



City of
LAUNCESTON

COUNCIL AGENDA

**COUNCIL MEETING
THURSDAY 7 SEPTEMBER 2023
1.00PM**

Notice is hereby given that the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 7 September 2023

Time: 1.00pm

Certificate of Qualified Advice

Background

To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the general manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



Michael Stretton
Chief Executive Officer

AUDIO of COUNCIL MEETINGS

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

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

PUBLIC ATTENDANCE AT THE COUNCIL MEETING

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

PUBLIC QUESTION TIME - AGENDA ITEM 8

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

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

PUBLIC COMMENT ON AGENDA ITEMS

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

Please note the following important information:

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

Your respectful contribution is welcome and appreciated.

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

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

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1. OPENING OF MEETING - ATTENDANCE AND APOLOGIES

2. MAYORAL ACKNOWLEDGEMENTS

3. DECLARATIONS OF INTEREST

Local Government Act 1993 (Tas) - section 48

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

4. CONFIRMATION OF MINUTES

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

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 24 August 2023 be confirmed as a true and correct record.

5. COUNCIL WORKSHOPS

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

5.1. Council Workshops - 24 and 31 August 2023

FILE NO: SF4401

AUTHOR: Anthea Rooney (Council and Committees Officer)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To consider Council Workshops conducted since the last Council Meeting.

RELEVANT LEGISLATION:

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

RECOMMENDATION:

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

1. pre-Council Workshop conducted on 24 August 2023:

Greater Launceston Plan Review Report

Councillors received a presentation on the Greater Launceston Plan Review Report.

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

2. Workshop conducted on 31 August 2023:

City of Launceston Values

Councillors were provided with an update on the work City of Launceston Values Champions are doing to promote Our Values.

State of the City Report

Councillors were provided with an overview of the 2023 State of the City Report.

Tamar Estuary River Health Action Plan

TasWater delivered a presentation to Councillors on the Tamar Estuary River Health Action Plan program of works.

Northern Tasmanian Cricket Association Masterplan

Councillors were provided with a briefing on the Draft Northern Tasmanian Cricket Association Masterplan.

Pump Track Update

Councillors received an update regarding further work undertaken to refine the location of the pump track that is to be delivered in this financial year with a budget of \$400,000.

Launceston College Parking

Councillors received an update on discussions to date around parking options for Launceston College students.

Disposal of Interest in Land - 12 Trevallyn Road, Trevallyn

Councillors discussed a proposal to consider the disposal of an interest in Council land at 12 Trevallyn Road, Trevallyn.

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

REPORT:

Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* says that the Agenda of an Ordinary Council Meeting is to include the date and purpose of any Council Workshops held since the last Meeting.

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

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS

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

7. COMMUNITY REPORTS

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

**7.1. Community of St Patricks River District (Tas) Inc. - Ian Dalton
(Secretary/Treasurer) and Ron Reinhard (Vice President)**

FILE NO: SF6368

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER APPROVAL: Michael Stretton

SUMMARY OF PRESENTATION

Ian and Ron will provide a summary of:

- who the St Patricks River District (Tas) Inc. are;
- what the not for profit Association does;
- what they would like to be able to do;
- their sources of income and expenditure;
- the Nunamara Memorial Hall; and
- their vision and hopes for the future.

8. PUBLIC QUESTION TIME

Local Government (Meeting Procedures) Regulations 2015 - Regulation 31

8.1. Public Questions on Notice

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

8.1.1. Public Questions on Notice - Ray Norman - House Design, City Architect and Landfill Facility

FILE NO: SF6381

AUTHOR: Anthea Rooney (Council and Committees Officer)

CHIEF EXECUTIVE OFFICER: Michael Stretton

QUESTIONS AND RESPONSES:

The following questions, submitted to the Council in writing on 30 August 2023 by Ray Norman, have been answered by Richard Jamieson (Manager City Development) and Shane Eberhardt (General Manager Infrastructure and Assets Network).

Questions:

1. Will [Council] take a leadership role in its planning authority role by initiating a competition that encourages architects and building designers to submit model designs and/or for a more diverse cohort of homemakers and that: is a competition juried and transparently, by a Citizen's jury or like Committee; is open to contributors from anywhere in Australia; is one that is done collaboratively with adjoining Councils; and is directed towards engaging with [the] Council's constituency towards achieving more sustainable and more amenable urban landscapes?

Response:

The Council, acting in its role as a Planning Authority, has no plans to initiate a competition as proposed. It is noted that there are several competitions in Tasmania with categories for various types of residential constructions including competitions run by the Institute of Architects and the Master Builders Association.

2. Will Council now reconsider its role in its planning authority role by appointing a certified practicing City Architect who can: operate at arm's length from [the] Council's management structure; is open to receiving from and providing advice to the City's developers - private and corporate; is one who works collaboratively with [the] Council's management; and is directed towards engaging with [the] Council's constituency towards achieving more sustainable and more amenable urban landscapes and cultural landscapes?

Response:

In the same way municipalities were required to appoint a City Engineer, a building surveyor and a building inspector, the 1962 Local Government Act required each municipality in Tasmania to appoint a City Architect to perform a range of statutory functions.

Since 1962 the legislative requirements of Local Government have grown considerably and a far greater skill set is required to undertake the Council's statutory duties. Currently, the City of Launceston employs Architects, Town Planners, Building Surveyors, Environmental Health Officers, Traffic Engineers, Hydraulic Engineers, Environmental Scientists, a Place Making team and many other specialists. These Officers work within the scope of the legislation and collaboratively with the development community, to achieve the best possible community outcomes.

For this reason, the role of a City Architect, as proposed, is considered redundant in a modern Local Government structure and it is not proposed to be reinstated at this time.

3. Will [the] Council please explain how and why ratepayers' fund have been expended on a landfill facility that does not meet Tasmanian EPA standards?

Response:

The City of Launceston operates the Launceston Waste Centre (LWC), a Category B landfill, as prescribed by the Landfill Sustainability Guide, 2004 which can be found at https://epa.tas.gov.au/Documents/Landfill_Sustainability_Guide_2004.pdf.

This facility is considered a Level 2 activity and is regulated by the EPA through an Environmental Protection Notice. The LWC has been designed to accept putrescible in accordance with the EPA's EPN and best practice.

The material in question, which is classified as controlled waste, as defined by the Environmental Management and Pollution Control Act 1994, is typically material that is not permitted to be disposed of with putrescible waste. It requires a specifically constructed cell of which the Council understands the waste facility at Copping is the only such cell in the State.

Given the location of the LWC in relation to the municipality's urban area and the inherent risk of accepting such controlled wastes, it is not a waste stream that would be consistent with the objectives of the LWC.

8.2. Public Questions Without Notice

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

9. PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 9 - Planning Authority.

9.1. DA0331/2023 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Building

FILE NO: DA0331/2023

AUTHOR: Chloe Lyne (Consultant Planner)

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

DECISION STATEMENT:

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

PLANNING APPLICATION INFORMATION:

Applicant:	Design To Live Pty Ltd
Property:	23 Lytton Street, Invermay
Zoning:	General Residential
Receipt Date:	19/07/2023
Validity Date:	31/07/2023
Further Information Request:	28/07/2023
Further Information Received:	31/07/2023
Deemed Approval:	11/09/2023
Representations:	14

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

Council - 21 October 2021 - Agenda Item 9.1 - 23 Lytton Street, Invermay - Residential - Construction of an Additional Dwelling - Refused

That decision was appealed to the Tasmanian Civil and Administrative Tribunal (the Tribunal) which upheld the refusal (*M Cubitt and T Powell versus Launceston City Council and Ors [2022] TASCAT 47*), albeit only on one ground.

The Tribunal granted leave on 30 June 2023 to submit a new application that is substantially the same as the previous application pursuant to section 62(2) of the *Land Use Planning and Approvals Act 1993* 1 (*Cubitt and Powell versus Launceston City Council [2023] TASCAT 125*)

STANDARDS REQUIRING PLANNING DISCRETION:

- 8.4.1 P1 - Residential density for multiple dwellings
- 8.4.3 P2 - Site coverage and private open space for all dwellings
- 8.4.6 P1 and P2 - Privacy for all dwellings
- C2.5.1 P1.2 - Car parking numbers
- C2.6.2 P1 - Design and layout of parking areas

RECOMMENDATION:

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted pursuant to a delegation from Council, for Residential - construction of an additional dwelling at 23 Lytton Street, Invermay subject to the following conditions:

1. ENDORSED PLANS AND DOCUMENTS

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

- a. Site Plan, Prepared by Design to Live, Drawing 2/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- b. Ground Floor, Prepared by Design to Live, Drawing 3/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- c. First Floor, Prepared by Design to Live, Drawing 4/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- d. External Services, Prepared by Design to Live, Drawing 5/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- e. Elevations NW-SW, Prepared by Design to Live, Drawing 6/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- f. Elevations SE-NW, Prepared by Design to Live, Drawing 7/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- g. Perspectives, Prepared by Design to Live, Drawing 8/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- h. Landscape Plan, Prepared by Design to Live, Drawing 9/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- i. Private Open Space Plan, Prepared by Design to Live, Drawing 10/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- j. Parking and Turning 1, Prepared by Design to Live, Drawing 11/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- k. Parking and Turning 2, Prepared by Design to Live, Drawing 12/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.
- l. Strata Plan, Prepared by Design to Live, Drawing 13/13, Job Number LYTT23, Revision 1, Dated 18/05/2022.

2. LEGAL TITLE

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

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/00983-LCC, dated 28/07/2023 and attached to the permit.

4. HOURS OF CONSTRUCTION

- a. Unless otherwise approved in writing by the Manager Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7am to 6pm; and
 - ii. Saturday - 8am to 6pm.
- b. Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

5. DRIVEWAY AND PARKING AREA CONSTRUCTION

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

- a. Be properly constructed to such levels that they can be used in accordance with the plans;
- b. Be surfaced with an impervious all weather seal;
- c. Be adequately drained to prevent stormwater being discharged to neighbouring property;
- d. Be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the development.

