeth Street - 23 Single - Spec. B	Taxable	To be determined
Group 2: Paterson Street - Charles Street to George Street - 10 Single - Spec. A	Taxable	To be determined
Group 3: George Street - Paterson Street to York Street - 9 Single - Spec A	Taxable	To be determined
Group 4: York Street - Charles Street to George Street - 9 Single - Spec A	Taxable	To be determined
Group 5: St John Street - Paterson Street to York - 10 Single - Spec A	Taxable	To be determined
Group 6: The Avenue - George Street to St John Street - 8 Single - Spec A	Taxable	To be determined
Group 7: Brisbane Street Mall - St John Street to Charles Street - 12 Double (24 double sided banners required) - Spec C	Taxable	To be determined
Group 8: Tamar Street Bridge - 6 Single - Spec D	Taxable	To be determined
Group 9: Mowbray Shopping Centre - 10 Single - Spec E	Taxable	To be determined

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Survey, Membership Drives, Community groups, special interest groups (charities no charge) - non refundable	Taxable	\$10.00
Raffles - ticket sales (Community groups / charities no charge) - non refundable	Taxable	\$10.00
Raffles with car / boat	Taxable	\$30.00
Sports Grounds		
Training Fee		
2 hour sessions (minimum) - per session	Taxable	\$31.00
If training exceeds 2 hours, additional charge per hour	Taxable	\$15.00
Half and Full Day Use		
Half Day Fee - 5 hour sessions (minimum)	Taxable	\$59.00
Sessions: up to midday OR from midday onwards (Calculations assume 10 hour day) Can also be used for a night time session of up to 5 hours		
Full Day Fee	Taxable	\$118.00
10 hour sessions and above in one day. Does not include a night time session		
Junior Sport - a 50% subsidy for ground hire charges only. Subsidy does not apply to associated infrastructure such as kiosks or change rooms		
Ancillary Sports Ground Fees		
Change rooms - Churchill Park, Youngtown Oval, Rocherlea and Burns St - per hire	Taxable	\$45.00
Kiosk - Churchill Park and Rocherlea Rec Ground per hire	Taxable	\$45.00
Umpires Rooms - Churchill Park - per hire	Taxable	\$45.00
First Aid Room - Churchill Park - per hire	Taxable	\$14.00
Toilets additional - Churchill Park	Non Taxable	-
North Field Meeting Room - Churchill Park - Regular - per hire	Taxable	\$10.00
North Field Meeting Room - Churchill Park - Casual - per hire	Taxable	\$27.00
Function Room and Kitchen - Churchill Park - full day hire	Taxable	\$301.00
Function Room and Kitchen - Churchill Park - half day or night time hire	Taxable	\$146.00
Function Room and Kitchen - Bond (no alcohol)	Non Taxable	\$56.00
Function Room and Kitchen - Bond (alcohol)	Non Taxable	\$510.00
Office - Churchill Park - NTSJA (incl power) - per annum	Taxable	\$303.00
Office - Churchill Park - TSA (incl power)	Taxable	\$151.00
NTSJA and TSA - Function Room - preferred tenant rate per hire	Taxable	\$65.00
No subsidy available for Function room.		
Sports Ground Lighting		
Rocherlea Rec Ground - per hour	Taxable	\$14.00
Youngtown Oval - per hour	Taxable	\$14.00
Royal Park - per hour	Taxable	\$10.00
Churchill Park - per hour	Taxable	\$14.00
Reserves		
(Note: The following are reserve hire fees only and does not include additional costs that may be incurred by the hirer, eg marquee and stage fee, power, etc.)		
Category of Turf		
A - up to 100m ² - Non commercial rate - per day	Taxable	\$67.00
A - up to 100m ² - Commercial rate - per day	Taxable	\$133.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
B - 101m ² to 400m ² - Non commercial rate - per day	Taxable	\$267.00
B - 101m ² to 400m ² - Commercial rate - per day	Taxable	\$531.00
C - 400m ² and over - Non commercial rate - per day	Taxable	\$395.00
C - 400m ² and over - Commercial rate - per day	Taxable	\$788.00
Half day or night fees up to and including 5 hours @ 50% of the above. Applies to all parks and reserves. Measurement of areas is indicative only and will only rely on a system of honesty and self regulation by users. Reserve fees do not include additional costs that may be incurred by the hirer, eg marquees and stage fees, power, etc		
Marquees and Tents (any built structure e.g. stages)		
Non Commercial Large - any built structure over 5x6metres erected per event - for all tents per event	Taxable	\$563.00
Commercial Large - any built structure over 5x6metres erected per event - per tent per event	Taxable	\$574.00
Non Commercial Medium - any built structure over 3 x 3 metres and up to 5 x 6 metres erected per event - for all tents per event	Taxable	\$216.00