6. ON-SITE DETENTION (TASWATER ADVICE TO DRAINAGE AUTHORITY)

On-site detention storage must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development.

Prior to the commencement of works, the plans and calculations must be submitted to the General Manager Infrastructure and Assets Network for approval. On completion, an *as constructed* plan complete with levels, must be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

7. DAMAGE TO THE COUNCIL'S INFRASTRUCTURE

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

8. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of General Manager Infrastructure and Assets Network is required prior to undertaking works where the works:

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

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

9. APPLICATION TO ALTER A STORMWATER SERVICE

An application must be made using the Council's eServices web portal, or on the approved form and accompanied by the prescribed fee to install a new connection, or physically remove/relocate or alter an existing service connection.

All work must be carried out by a suitably experienced contractor and in accordance with the Council's standards. All costs associated with these contractors are to be borne by the applicant.

10. SOIL AND WATER MANAGEMENT PLAN

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

11. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

12. 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.

13. NO BURNING OF WASTE

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

14. DEMOLITION

The developer must:

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

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0331/2023. You should contact the Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

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

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

B. 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 enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

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

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal (TASCAT).

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

For more information see the Tasmanian Civil and Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>.

D. Permit Commencement

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

E. Fixed Equipment Use

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

REPORT:

1. THE PROPOSAL

The proposal seeks to construct and use a second dwelling on the site. The proposed second dwelling will be situated to the rear of the existing dwelling and accessed via a shared driveway along the north-eastern boundary.

The second dwelling will comprise two floors. The ground floor will include a garage, two bedrooms, laundry and two bathrooms. The first floor will comprise a kitchen/living/dining, study, toilet and an alfresco outdoor area on the north-eastern corner.

The dwelling is proposed to be setback 3.2m from the rear boundary, 1.08m from the western side boundary and 3.02m from the eastern side boundary.

The proposed second dwelling will have a maximum height of 6.077m.

In terms of parking provision, two spaces will be provided to the north-east of the proposed second dwelling, one within the garage and one space directly adjacent to the north-east of the second dwelling.

The windows along the eastern facade of the existing dwelling on site will have obscured glazing installed to a height of 1.75m on existing windows.

A 1.7m high screen will be erected to the rear of the existing dwelling to create an area (37.41m²) private open space for the existing dwelling.

Each dwelling is provided with a bin storage area, clothesline and garden shed.

All boundary fences are proposed to be retained. A tree at the rear of the lot will be removed.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



23 Lytton Street, Invermay - not to scale



Photo: View of 23 Lytton Street from frontage.

The subject site is located on the southern eastern side of Lytton Street, it is rectangular in shape and has a total site area of 612m². Access to the site is via a crossover and driveway at the north-eastern end of the site. The site is flat and no significant vegetation is found within site boundaries.

The site is developed with a three-bedroom single dwelling and associated outbuilding.

To the north-east the site adjoins No. 21 Lytton Street, a property developed with a single dwelling almost built to the common boundary. To the south-east, the site adjoins No. 22 Waugh Street, developed with a single dwelling and associated outbuildings. To the south-west is No. 25 Lytton Street, a large lot developed with a single, double storey dwelling and associated outbuilding.

3. PLANNING SCHEME REQUIREMENTS

The assessment against the Tasmanian Planning Scheme - Launceston is detailed in Attachment 1.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	Conditions recommended.
Environmental Health	Conditions recommended.
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA2023/0983-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 5 August to 21 August 2023. Fourteen representations were received. The issues raised are summarised in the following table. All representations received for this application were circulated to Councillors confidentially on 31 August, 2023.

<p>Issue 1 Representor is concerned that the fence between 23 and 25 Lytton Street will be damaged or removed as a result of the development and state that the fence has heritage value.</p>
<p><i>Response 1</i> <i>It is noted that neither 23 or 25 Lytton Street are contained on the Tasmanian Heritage Register or subject to a local heritage precinct or local site, therefore, there are no protection measures for the fence. Notwithstanding this, the plans indicate that the fence will remain.</i></p>

<p>Issue 2 The construction of a dwelling in the rear yard of 23 Lytton Street is an attack on the traditional back yard and Australian lifestyle.</p>
<p><i>Response 2</i> <i>The General Residential zone allows for multiple dwelling development and the permitted standard for dwelling density is 325m² per dwelling. The proposed dwelling density is 308.6m² therefore, the application relies on discretion in that regard. The assessment against the corresponding performance criteria (Clause 8.4.1 P1) confirms that the standard is met. Further, this performance criteria was tested at the Tribunal for the previous application for the same dwelling density and the Tribunal held that Clause 8.4.1 P1 was met.</i></p>
<p>Issue 3 The application should not be approved by Council as there is practically no change from the previous applications.</p>
<p><i>Response 3</i> <i>The Tribunal granted leave to submit a new application that is substantially the same as the previous application on the 30 June 2023. Pursuant of Section 62(2) of the Land Use Planning and Approvals Act 1993. The current application has been assessed on its merits and the assessment has taken into account the findings of the previous Tribunal decision.</i></p>
<p>Issue 4 The car parking drawings show that cars will not be able to enter and exit the site without knocking over parts of buildings or fences.</p>
<p><i>Response 4</i> <i>The swept paths for a B85 vehicle (car) shown on plans 11/13 (Parking and Turning 1) and 12/13 (Parking and Turning 2) show that vehicles can enter and exit the site in a forward direction without running into buildings or structures.</i></p>
<p>Issue 5 More cars in the street is not good for people living in the area and presents a risk for children.</p>
<p><i>Response 5</i> <i>A second dwelling on the site would generate at most 9-10 additional vehicle movements per day and Lytton Street has the capacity to cater for that number of additional vehicle movements. It is noted that that proposal has not triggered an assessment under the Road and Railway Assets Code as it does not increase the number of movements of vehicle using an existing crossing and does not require a new vehicle access.</i></p>
<p>Issue 6 Representor understands that the Flood Inundation Code was put in place to limit housing density and other development in the suburb.</p>
<p><i>Response 6</i> <i>The LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan (SAP) applies to the proposed use and development on the site and the application has been assessed against the relevant standards of the SAP. Specifically the site is within the Invermay Residential Precinct, within which multiple dwelling development is permitted. In terms of development, the provisions of the Code require floor levels for all habitable rooms within the Residential Use Class to be not less than 3.7m AHD. The finished floor level of the proposed dwelling is 4.75m AHD. The permitted standard is therefore met. There are no discretions triggered under the Invermay/Inveresk Flood Inundation Specific Area Plan.</i></p>

<p>Issue 7 The project does not and cannot meet the minimum density requirement.</p>
<p><i>Response 7</i> <i>The General Residential zone allows for multiple dwelling development and the permitted standard for dwelling density is 325m² per dwelling. The proposed dwelling density is 308.6m² therefore, the application relies on discretion in that regard. The assessment against the corresponding performance criteria (Clause 8.4.1 P1) confirms that the standard is met. Further, this performance criteria was tested at the Tribunal for the previous application for the same dwelling density and the Tribunal held that Clause 8.4.1 P1 was met.</i></p>
<p>Issue 8 The struggle to squeeze in private open space shows how inappropriate the development is.</p>
<p><i>Response 8</i> <i>The relevant standard to consider provision of private open space is Clause 8.4.3. The application meets the requirements of Clause 8.4.3 A1 in all regards except for the private open space proposed for the new dwelling does not comply with A2 (b) in respect of the minimum horizontal dimension being less than 4m (3.705m proposed). The application is assessed as meeting the corresponding performance criteria in that the provision of private open space for the new dwelling meets the reasonable needs of the occupants.</i></p>
<p>Issue 9 Concerned about loss of privacy to the neighbours on both sides of the site.</p>
<p><i>Response 9</i> <i>Clause 8.5.6 assesses privacy for all dwellings. The proposed second dwelling meets all the relevant permitted standards in respect of setbacks of windows and decks to adjoining properties. The only discretion that is triggered is in relation to the setback of the deck on the proposed dwelling to the private open space of the existing dwelling on the same site.</i></p>
<p>Issue 10 The developer has installed a wood heater in the existing dwelling which is inconsistent with the plans for the alterations to that dwelling. Concerned that steps and landscaping at the existing dwelling currently do not meet OH&S requirements.</p>
<p><i>Response 10</i> <i>A planning permit is not required for the installation of a wood heater and consideration of OH&S requirements is not required under the planning scheme.</i></p>
<p>Issue 11 Concerned about the loss of sunlight to adjoining properties and their ability to install solar installations and noted there are no sun studies included with the application material.</p>
<p><i>Response 11</i> <i>The proposed development fits within the prescribed building envelope (ie. setbacks and height are permitted) at Clause 8.4.2, P3 and therefore, meets the permitted standard with respect to those matters. It is, therefore, considered to have an acceptable impact in terms of loss of sunlight to adjoining properties. The fact that the Clause 8.4.2 P3 is met means that it was not necessary to consider the corresponding Performance Criteria which assessed impacts in terms of loss of sunlight and overshadowing, therefore, the submission of shadow diagrams was not necessary to inform the assessment.</i></p>