Commercial Medium - any built structure over 3 x 3 metres and up to 5 x 6 metres erected per event - per tent per event	Taxable	\$220.00
Non Commercial Small - any built structure that is up to 3 x 3 metres - for all tents per event	Taxable	\$79.00
Commercial Small - any built structure that is up to 3 x 3 metres - per tent per event	Taxable	\$79.00
Park fees still to apply on non event days. If there are marquees or tents which are community in nature in a commercial event (eg service clubs) then they will be treated as non commercial tents. If there are marquees or tents deemed commercial in a community event then commercial fees will apply to those marquees or tents. The price to be charged for all non commercial tents, building structures per event is the price of the largest tent, building structure.		
Circus Fee		
Per day for all circus tents, marquees, caravans and built structures. Park fee and power is additional.	Taxable	\$722.00
Circus Bond	Non Taxable	\$1,314.00
Miscellaneous		
Caravan (no discounted rates) - per day	Taxable	\$84.00
Caravan Bond	Non Taxable	\$115.00
Skydiving (Royal Park) - per half hour use of ground	Taxable	\$37.00
Ice Cream Cart - per week	Taxable	\$37.00
Jumping Castle in reserves as commercial operation - per hire	Taxable	\$154.00
Jumping Castle in reserves as part of a larger park hire - per hire	Taxable	\$77.00
Mountain Bike Events - half day up to and inc 5 hours - per hire	Taxable	\$77.00
Mountain Bike Events - full day 5 hours and above - per hire	Taxable	\$154.00
Mountain Bike Training - 2 hour sessions	Taxable	\$15.00
Reserves Outdoor Fitness Classe Licence e.g. Boot Camp - per annum	Taxable	\$209.00
Sports fields Outdoor Fitness Classe Licence e.g. Boot Camp - 2 hour sessions	Taxable	\$15.00
Additional toilet cleaning - events	Taxable	\$61.00
Organised children's activities, e.g. face painting, magicians with a fee for services - per hire per day	Taxable	\$14.00
Road Safety Centre - per hire	Taxable	\$28.00
Road Safety Centre - Bond	Non Taxable	\$50.00
Kings Bridge Cottage - 1 person, linen provided - per week	Taxable	\$254.00
Kings Bridge Cottage - second person, linen provided - per week	Taxable	\$131.00
Kings Bridge Cottage - 10% deposit required on booking, balance payable on arrival		
Myrtle Park Overnight Camping Fee - per site / family	Taxable	\$10.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
QUEEN VICTORIA MUSEUM AND ART GALLERY		
Planetarium Entry		
Adults	GST Free	\$6.00
Children	GST Free	\$4.00
Family	GST Free	\$16.00
Special Exhibitions		
Entry to Special Exhibitions - varies according to each individual exhibition	GST Free	-
Education		
General group booking fee (scheduling, booked room access) per group	GST Free	\$10.00
Instructed sessions with Curator, Education Officer or Guide per child (maximum per child (tiered charging) from \$3 to \$10)	GST Free	\$10.00
School Holiday Program POA (concessions available)	GST Free	-
Fees by negotiation	GST Free	-
Playgroup	GST Free	\$8.00
Playgroup - Friends	GST Free	\$7.00
Guest Speakers - Schools		
Talk on specific subject to assembly, large group	GST Free	\$87.00
Talk on specific subject to class groups (min)	GST Free	\$44.00
or per child	GST Free	\$2.00
Consultancy Fees / Research Projects / Judging Fees / Service Enquiries		
Project Leader / Consultant (qualified) (per day)	Taxable	\$420.00
Project Leader / Consultant (qualified) (per hour)	Taxable	\$79.00
Researcher / Field team leader (per day)	Taxable	\$263.00
Researcher / Field team leader (per hour)	Taxable	\$49.00
Field Assistant (per day)	Taxable	\$213.00
Supply of Scientific Data		
Legal Statements	Taxable	\$105.00
Conservation quotes for insurance	Taxable	\$105.00
Fauna identification for legal purposes	Taxable	\$105.00
Fee to be doubled if statement required within 24 hours	Taxable	-
Workshops		
Govt / Corporate per day	Taxable	\$416.00
Concession per day	Taxable	\$208.00
Travel		
Travel time (per hour)	GST Free	\$65.00
Travel charged at the applicable Council kilometre rate applicable for private vehicle use	GST Free	-
Accommodation charged at Council rates	GST Free	-
Commissioned Photography		
(conditions apply)		-
Hourly Rate	GST Free	\$57.00
Quotes can be provided on request	GST Free	-
Museum Documents and Collection Objects		
Photographs of these may be purchased and if printed for commercial purposes will incur an additional publishing fee at the current rate.	Taxable	-