<p>Issue 12 Concerned about the quality of construction for the new dwelling as the representor states that the workmanship on the restoration of the existing dwelling on site is appalling.</p>
<p><i>Response 12</i> <i>This is not a matter for consideration under the Planning Scheme provisions. Of course, any building must demonstrate compliance with the National Construction Code which is administered through the building permit process.</i></p>
<p>Issue 13 Concerned that excavation on site will cause drainage issues due to existence of a spoon drain and spring.</p>
<p><i>Response 13</i> <i>TasWater has assessed the application and issued a SPAN (TWDA 2023/00983-LCC). The advice to the Council on the SPAN was that the combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged. The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised. The Council's infrastructure officers have undertaken an assessment of the application and taking account of the advice of TasWater have proposed a condition on the permit requiring on-site detention storage which must be provided to limit the peak rate of piped stormwater discharge and overland flows, from the site to that generated by the site at its current level of development for a 1 in 5 storm event of one hour duration. The volume of the detention structure must be the difference between the above discharge (pre-development) and the discharge from the site post development.</i></p>
<p>Issue 14 Approval of a second dwelling on site will set a precedent for further additional dwellings to be constructed on blocks in Lytton Street.</p>
<p><i>Response 14</i> <i>Each application must be assessed on its merits against relevant standards of the Planning Scheme.</i></p>
<p>Issue 15 A number of representors state that the number of discretions relied upon means the application should be refused.</p>
<p><i>Response 15</i> <i>The provisions of the Planning Scheme contain an 'Acceptable Solution' (AS) and 'Performance Criteria' (PC) in relation to each matter. If a proposal meets an AS (which is always a measurable standard) it is deemed to be 'permitted' for that standard. If it does not meet the AS, it becomes discretionary and must be assessed against the corresponding PC for that matter. The number of discretions an application relies on does not come into the consideration as to whether it should be approved or refused. If it meets all the discretions it can be approved and conversely it need only not meet one discretion to be refused.</i></p>
<p>Issue 16 The clothes lines are shown in the private open space areas which reduces the area of private open space.</p>

Response 16

The planning scheme provisions do not require the provision of an area for clothes drying. Notwithstanding, each dwelling is proposed to be provided with an outdoor clothes drying area that is located within private open space area but does not reduce the area of private open space available for recreational activities below the required 24m².

Issue 17

The annotation of the upstairs study of the new dwelling which has an ensuite toilet and hand basin is misleading as it could be turned into a bedroom, therefore, increasing the number of occupants on site.

Response 17

It is agreed that the study could readily be used as a bedroom and these situations are always taken into account in the assessment of applications. The only Planning Scheme standards relevant to this application that considers the number of bedrooms is Clause C 2.5.1 Car Parking. Whether the dwelling is two or three bedroom the required provision of car parking spaces remains at two.

Issue 18

The proposed bin locations result in loss of privacy for residents of Number 25 Lytton Street. The residents of Number 25 will be subject to the noise and clatter and possibly odours associated with domestic rubbish bins.

Response 18

Clause 8.4.8 outlines the requirements for provision of waste storage areas for multiple dwellings. The proposed provision of a 1.5m² area for each dwelling satisfies Clause 8.4.8 A1 (a). There is nothing that prevents the current occupants of the existing dwelling on site from placing their bins against the boundary fence.

Issue 19

Representor's solicitor has stated that the proposed development encroaches onto their client's (owner of Lytton Street) property as the fence is not constructed on the boundary.

Response 19

As shown on the site plan there may be some minor discrepancies as to the location of the boundary and the location of the fences on site. This is an issue for the owner and applicant to address with their neighbours and a site survey may be needed to re-establish the site boundaries. It is noted that if the north-eastern boundary moves in a westerly direction as is purported by the representor, that the scheme standards in respect of required driveway width can still be met.

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.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. DA0331/2023 - 23 Lytton Street, Invermay - Planning Scheme Assessment [9.1.1 - 33 pages]
2. DA0331/2023 - 23 Lytton Street, Invermay - Plans to be Endorsed [9.1.2 - 13 pages]
3. DA0331/2023 - 23 Lytton Street, Invermay - TasWater SPAN [9.1.3 - 2 pages]

23 Lytton Street, Invermay - Residential - Construction of an additional dwelling

FILE NO: DA0331/2023

AUTHOR: Chloe Lyne, (Consultant Planner)

DIRECTOR: Dan Ryan, (General Manager, Community & Place Network)

ATTACHMENT ONE

PLANNING APPLICATION INFORMATION:

Applicant:	Design To Live Pty Ltd
Property:	23 Lytton Street, Invermay
Zoning:	General Residential
Receipt Date:	19/07/2023
Validity Date:	31/07/2023
Further Information Request:	28/07/2023
Further Information Received:	31/07/2023
Deemed Approval:	11/09/2023
Representations:	8

PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

8.0 General Residential Zone

The purpose of the General Residential Zone is:

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

8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.0.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

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

Consistent

The proposal for multiple dwellings is a *permitted* use class under the General Residential Zone.

8.3.1 Discretionary uses

That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.

<p>P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
<p>A2 External lighting for a use listed as Discretionary:</p> <ul style="list-style-type: none"> (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.
<p>P2 External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.
<p>A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.
<p>P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.
<p>A4 No Acceptable Solution.</p>
<p>P4 A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.

8.3.2 Visitor Accommodation

<p>That Visitor Accommodation:</p> <ul style="list-style-type: none"> (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.
<p>A1 Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m² per lot.

<p>P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.
<p>A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</p>
<p>P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property.

8.4.1 Residential density for multiple dwellings

<p>That the density of multiple dwellings:</p> <ul style="list-style-type: none"> (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
<p>A1 Multiple dwellings must have a site area per dwelling of not less than 325m².</p>
<p>Relies on Performance Criteria</p> <p>The subject site has a total area of 612m² which results in a site area of 306m² per dwelling. Reliance on the performance criteria is required.</p>
<p>P1 Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.
<p>Complies</p> <p>The application relies on compliance with P1.</p> <p><u>Capacity of Infrastructure Services</u></p> <p>The density proposed will not exceed the capacity of the existing infrastructure services. The subject site has access to reticulated water and sewerage.</p> <p>The application has been referred to TasWater. TasWater's advice to the Council's drainage authority is that the combined system does not have the capacity to accept additional flows of stormwater. TasWater's advice is to condition the development to ensure the current service standard of the combined system is not compromised. The Council's Infrastructure Department has included a condition</p>

which requires the applicant to provide an on-site detention storage system to ensure the stormwater flow as result of the proposal does not exceed the existing volumes of stormwater discharge.

Density of Existing Development on the Area

The issue of compliance with P1, Clause 8.4.1 in respect of density being compatible with existing development on established properties in the area (*M Cubitt and T Powell v Launceston City Council and Ors [2022] TASCAT 47*) was tested by the Tribunal in their previous consideration of the proposal. That proposal is substantially the same as the proposed development and in respect of dwelling density, there is no change.

The Tribunal found in respect of density that:

The density of the proposal is higher than the surrounding area of predominately consisting of single dwellings. However, it is within the range of density of existing multiple dwellings and is not at either extreme of that range. There are other multiple dwellings to the east and west on Lytton Street and to the north within the area of connectivity of local streets. The second dwelling will be located behind the existing dwelling, relative to the street frontage, in a pattern consistent with the multiple dwellings within the area, such that it will not appear incongruous when observed from Lytton Street. On balance, the Tribunal's finding is that the proposal is compatible with the density of existing development on established properties in the area.

Most lots facing Lytton Street have similar site areas and are developed with single dwellings. No. 25, 27 and 29 Lytton Street are an exception, they constitute deeper lots with a site area over 1,500m². No. 5-7 Lytton Street, approximately 100m from the site, is developed with multiple dwellings, with a site area per dwelling of approximately 421m². No. 27, No. 26-28 and No. 30 Clyde Street, to the north (approximately 65m from the site) accommodate multiple dwellings in accordance with the acceptable solution. No. 23 Clyde Street, on the other hand, has a site area per dwelling of 197.5m². No. 23 is located within 65m of the subject site.

Further north and within 250m from the site are other examples of multiple dwellings. Along Ross Avenue, No. 24 is developed with six multiple dwellings with a site area per dwelling which meets the acceptable solution. No. 2 is developed with two dwellings and has a density also as per the acceptable solution.

Two other properties along Ross Avenue are developed with multiple dwellings with site areas below the required by the acceptable solution. No. 20 is developed with three dwellings each with a site area below 325m² and No. 17 with two dwellings with a density of 284m² per dwelling.

Whilst single dwellings are the predominant development pattern in the area, there are at least nine lots developed with multiple dwellings and at least three of these (23 Clyde Street, 17 and 20 Ross Avenue) accommodate site areas per dwelling similar and below to the density proposed.

The proposed dwelling is to be located at the rear of the site with minimal impacts to the existing character of the street. A 1.5m screen is proposed along the front boundary to provide privacy for the private open space of the existing dwelling. This fence will have a maximum height of 1.5m and transparency levels of 25% above 1m.

It is considered that the proposed density is compatible with the density of existing development in the area. Compatibility does not mean *the same as* but rather *the*

capacity of the proposed density to be in harmony or broad correspondence with the density of the surrounding area. It is considered that the density of the proposal (306m² per dwelling) sits comfortably within the range of existing densities.

The site area per dwelling has been estimated using the definition of lot under the Scheme: *a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the Strata Titles Act 1998.*

23 Clyde Street	790m ² /4 = 197.5m ²
17 Ross Avenue	569m ² /2 = 284m ²
20 Ross Avenue	933m ² /3 = 311m ²
27 Clyde Street	2,134m ² /6 = 355m ²
2 Ross Avenue	744m ² /2 = 372m ²
5-7 Lytton Street	1,687m ² /4 = 421.75m ²
24 Ross Avenue	3,161m ² /6 = 526m ²

8.4.2 Setbacks and building envelope for all dwellings

The siting and scale of dwellings:

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

Consistent

The front setback meets the Acceptable Solution.

A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;
- (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;
- (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.

Complies

The proposed second dwelling is set behind the existing dwelling and has a frontage setback of approximately 28.4m and therefore complies with A1 (a).

A1 (b) (c) and (d) are not relevant to the subject site as it only has a single frontage and is not vacant.