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Graphics / Photography		
Per hour	Taxable	\$46.00
Materials and processing additional, charged at cost plus 100%	Taxable	Cost + 100%
Photography		
Prints		
10 x 15 cm	Taxable	\$7.00
15 x 20 cm	Taxable	\$12.00
20 x 30 cm	Taxable	\$19.00
30 x 45 cm	Taxable	\$45.00
Scanned Images from QVMAG Collection - Pro Scans		
First Scan	Taxable	\$11.00
Second to fourth scan inclusive	Taxable	\$10.00
Fifth and subsequent scans	Taxable	\$7.00
Scanned images from QVMAG Collection - High Resolution Scans		
First Scan	Taxable	\$32.00
Second to fourth scan inclusive	Taxable	\$26.00
Fifth and subsequent scans	Taxable	\$19.00
Storage media (each 700mB CD)	Taxable	\$4.00
Laboratory Drum scans - price on application	Taxable	POA
20 x 25cm Inkjet Prints and proofs from digital files	Taxable	\$12.00
First colour transparency of image in QVMAG collection	Taxable	\$62.00
Additional colour transparencies of image in QVMAG collection	Taxable	\$38.00
10 x 13cm transparencies and 35mm slides of images from QVMAG collection - price on application	Taxable	POA
Permission Fees		
Urgent requests incur 100% surcharge		
Book Illustration:		
Within Text - Print run less than 1,000	Taxable	\$34.00
Within text - print run 1,000 or more	Taxable	\$68.00
Book jacket / cover:		
Print run less than 1,000	Taxable	\$102.00
Print run 1,000 or more	Taxable	\$137.00
Flyer / Brochure	Taxable	\$34.00
Merchandise (Greeting cards, Calendars etc)	Taxable	\$226.00
Film and television rights - Price on Application	Taxable	POA
(TV News - no charge)	Non Taxable	-
Large prints (A3 and larger), limited editions and wall charts (non-advertising):	Taxable	\$85.00
Educational text books, scholarly publications, any print run	Taxable	\$34.00
Advertising - Price on Application	Taxable	POA
Unpublished Reports to Government Agency	Taxable	\$5.00
Fees for books apply to one edition only. For each subsequent edition a fee of 50% of the original payment is levied.		
Prices quoted are for use in Australia only. World rights may be purchased at double prices listed.		
Large orders may involve a reduction in fees.		
Museum Meeting Room		
Half Day	Taxable	\$350.00
Full Day and Evening	Taxable	\$440.00
Museum Auditorium		
Half Day	Taxable	\$360.00
Full Day and Evening	Taxable	\$475.00

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Details	GST Status	PROPOSED 2016/17 GST Inclusive
Museum Learning Centre		
Half Day	Taxable	\$170.00
Full Day and Evening	Taxable	\$235.00
Museum Foyer / Phenomena Factory		
Evenings	Taxable	\$580.00
Museum Foyer / Phenomena Factory and Courtyard		
Evenings	Taxable	\$995.00
Museum Temporary Gallery		
Per Day or Evening	Taxable	\$1,140.00
Art Gallery Meeting Room		
Half Day	Taxable	\$100.00
Full Day and Evening	Taxable	\$175.00
Art Gallery Creativity Centre		
Half Day	Taxable	\$225.00
Full Day and Evening	Taxable	\$335.00
Art Gallery Gallery 2		
Monday to Friday (Full Day or Evening)	Taxable	\$875.00
Saturday (Full Day or Evening)	Taxable	\$1,120.00
Sunday / Public Holiday (Full Day or Evening)	Taxable	\$1,250.00
Museum and Art Gallery Out of Hours Staffing Costs		
After 5.30pm to midnight - 1 staff member	Taxable	\$59.00
After midnight - 1 staff member	Taxable	\$118.00
Public Holidays - 1 staff member	Taxable	\$66.00
Between 6.00am and 10.00am - 1 Staff Member	Taxable	\$38.00

REPORT:

Fees revenue for 2015 amounted to \$19.8m or 19.1 percent of operating revenues, not all of the fees that comprise this revenue are set through this process, for example certificate fees are set by the State Government.

The Council operates under a number of pieces of legislation. In regard to fees and charges the *Local Government Act 1993* provides a general power as well a specific power to raise revenue through fees and charges.

Section 73. Sources of funds

A council may raise funds in any one or more of the following ways:

- a) by imposing rates, fees and charges;*
- f) by carrying out commercial activities;...*

Section 205. Fees and charges

(1) In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:

- (a) the use of any property or facility owned, controlled, managed or maintained by the council*
- (b) services supplied at a person's request;*

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

- (c) *carrying out work at a person's request;*
- (d) *providing information or materials, or providing copies of, or extract from, records of the council;*
- (e) *any application to the council;*
- (f) *any licence, permit, registration or authorisation granted by the council;*
- (g) *any other prescribed matter.*
- (2) *A council may not impose a fee or charge in respect of a matter if -*
 - (a) *a fee or charge is prescribed in respect of that matter; or*
 - (b) *this or any other Act provides that a fee or charge is not payable in respect of that matter.*
- (3) *Any fee or charge under Subsection(1) need not be fixed by reference to the cost of the council*

Section 206. List of fees and charges

A general manager of a council is to -

- (a) *keep a list of all fees and charges fixed under this Division; and*
- (b) *make the list available ...*

Section 207. Remission of fees and charges

A council may remit all or part of any fee

There is an ongoing process of reviewing and refining the fees that are set under section 205 of the *Local Government Act 1993* with a view to:

- a) rationalising the number of individual fees
- b) eliminating incidental minor administrative fees
- c) developing a conceptual relationship between fees and concessional fees (eg adult and child or pensioner fees)

Principles

The review of fees for 2017 has been predicated on the same principles as in previous years.

- The real value of fees should be maintained over time; must increase annually by at least the consumer price index.
 - In the context of this budget a general baseline of 2% has been applied.
 - Fees and charges should be commercially appropriate.
 - Competitive in the market (not subsidised by rates).
 - Provide an adequate business return.
 - Fees and charges that relate to services provided should be cost reflective.
 - Fee concessions should be provided in a consistent and strategic context.
 - Targeted provision of concession.
 - Appropriate relativity between full and concessional fees.
 - Structure fees with payment incentives rather than payment penalties (where appropriate).
-

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

- Structure fees to assist with the achievement of strategic customer outcomes and behaviours.
- Continued simplification and consolidation of fees wherever possible.
- The appropriate setting of fees is an important way in which the City of Launceston can obtain a wider contribution to regional facilities.

While a baseline of 2% is above the current consumer price index of 1.05%, it is essential in the context of the Council's current budget and the underlying operating deficit that every effort is made to maintain and increase fee revenue so as not to increase the reliance on rate revenue.