<p>P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.
<p>Complies</p> <p>The garage associated with the proposed second dwelling is incorporated into the dwelling structure and is setback approximately 30.6 metres from the primary frontage and therefore complies with A2 (a).</p>
<p>P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).
<p>Complies</p> <p>The proposed second dwelling is setback 3.02 metres from the eastern side boundary, 3.16 metres from the rear boundary and 1.08 metres from the western side boundary. It has a maximum height above ground level of 6.077 metres.</p> <p>As illustrated in the elevation plans (drawings 6/13 and 7/13) the proposed setbacks coupled with the dwelling height means it sits within the prescribed building envelope. Both the south-east elevation and north-west elevation show that the gutters protrude beyond the building envelope however the protrusions do not extend more than 0.9 metres horizontally beyond the building envelope and therefore compliance with A3 (a) is achieved.</p> <p>The proposed minimum setback to the side boundary is 1.08 metres for the south-western wall. The adjoining lot does not contain a building on or within 0.2m of the site adjacent to the proposed second dwelling.</p> <p>The length of the wall located within 1.5 metres of the boundary is 7.56 metres and the length of the side boundary is 40.23 metres therefore the length of the wall within 1.5 metres of the boundary is both less than 9m and one-third the length of the boundary and complies with A3 (b).</p>

<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.
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8.4.3 Site coverage and private open space for all dwellings

<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
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<p>Consistent</p> <p>The proposed private open space areas are able to meet the recreational and operational needs of the existing and future occupants and provide opportunities for the planting of gardens and landscaping.</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 wide); 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).

<p>Complies</p> <p>The subject site has an area of 617.25m². The roofed area of the two dwellings totals 224.5m². The site coverage is therefore approximately 37% and in accordance with A1 (a).</p> <p>The dwellings are to be provided with private open space as follows:</p> <ul style="list-style-type: none"> - Existing dwelling: 144.79m² - Proposed dwelling: 73.27m² <p>The issue of what constitutes private open space required by clause 8.4.3 A1 (b) was tested at the Tribunal hearing into the previous application. The Tribunal held that:</p> <p><i>'A portion of the private open space includes a storage area, but private open space as used within P1(b)(ii) expressly includes the use of private open space for operational needs such as storage. There is no reason to consider that private open space would have a different meaning in A1.'</i></p> <p>Accordingly, A1(b) is met.</p>
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<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (iii) reasonable space for the planting of gardens and landscaping.
<p>A2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <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 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <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 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.
<p>Relies on Performance Criteria</p> <p>Each dwelling is to be provided with an area of private open space that meets A2 (a) (i) which is situated to the rear of the respective dwelling relative to the frontage.</p> <p>The existing dwelling will be provided with a 37.41m² area of private open space situated to the rear of the dwelling and enclosed by a 1.7m screen. The private open space has a minimal horizontal dimension of 4.05 metres.</p> <p>The proposed second dwelling will be provided with two areas of private open space. One is located at ground floor level and situated to the rear of the dwelling with an area of 52m² and a minimum horizontal dimension of 3.705m. The second is the upper floor balcony with an area of 12.97m².</p> <p>The private open space for the existing dwelling complies with the requirements A2(a) and (b).</p> <p>The private open space proposed for the new dwelling does not comply with A2 (b) in respect of the minimum horizontal dimension being less than 4 metres (3.705m proposed).</p>
<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
<p>Complies</p> <p>The proposed provision of private open space for the second dwelling is twofold:</p> <ol style="list-style-type: none"> 1. An upper floor deck with an area of 12.97m² is located directly off the living area and on the north-western side of the dwelling is oriented to take advantage of

<p>sunlight and provides an area that will most likely be used for outdoor relaxation, entertaining and dining.</p> <p>2. The area to the rear of the dwelling is accessible from the garage and will provide a space that is able to be used for children's play or to kick or throw a ball.</p> <p>It is considered that the two areas of private open space combine to meet the requirements of P2.</p>
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8.4.4 Sunlight to private open space of multiple dwellings

<p>That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.</p>
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Consistent

The acceptable solution is met.

<p>A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.
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Not Applicable

The existing dwelling is not directly to the north of the private space associated with the second dwelling.

<p>P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>

8.4.5 Width of openings for garages and carports for all dwellings

<p>To reduce the potential for garage or carport openings to dominate the primary frontage.</p>

Consistent

The Acceptable Solution is met.

<p>A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>

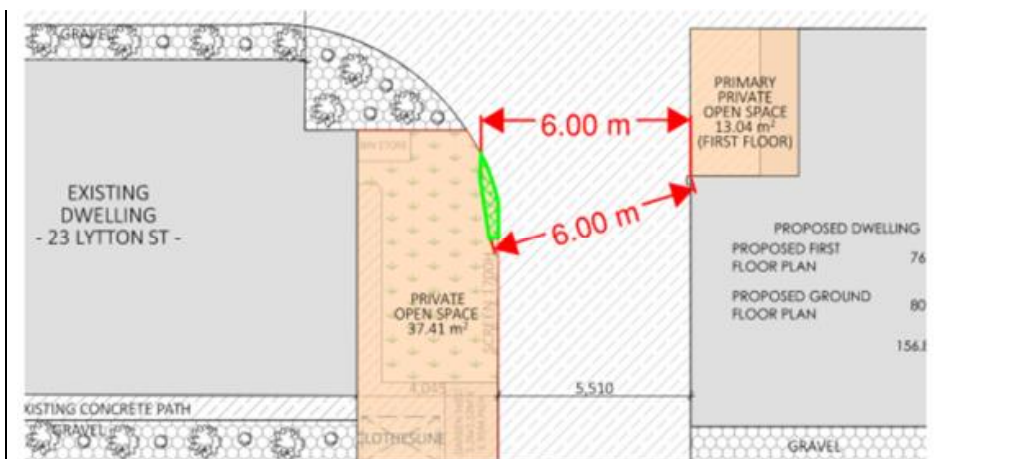
Complies

The proposed garage is included within the second dwelling and is setback in excess of 12m.

<p>P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

8.4.6 Privacy for all dwellings

<p>To provide a reasonable opportunity for privacy for dwellings.</p>
<p>Consistent The second dwelling has been designed to minimise overlooking into adjoining properties.</p>
<p>A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.
<p>Relies on Performance Criteria The proposed first floor deck associated with the second dwelling has a setback of 3 metres from the north-eastern (side) boundary, whilst the dwelling is situated between the deck and the south-western (side) boundary and the rear boundary therefore compliance with A1 (a) is achieved.</p> <p>A1 (b) is not applicable.</p> <p>The deck is setback a distance of 9.59 metres from the existing dwelling, however there is a small portion of the private open space associated with the existing dwelling that is within 6 metres of the deck. The application therefore relies on the performance criteria in respect of the setback of the deck associated within the new dwelling and the private open space associated with the existing dwelling.</p> <p>The Figure below is reproduced from the Planning Compliance report prepared by 6ty submitted with the application and shows the portion of the private open space associated with unit 1 that is within 6 metres of the deck associated with the deck of unit 2.</p>



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

- (a) a dwelling on an adjoining property or its private open space; or
- (b) another dwelling on the same site or its private open space.

Complies

P1 (a) is not applicable as the Acceptable Solutions with respect to the side and rear boundary setbacks of the deck are met.

With respect to P1 (b), the majority of the private open space associated with the existing dwelling sits within the 6m setback to the deck which accords with A1. The private open space will be screened by a 1.7m privacy screen and the deck will be enclosed by a corten steel balustrade which will partially screen views of the private open space, particularly when occupants of the deck are seated. It is assessed that the proposed screening methods and overall setback between the two areas means that overlooking is minimised between the two spaces.

A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

- (a) the window or glazed door:
 - (i) is to have a setback of not less than 3m from a side boundary;
 - (ii) is to have a setback of not less than 4m from a rear boundary;
 - (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
 - (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.
- (b) the window or glazed door:
 - (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;
 - (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or
 - (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

<p>Relies on Performance Criteria</p> <p>The first floor of the proposed second dwelling will have windows on its north-eastern (side) and south-eastern (rear boundaries). The north-eastern side boundary windows are setback 3m from the boundary therefore A2(a) is met.</p> <p>The rear facade windows are setback 3.6m from the rear boundary (within 4m), however the sill height at 1.97 metres above finished floor level means that A2 (b) (ii) is met.</p> <p>W08 on the north-western elevation will be setback 9.69m from the rear wall of the existing dwelling and D03 will be setback 11.49m from the rear wall of the existing dwelling. W10 and W09 are windows to non-habitable rooms. The windows on the north-western elevation therefore meet A2(a) (iii).</p> <p>W08 on the north-western elevation will be setback 5.5m from the southern boundary of the private open space of the existing dwelling. The window will not have a sill height of 1.7m above finished floor level of the habitable room (study). D03 will be setback 7.6m from the rear boundary of the private open space of the existing dwelling. The application therefore relies on P2 in respect of W08 on the north-western elevation being setback 5.5 metres from the private open space associated with the existing dwelling.</p>
<p>P2 A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.</p>
<p>Complies</p> <p>P2 (a) is met as W08 is situated more than 6m from a window or glazed door to a habitable room of the existing dwelling.</p> <p>P2(b) considers the privacy impacts between W08 which is to a study and the private open space associated with the existing dwelling. W08 has a sill height of 1.56m above finished floor level which will limit direct overlooking to some extent. The fact that W08 is associated with a study means that most of the time the occupants will be seated which will ensure there is no overlooking and therefore loss of privacy.</p>
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or (b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>
<p>Complies</p> <p>The shared driveway is setback 1m from the north-eastern facing windows of the existing dwelling. The windows will be treated with obscure glazing to a minimum height of 1.7m above the finished floor level of the habitable room they serve. Compliance with A3 (b) (ii) is achieved.</p>

P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

8.4.7 Frontage fences for all dwellings

The height and transparency of frontage fences:
(a) provides adequate privacy and security for residents;
(b) allows the potential for mutual passive surveillance between the road and the dwelling; and
(c) is reasonably consistent with that on adjoining properties.
Consistent
No new front fencing is proposed.
A1 No Acceptable Solution
Not Applicable
No new front fencing is proposed.
P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:
(a) provide for security and privacy while allowing for passive surveillance of the road; and
(b) be compatible with the height and transparency of fences in the street, having regard to:
(i) the topography of the site; and
(ii) traffic volumes on the adjoining road.