Goods and Services Tax

An explanation of the varying GST Status is as follows:

GST Exempt (Div 81)	Excluded from GST by Division 81
GST Free	Supply is specifically GST Free under the GST Act
Mixed	Currently only Waste Centre Entry Fee is mixed - part is subject to GST and part is exempt under Division 81
Non Taxable	Beyond the scope of GST Act eg payment of bond
Taxable	Represents a taxable supply under the GST Act, GST is applicable

Fees Revenue, Fee Setting and Budget Implications

In common with any commercial or government operation the total revenue that is generated from the activity is due to two elements:

- a) the unit price (fee) that is set; and
- b) the number of units sold.

Economic activity (eg property purchases and sales) determines the revenue from some areas. Strategic decisions, such as the need to fully recover the long term cost of waste disposal are the driver of other revenues.

Specific Comments

The line references below refer to the attached schedule. The schedule shows the fee change. Fees have been rounded, where appropriate, to the dollar or ten cents.

Line numbers referenced below refer to the attachment.

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Development Services

Building Services (lines 1 to 49)

Budget Extract	Budget 2016 \$'000
Building Fees	275
Plumbing Fees	294
Plan Review and Extensions	258

Fees, subject to rounding, have generally moved in line with 2%.

Planning Services (lines 50 to 81)

Budget Extract	Budget 2016 \$'000
Subdivision Plan	128
Development Advertising & Signs	160
Development Applications	350
Request Amendment	20
Infringements	12

Fees, subject to rounding, have generally moved in line with 2%.

Environmental Services (lines 82 to 127)

Budget Extract	Budget 2016 \$'000
Health Infringements	2
Immunisation	45
Food/Public Health	4
General Licences	132

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Fees, subject to rounding, have generally moved in line with 2%.

By Laws (lines 128 to 175)

Budget Extract	Budget 2016 \$'000
Dog Licences	193
Outdoor Dining	28
Dog Infringements	64

Fees, subject to rounding, have generally moved in line with 2%.

Community Development (line 176 to 177)

Fees, subject to rounding, have generally moved in line with 2%.

Facilities Management Services

Parking (lines 178 to 226)

Budget Extract	Budget 2016 \$'000
Off Street	2,733
On Street	2,285
Infringements	1,370

It is proposed to introduce a \$4.00 parking fee for maximum six hours at the Memorial Hall carpark situated at Windmill Hill (row 210). The new fee is to cater for the demand of hirers and users of the memorial hall, croquet and bowls clubs who use the facility in excess of the three hour parking limit in place.

The six hour restriction will deter any long term all-day parking patrons, but still cater to the demands of the users and hirers of the facilities.

For simplicity some fees have been converted from four weekly to monthly.

The commercial vehicle period fee (row 226) is proposed to increase by 22% to \$500 per annum. This is intended to correct an anomaly in the current fee and to be consistent with other Councils in Tasmania.

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Carr Villa Cemetery and Crematorium (lines 227 to 283)

Budget Extract	Budget 2016 \$'000
Cremations	232
Plaques and Vases	103
Preservation of Ashes	144
Burials	400
Plaques and Vases	81
Pre-Purchase of Land	53

The Carr Villa Cemetery and Crematorium is operating with an operating deficit (\$0.21m) with annual capital funding requirements of \$0.12m. Thus this regional non-core operation has had significant cost to Launceston ratepayers. Fee increases are proposed for a number of years to reduce this deficit.

This is part of a strategy to address an operating deficit and align to market benchmarks.

Lilydale Cemetery (lines 284 to 298)

Fees are consistent with those charges at Carr Villa.

Launceston Aquatic (lines 299 to 467)

Budget Extract	Budget 2016 \$'000
Aquatic	
Membership and Passes	220
Admissions	659
Aquatic Education	1,100
Programs	58
Facility Hire	331
Health and Fitness	800

- Multi swim passes have been increased as they are significantly discounted compared to other facilities
- Group pool booking rates have been reduced in number due to a lack of uptake, moving forward bookings will be made on standard or annual rates, with seasonal rates being removed.
- Learn to swim prices will not come into effect until calendar year 2017
- LAFit off-peak rate has been increased as it is believed there is elasticity in this rate.

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

Aurora Stadium and Inveresk Precinct

Fees are determined by YPIPA.