8.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.
Consistent
The Acceptable Solution is satisfied.
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m ² per dwelling and is within one of the following locations:
(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
(b) a common storage area with an impervious surface that:
(i) has a setback of not less than 4.5m from a frontage;
(ii) is not less than 5.5m from any dwelling; and
(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.
Complies
Each dwelling will be provided with a minimum area of 1.5m ² for bin storage for exclusive use by each dwelling therefore A1 (a) is met.
P1 A multiple dwelling must have storage for waste and recycling bins that is:
(a) capable of storing the number of bins required for the site;
(b) screened from the frontage and any dwellings; and
(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

8.5.1 Non-dwelling development

That all non-dwelling development:
(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and

(b) does not cause an unreasonable loss of amenity on adjoining residential properties.
A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.
P1 A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
A2 A building that is not a dwelling, excluding outbuildings with a of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).
P2 The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.
A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces.
P3 A building that is not a dwelling, must have: (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4 No Acceptable Solution

<p>P4 A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
<p>A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.
<p>P5 Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
<p>A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</p>
<p>P6 Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.

8.5.2 Non-residential garages and carports

<p>To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.</p>
<p>A1 A garage or carport not forming part of a dwelling, must have a from a of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building is located above the garage or carport; or (c) 1m, if the slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the
<p>P1 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.</p>
<p>A2 A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>
<p>P2 A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

8.6.1 Lot design

<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 450m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.
<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.
P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.
P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.

8.6.2 Roads

That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
A1 The subdivision includes no new roads.
P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; the efficient and safe movement of pedestrians, cyclists and public transport; (g) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (h) the topography of the site; and (i) the future subdivision potential of any balance lots on adjoining or adjacent land.

8.6.3 Services

That the subdivision of land provides services for the future use and development of the land.
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.
P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.
P2 No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.
P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is: C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development. C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas. C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate. C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area. C2.1.5 To ensure that parking spaces and accesses meet appropriate standards. C2.1.6 To provide for parking precincts and pedestrian priority streets.
Consistent

C2.5.1 Car parking numbers

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

<p>The provision of two on-site car parking spaces per dwelling is considered to be suitable to meet the needs of the use. There are ample on-street car parking spaces available.</p>
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ <p>N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>
<p>Relies on Performance Criteria</p> <p>Table C2.1 requires car parking to be provided at the following rate for the Residential Use Class if a 2 or more bedroom dwelling in the General Residential Zone:</p> <p><i>2 space per dwelling Visitor parking for multiple dwellings in the General Residential Zone:</i></p> <p><i>1 dedicated space per 4 dwellings (rounded up to the nearest whole number)</i></p> <p>The proposed development provides two (2) dedicated car spaces per dwelling.</p> <p>The proposal does not include a visitor parking space, as required to meet the Acceptable Solution.</p>
<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> i. variations in car parking demand over time; or ii. efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site;

<p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p>
<p>Not Applicable</p>
<p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
<p>Complies</p> <p>The second dwelling proposed will have a maximum of two bedrooms and therefore will accommodate a fewer number of occupants and in turn visitors. Accordingly, the car parking provision proposed is considered sufficient to meet the needs of the use. Further, there is sufficient availability of on-street parking on Lytton Street for visitors to park.</p> <p>The issue as to compliance with P1.1 in terms of not providing a visitor parking space was tested at the Tribunal Hearing for the previous application M Cubitt and T Powell v Launceston City Council and Ors [2022] TASCAT 47 (10 May 2022). The Tribunal held (para 62) that:</p> <p><i>'The intensity of the use of the site will increase with the additional proposed dwelling. Mr Midson considered that it was commonplace for unit developments to not provide on-site carparking for visitors and to leave visitor parking to be provided by on-street parking in the surrounding network. The existing dwelling has three bedrooms. The new dwelling will provide two new bedrooms. It is likely that the allocation of two parking spaces for that unit would meet the reasonable needs of the users. Mr Midson's evidence was that the parking provided would be sufficient for the residents and that there is sufficient availability of on-street parking in Lytton Street. He said that all of the residential properties within the street have off-street parking available for at least two cars, and there would not be a strong reliance on the availability of on-street parking by existing residents. Mr Midson's evidence was not challenged by any expert opinion to the contrary. The proposal will satisfy P1.2.'</i></p>

C2.5.2 Bicycle parking numbers

<p>That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>
<p>Not Applicable</p>
<p>A1 Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>
<p>Not Applicable</p> <p>Table C2.1 does not require bicycle parking to be provided for multiple dwellings in the General Residential Zone.</p>

<p>P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.
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C2.5.3 Motorcycle parking numbers

<p>That the appropriate level of motorcycle parking is provided to meet the needs of the use.</p>
<p>Consistent</p>
<p>A1 The number of on-site motorcycle parking spaces for all uses must:</p> <ul style="list-style-type: none"> (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.
<p>P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
<p>Complies</p> <p>Table C2.4 specifies no motorcycle parking spaces are required where a use requires less than 20 car parking spaces. The use requires 5 spaces.</p>

C2.5.4 Loading Bays

<p>That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.</p>
<p>Consistent</p>
<p>A1 A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>
<p>Not Applicable</p> <p>Clause C2.5.4 does not apply to the Residential use class in accordance with Clause C2.2.3.</p>
<p>P1 Adequate space for loading and unloading of vehicles must be provided, having regard to:</p> <ul style="list-style-type: none"> (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) any constraints imposed by existing development.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

<p>To:</p> <ul style="list-style-type: none"> (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.
<p>Not Applicable</p>
<p>A1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <ul style="list-style-type: none"> (a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.
<p>Not Applicable</p>
<p>P1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, the number of on-site car parking spaces must be sufficient to meet the reasonable needs of users and must not cause an unreasonable impact on residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) car parking demand generated by the proposed use during its proposed hours of operation; (b) the availability of on-street and public car parking in the surrounding area; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision; (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any relevant parking plan for the area adopted by council; (i) any existing on-street car parking restrictions; and (j) the proportion of residential properties without off-street parking within a 100m radius of the subject site.

C2.6.1 Construction of parking areas

<p>That parking areas are constructed to an appropriate standard.</p>
<p>Consistent The Acceptable Solution is met.</p>
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
<p>Complies</p>

- (a) The driveway will have a gradient well under 10%.
- (b) The parking areas will be formed and paved.
- (c) The parking areas are capable to be drained to the public stormwater system via a kerb connection.
- (d) Not applicable.
- (e) A condition has been included for parking areas to be line marked to delineate parking spaces.

P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
- (b) the topography of the land;
- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing.

C2.6.2 Design and layout of parking areas

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

Consistent

The parking areas provide safe and convenient parking for the occupants of the dwelling.

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

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

Relies on Performance Criteria

An assessment against A1.1 is as follows.

- (i) The gradient complies with the standard (25%)
- (ii) There is ample space for cars to enter and exit in a forward direction.
- (iii) The access will have a width of 2.9m which does not satisfy the requirements of Table C2.2 which requires a minimum width of 3m.
- (iv) Each proposed car parking space will have a minimum length of 5.4m and minimum width of 2.6m which satisfies the requirements of Table C2.3
- (v) The combined access and manoeuvring width adjacent to each parking spaces will be a minimum length of 6.4m which meets the requirements of Table C2.3.
- (vi) All car spaces will have vertical clearance of 2.1m or more

<p>(vii) The car parking spaces for the existing dwelling will be marked.</p>
<p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.
<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.
<p>Complies</p> <p>The proposed minimum access width of 2.9m is considered acceptable having regard to the scale of the use, the number of car spaces required and the space between the driveway and the existing and proposed buildings. The site is mostly flat and the access way serves a total of four car spaces, all associated with residential uses. There is at least a 1m gap of additional space directly south of the driveway, therefore, the access way will have in practice a width of approximately 3.9m.</p> <p>The issue of the driveway width was tested at the Tribunal hearing for the previous application in <i>M Cubitt and T Powell v Launceston City Council and Ors</i> [2022] TASCAT 47 (10 May 2022). The Tribunal held (paras 57 and 58) that:</p> <p><i>57. Mr Midson noted that the minimum driveway width was 2.9m for what he described as a relatively short section measuring approximately 17.5m. He noted that the width of the driveway at the interface with the footpath is constrained by fence structures on both sides of the access. His evidence was that, in his experience, it was commonplace for residential and domestic driveways to have a width less than the 3m requirement. The driveway would be used by users familiar with it. The physical obstruction on the western side of the access is vegetation rather than a solid structure.</i></p> <p><i>58. Mr Midson had regard to the relevant provision in the Australian Standard, AS2890.1. The Appellants point out that the foreword to that standard asserts that the services of a qualified person experienced in designing carparking facilities should be sought in the application of the Standard. Mr Midson's opinion was that the width of the driveway was satisfactory for the intended use. His opinion was not challenged by any expert opinion to the contrary. The proposal will satisfy P1. The enlarged ground is not made out.</i></p>

C2.6.3 Number of accesses for vehicles

<p>That:</p> <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
<p>Consistent The proposal complies with the Acceptable Solution.</p>
<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
<p>Complies The existing single access will remain.</p>
<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>
<p>P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <ul style="list-style-type: none"> (a) not have an adverse impact on: <ul style="list-style-type: none"> (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

<p>That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:</p> <ul style="list-style-type: none"> (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.
<p>A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting - Performance and design requirements</i>.</p>
<p>P1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to:</p> <ul style="list-style-type: none"> (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles;

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| <ul style="list-style-type: none"> (c) minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use. |
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C2.6.5 Pedestrian access

That pedestrian access within parking areas is provided in a safe and convenient manner.
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A1.1 Uses that require 10 or more car parking spaces must:
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| <ul style="list-style-type: none"> (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: <ul style="list-style-type: none"> (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guardrails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles. |
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A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.
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P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:

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| <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety. |
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C2.6.6 Loading bays

That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

A1 The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.
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P1 Loading bays must have an area and dimensions suitable for the use, having regard to:
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| <ul style="list-style-type: none"> (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development. |
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A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard</i>
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AS 2890.2 - 2002, *Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.*

P2 Access for commercial vehicles to and from the site must be safe, having regard to:

- (a) the types of vehicles associated with the use;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site;
- (e) the location of the site and nature of traffic in the area of the site;
- (f) the effectiveness or efficiency of the surrounding road network; and
- (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.

A1 Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:

- (a) be accessible from a road, cycle path, bicycle lane, shared path or access way;
- (b) be located within 50m from an entrance;
- (c) be visible from the main entrance or otherwise signed; and
- (d) be available and adequately lit during the time they will be used, in accordance with Table 2.3 of *Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.*

P1 Bicycle parking must be provided in a safe, secure and convenient location, having regard to:

- (a) the accessibility to the site;
- (b) the characteristics of the site;
- (c) the nature of the proposed use;
- (d) the number of employees;
- (e) the users of the site and the likelihood of travel by bicycle;
- (f) the location and visibility of proposed parking for bicycles;
- (g) whether there are other parking areas on the site; and
- (h) the opportunity for sharing bicycle parking on nearby sites.

A2 Bicycle parking spaces must:

- (a) have dimensions not less than:
 - (i) 1.7m in length;
 - (ii) 1.2m in height; and
 - (iii) 0.7m in width at the handlebars;
- (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and
- (c) include a rail or hoop to lock a bicycle that satisfies *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking.*

P2 Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to:

- (a) the characteristics of the site;
- (b) the space available;
- (c) the safety of cyclists; and

(d) the provisions of <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i> .
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C2.6.8 Siting of parking and turning areas

That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.
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A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.

P1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:

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| <ul style="list-style-type: none"> (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) the nature of the zone in which the site is located and its preferred uses; and (j) opportunities for passive surveillance of the road. |
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A2 Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:

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| <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads. |
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P2 Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to:
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| <ul style="list-style-type: none"> (a) the streetscape; (b) any unreasonable loss of amenity of the occupants of adjoining properties; and (c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street. |
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C2.7.1 Parking precinct plan

To minimise the amount of on-site parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

A1 Within a parking precinct plan, on-site car parking must:
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| <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. |
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P1 Within a parking precinct plan, on-site car parking must be necessary for the operation of the use and not detract from the streetscape, having regard to:

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| <ul style="list-style-type: none"> (a) the availability of off-street public parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in parking demand over time; or (ii) efficiencies gained by consolidation of parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) the streetscape; (g) the topography of the site; (h) the location of existing buildings on the site; (i) any constraints imposed by existing development; and (j) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development, and <p>not exceed the number specified in Table C2.1.</p> |
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C16.0 Safeguarding of Airports Code

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| <p>The purpose of the Safeguarding of Airports Code is:</p> <p>C16.1.1 To safeguard the operation of airports from incompatible use or development.</p> <p>C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.</p> |
| <p>Not Applicable
The site is not located within an OLS or ANEF.</p> |

C16.5.1 Sensitive use within an airport noise exposure area

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| <p>That:</p> <ul style="list-style-type: none"> (a) sensitive uses are appropriately located or designed to minimise exposure to excessive aircraft noise; and (b) the operation of airports are not compromised by the amenity expectations of sensitive uses. |
| <p>A1 A sensitive use must not be located within an airport noise exposure area.</p> |
| <p>P1 A sensitive use within an airport noise exposure area must be located and designed to minimise exposure to excessive aircraft noise, having regard to:</p> <ul style="list-style-type: none"> (a) the location, orientation and elevation of the site relative to aircraft flight paths; (b) the current and future type and frequency of aircraft operating from the airport; (c) the type of use and the operational requirements for the use; (d) the layout and construction of buildings associated with the use; (e) the need to not compromise the future operation of the airport; (f) the noise attenuation measures required by Section 3 of the <i>Australian Standard AS 2021 - 2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i>; (g) the requirements of any relevant airport masterplan; and (h) any advice from the airport operator or Airservices Australia. |

C16.6.1 Buildings and works within an airport obstacle limitation area

That buildings and works do not interfere with safe aircraft operations in the vicinity of an airport and on land within an airport obstacle limitation area.
A1 Buildings and works within an airport obstacle limitation area associated with a Commonwealth- leased airport that exceed the specified height limits shown on the airport obstacle limitation area overlay applicable for the site of the development must have approval from the relevant Commonwealth department under the <i>Airports Act 1996 (Commonwealth)</i> .
P1 No Performance Criterion.
A2 No Acceptable Solution.
P2 Buildings and works within an airport obstacle limitation area associated with a non-Commonwealth-leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from: <ul style="list-style-type: none"> (a) Airservices Australia; (b) the Civil Aviation Safety Authority; and (c) the airport operator.

C16.7.1 Subdivision

To provide for subdivision: <ul style="list-style-type: none"> (a) that allows for sensitive use to be suitably located to avoid exposure to excessive aircraft noise; and (b) so that future development for sensitive use does not compromise the operation of airports.
A1 Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must be: <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of lots; (e) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside of the airport noise exposure area; or (f) not be intended for a sensitive use.
P1 Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must not create an opportunity for a sensitive use to be exposed to excessive aircraft noise, having regard to: <ul style="list-style-type: none"> (a) the location, orientation and elevation of the site relative to aircraft flight paths; (b) the current and future type and frequency of aircraft operating from the airport; (c) the type of use and the operational requirements for the use; (d) the layout and construction of buildings associated with the use; (e) the need to not compromise the future operation of the airport; (f) the requirements of any relevant airport master plan; and (g) any advice from the airport operator or Airservices Australia.

LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:
LAU-S10.1.1 To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.
LAU-S10.1.2 To require that new development is sited and designed to minimise the impact of flooding.
LAU-S10.1.3 To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.

Consistent
LAU-S10.6 Use Standards
To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.
Consistent
A1 Use, must not be for: (a) Education and Occasional Care, excluding in the Inveresk Cultural Precinct; (b) Emergency Services; or (c) Hospital Services.
Complies
The proposal is not for any of the above listed uses.
P1 No Performance Criterion.
A2 Use must not be for Residential use, excluding: (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts; (b) a multiple dwelling in the Invermay Residential Precinct; or (c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.
Complies
The proposal complies with (b), is for a multiple dwelling in the Invermay Residential Precinct.
P2 No Performance Criterion.
A3 Use must not be for Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, excluding a museum in the Riveredge Industrial Precinct; and located in the Light Industrial Zone or Commercial Zone.
Complies
The proposal is not for a community meeting and entertainment use.
P3 No Performance Criterion.

LAU-S10.7 Development Standards for Buildings and Works

LAU-S10.7.1 Intensification of Residential development

To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Consistent
A1 New residential development or extensions of existing residential buildings, excluding within the Invermay Residential Precinct, must: (a) not increase the gross floor area of individual dwellings or total gross floor area by 10% more than that existing or approved on the 1st January 2008; (b) not result in more than 200m ² of gross floor area on a single title; or (c) be for residential uses associated with the educational activities within the Inveresk Cultural Precinct.
Not Applicable
The site is located within the Invermay Residential Precinct.
P1 No Performance Criterion.

LAU-S10.7.2 Flood impact

P1 No Performance Criterion.
Consistent
A1 Floor levels of all habitable rooms within the Residential Use Class must be not less than 3.7m AHD.
Complies
The finished floor level of the proposed dwelling is 4.75m AHD.

P1 No Performance Criterion.
A2 No Acceptable Solution.
<p>P2 Buildings within the Residential Use Class in the Inveresk Cultural Precinct must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:</p> <p>(a) detail:</p> <ul style="list-style-type: none"> (i) the risks to life; (ii) the likely impact on the use or development; and (iii) how the use or development will manage the risk to tolerable levels, during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and <p>(b) consider the following:</p> <ul style="list-style-type: none"> (i) the likely velocity and depth of flood waters; (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level; (iii) the likely effect of the use or development on flood characteristics; (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and (v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.
<p>A3 All buildings not in the Residential Use Class must have a:</p> <p>(a) floor level of not less than 3.4m AHD; and</p> <p>(b) gross floor area of not more than:</p> <ul style="list-style-type: none"> (i) 400m²; or (ii) 10% more than that existing or approved on the 1st January 2008.
<p>P3 Buildings not in the Residential Use Class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:</p> <p>(a) detail:</p> <ul style="list-style-type: none"> (i) the risks to life; (ii) the likely impact on the use or development; and (iii) how the use or development will manage the risk to tolerable levels, during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and <p>(b) consider the following:</p> <ul style="list-style-type: none"> (i) the likely velocity and depth of flood waters; (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level; (iii) the likely effect of the use or development on flood characteristics; (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and (v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.

LAU-S10.8.1 Subdivision

To limit the intensification of residential development in areas subject to, or isolated by, flood inundation

A1 Each lot, or a lot proposed on a plan of subdivision, must:

(a) not create any additional lots capable for any future residential development; or

<p>(b) be for the:</p> <ul style="list-style-type: none">(i) separation of existing dwellings; or(ii) separation of existing residential and non residential buildings,(iii) that have a permit for the use or development on a single title.
<p>P1 Each lot, or a lot proposed on a plan of subdivision, must not create any additional lots capable of future residential development, unless:</p> <ul style="list-style-type: none">(a) it is within the Invermay Residential Precinct and is consistent with achieving the local area objectives for that precinct; or(b) it is for residential activities associated with the educational activities within the Inveresk Cultural Precinct.



PROPOSED ADDITIONAL DWELLING
23 LYTTON ST,
INVERMAY, 7248.