Corporate Services

Corporate Strategy (Lines 473 to 475)

Incidental costs associated with the provision of copies of agendas and meeting recording.

Infrastructure Services

Incidental costs associated with the provision of services and information (Lines 476 to 501).

- The proposed increase (22.9%) to the Stormwater Connection (line 482) reflects the true cost of providing the service.

Waste Centre and Transfer Stations (Lines 502 to 538)

Waste Transfer Station

Budget Extract	Budget 2016 \$'000
Nunamara	2
Lilydale	9

Launceston Waste Centre

Budget Extract	Budget 2016 \$'000
Daily Takings	1,000
Collection Contract #1	2,450
Collection Contract #2	1,150
Other Trade	1,000

The fees at the Waste Centre are proposed to increase to sustainable levels over a number of years as part of a Strategic decision of the Council, in conjunction with the introduction of weight based entry fees. The increase is consistent with the Council decision to increase fees for domestic customers over an eight year period and commercial customers over a two year period.

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

- The increases to Domestic Waste (lines 505 and 505) complies with Council strategy to increase fees at the landfill and transfer station to achieve full cost recovery within 2 years for commercial users and 8 years for domestic users.
- Mattress disposal (line 506) has increased due to expected increase by our contractor.
- Increases in fees for Lilydale and Nunamara Waste Transfer Stations (lines 507 - 510) and Commercial and Trade Waste (lines 516 - 519) complies with Council strategy to increase fees at the landfill and transfer station to achieve full cost recovery within 2 years for commercial users and 8 years for domestic users.
- Increases in Kerbside Collection Services (lines 533 - 534) have increased due to costs charged by our contractor.
- Cost to replace kerbside collection bins (lines 535 - 537) have increased as the previous fee did not reflect the actual bin replacement cost and delivery fee.

Parks and Recreation (lines 539 to 642)

Fee increases in line with the baseline index of 2%.

- Increase to Lighting at Rocherlea Recreation Ground (line 598) has increased as a new lighting system was installed providing ground lighting thus reflecting in revised tariffs.
- Hire Charges - Banners (Lines 558 - 567)
 - A review of the Banner fees is underway and a separate report will be presented in the coming months.
- Hall Hire Charges
 - Intended to balance commercial and non-commercial or community use of these facilities.

Queen Victoria Museum and Art Gallery (lines 643 to 756)

Budget Extract	Budget 2016 \$'000
Fees	89

Fee increases are broadly in line with the baseline index ranging from 1.5% to 3%.

ECONOMIC IMPACT:

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

19.2 Council Fees - 2016/2017 Financial Year...(Cont'd)

ENVIRONMENTAL IMPACT:

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

SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024
Priority Area 8 - A secure, accountable and responsive Organisation
Ten-year goal - To continue to ensure the long-term sustainability of our Organisation
Key Directions -
6. To maintain a financially sustainable organisation

BUDGET & FINANCIAL ASPECTS:

As per report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

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


Michael Tidey; Director Corporate Services

ATTACHMENTS:

1. Proposed 2016-17 Fees and Charges (distributed electronically)
-

20 GENERAL MANAGER'S DIRECTORATE ITEMS

No Items have been identified as part of this Agenda

21 URGENT BUSINESS

Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2015, states that a council, by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the Agenda.

No Urgent Items have been identified as part of this Agenda

22 CLOSED COUNCIL

Local Government (Meeting Procedures) Regulations 2015 - Regulation 15(2)

22.1 Confirmation of the Minutes**RECOMMENDATION:**

Pursuant to the *Local Government (Meeting Procedures) Regulations 2015 - Regulation 34(6)* states that at the next Closed Meeting, the Minutes of a Closed Meeting, after any necessary correction, are to be confirmed as the true record by the Council or Council Committee and signed by the chairperson of the Closed Meeting.

22.2 General Manager's Proposal Review**RECOMMENDATION:**

That Agenda Item 22.2 - General Manager's Proposal Review be considered within closed Council pursuant to the authority contained within regulation 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*, which permits the Meeting to be closed to the public for business relating to the following:

15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

23 MEETING CLOSURE