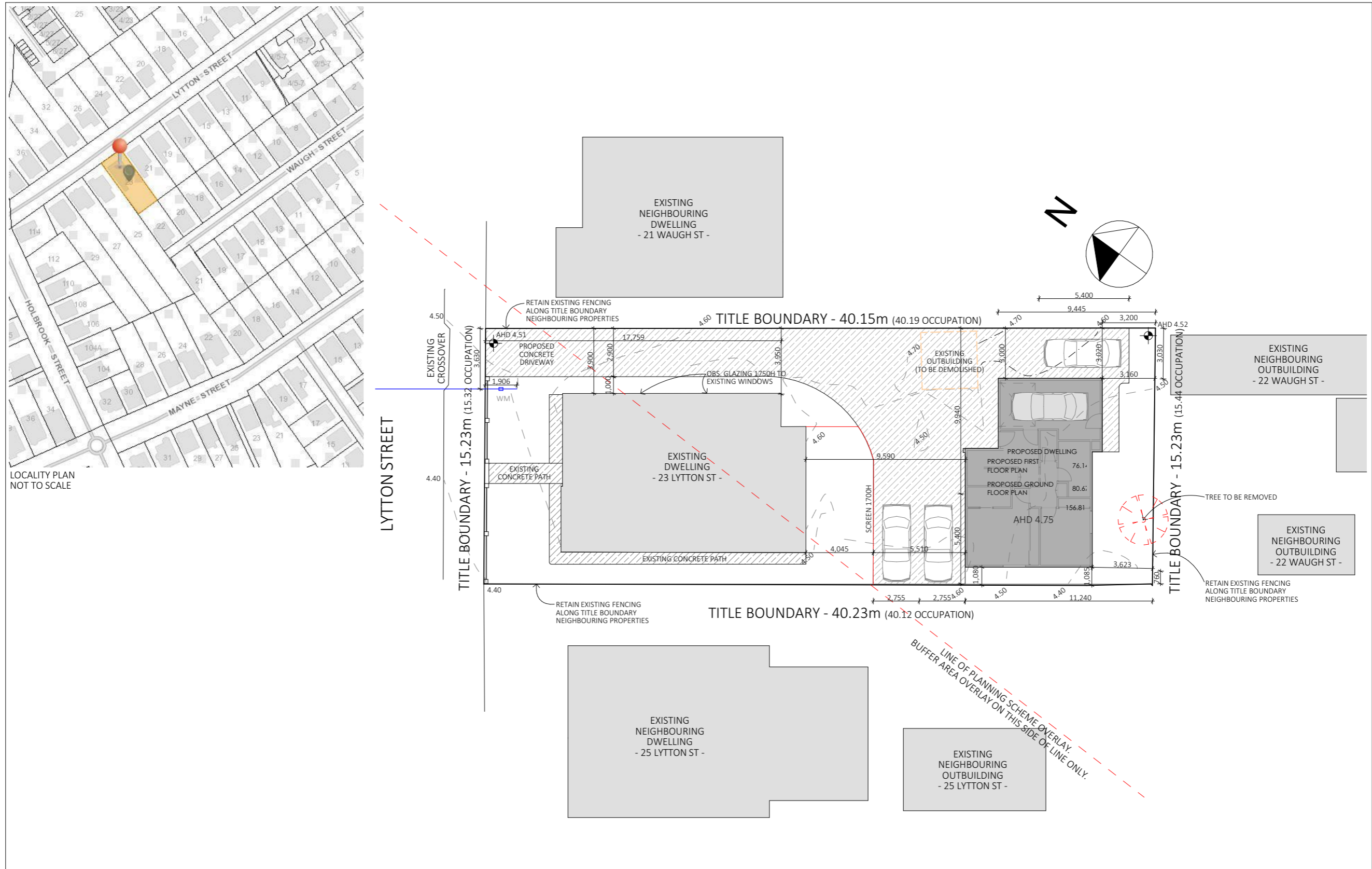



DRAWING #	DRAWING
LYTT23 - 1	COVER PAGE
LYTT23 - 2	SITE PLAN
LYTT23 - 3	GROUND FLOOR
LYTT23 - 4	FIRST FLOOR
LYTT23 - 5	EXTERNAL SERVICES
LYTT23 - 6	ELEVATIONS NE - SW
LYTT23 - 7	ELEVATIONS SE - NW
LYTT23 - 8	PERSPECTIVES
LYTT23 - 9	LANDSCAPE PLAN
LYTT23 - 10	PRIVATE OPEN SPACE PLAN
LYTT23 - 11	PARKING AND TURNING 1
LYTT23 - 12	PARKING AND TURNING 2
LYTT23 - 13	STRATA PLAN

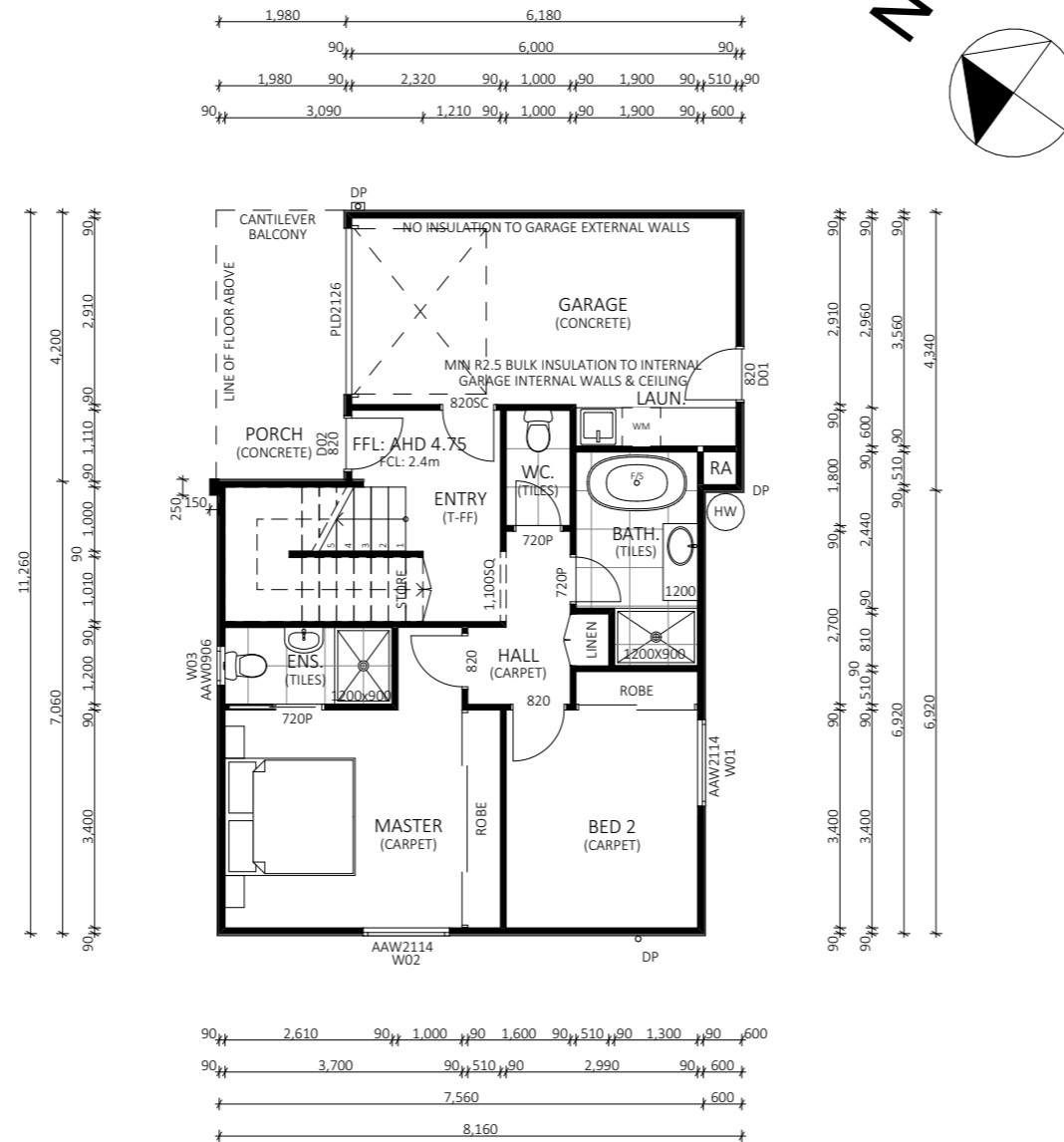
COUNCIL	ZONE	ENERGY STAR RATING	TBC
LAUNCESTON CITY	GENERAL RESIDENTIAL	BAL RATING	N/A
PROPOSED FIRST FLOOR PLAN	76.14	LAND TITLE REFERENCE	91778/3
PROPOSED GROUND FLOOR PLAN	80.67	PROPERTY ID	6568721
		LOT SIZE (M ²)	615.09
		PLANNING OVERLAY	INVERMAY/INVERESK FLOOD INUNDATION SPECIFIC AREA PLAN + SAFEGUARDING OF AIRPORTS
		SITE HAZARDS	N/A
		DESIGN WIND CLASS	TBC
		SOIL CLASSIFICATION	TBC
		CLIMATE ZONE	7
		ALPINE AREA	N/A
		CORROSION ENV'	N/A

ATTACHMENTS

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	<p>SIGNATURE:</p>		<p>DATE:</p>		<p>DRAWN</p>	<p>C.O.</p>	<p>DRAWING</p>	<p>1/13</p>			
	<p>SIGNATURE:</p>		<p>DATE:</p>		<p>CHECKED</p>	<p>M.L.</p>	<p>SCALE (@A3)</p>	<p>NTS</p>			



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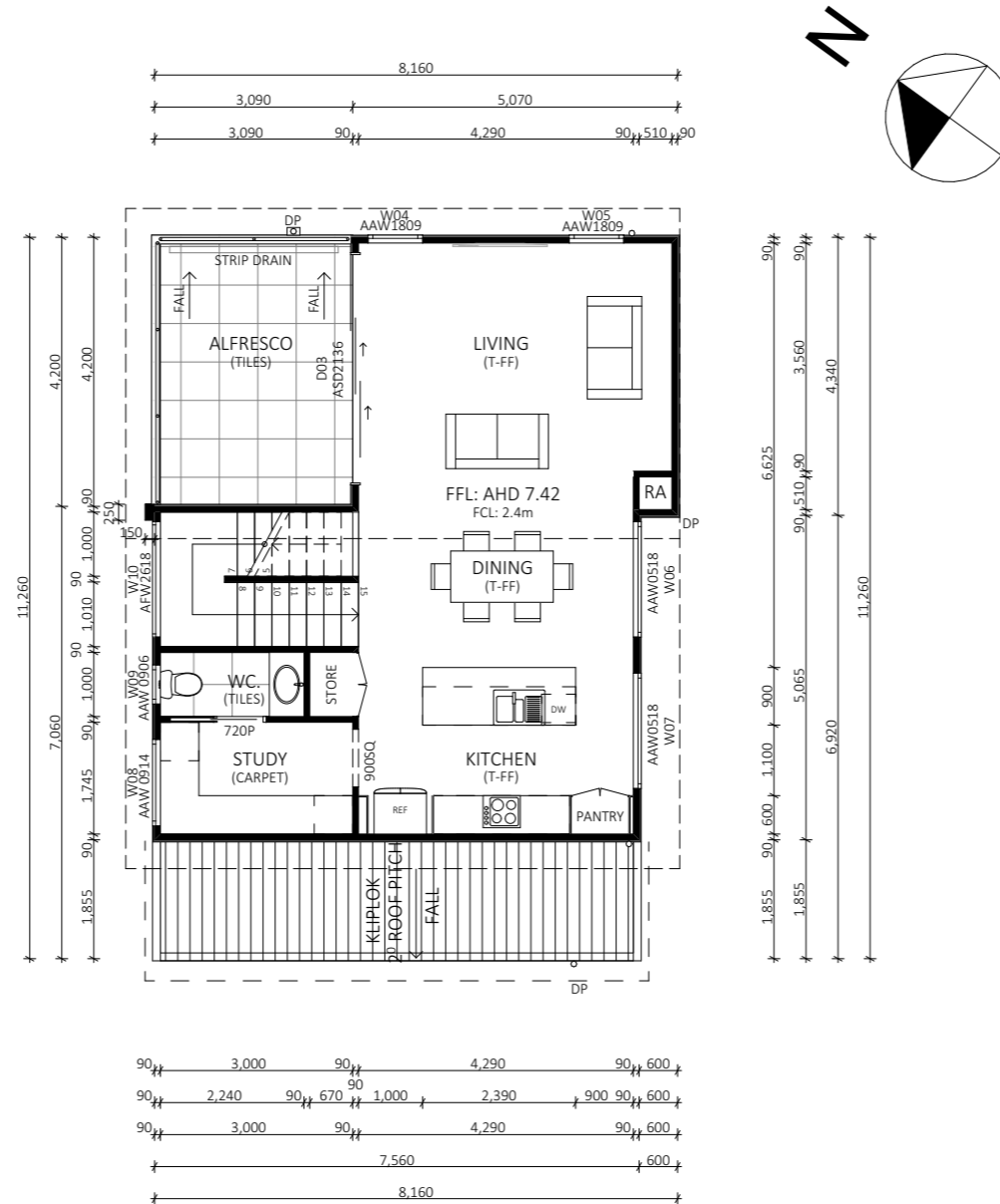
**DRAWING
GROUND
FLOOR**

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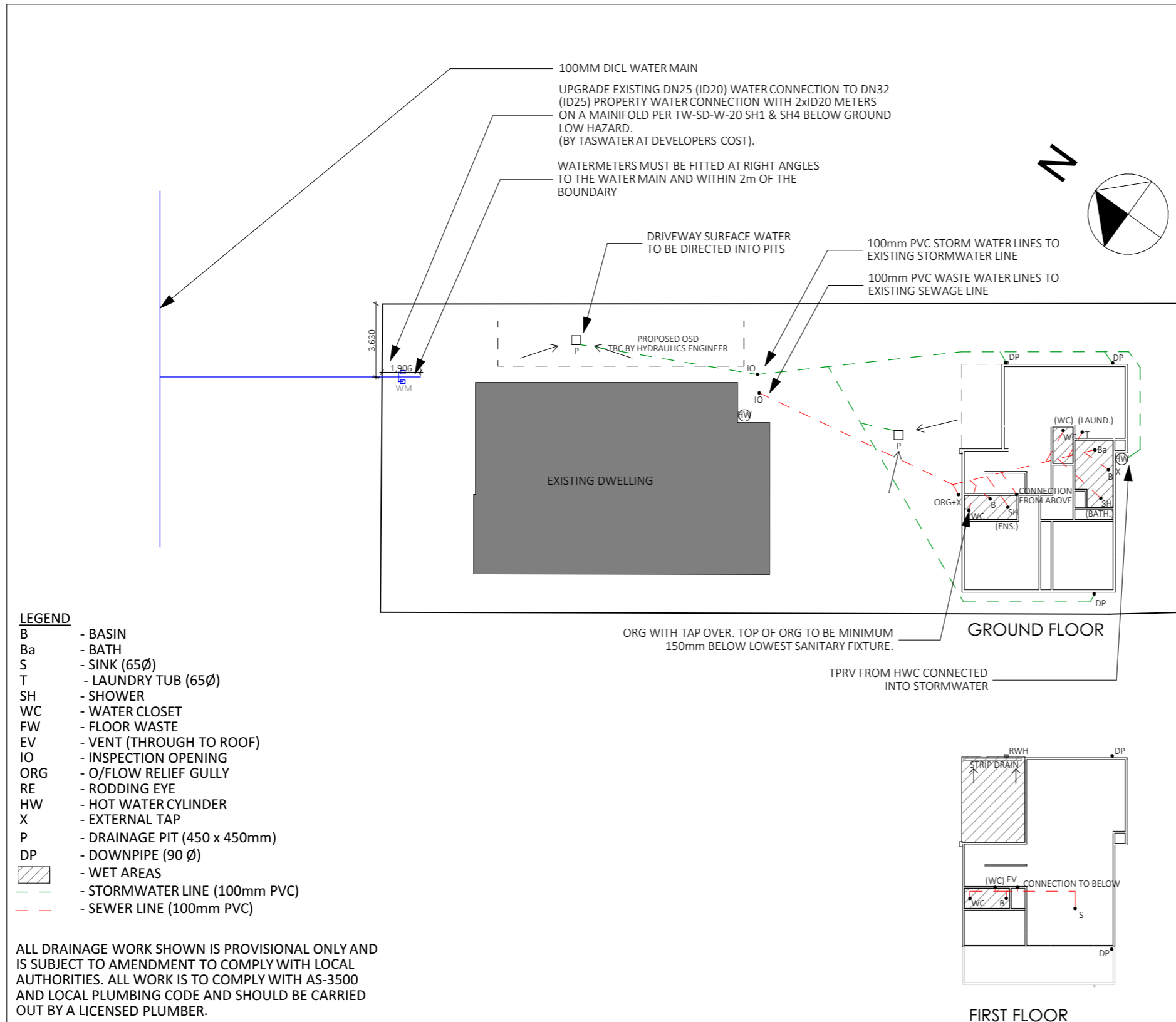
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FIRST FLOOR

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INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 i) WITHIN AN UNVENTILATED WALL SPACE
 ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
 b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
 MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
 b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
 MUST HAVE A MINIMUM R-VALUE OF 0.6

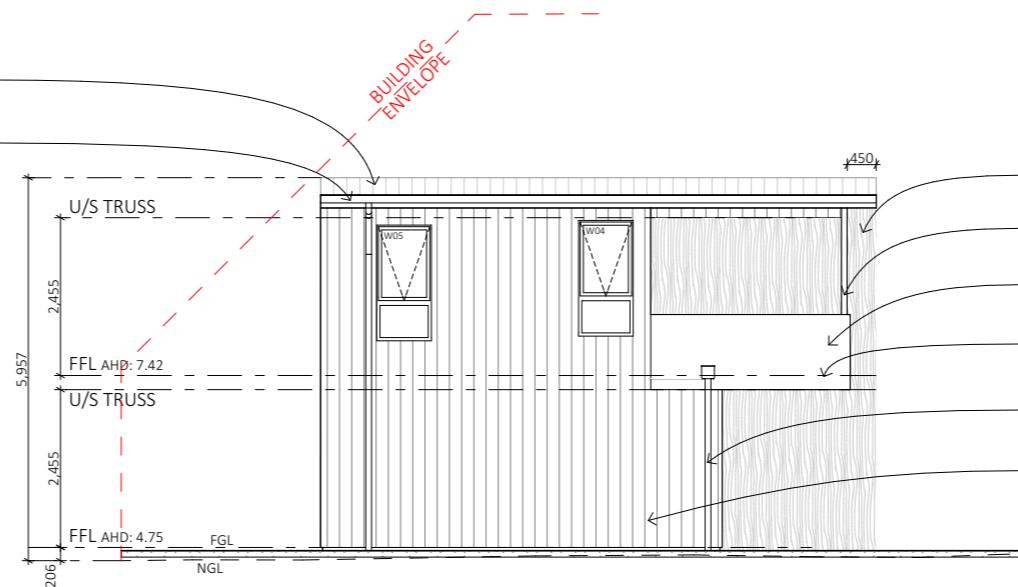
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE WSA 02-2014-3.1 VERSION 3.1 MRWA EDITION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

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KLIPOK ROOF CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

COLORBOND FASCIA & GUTTER
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT



SELECT TIMBER CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
TAS OAK SHIPLAP WITH OIL FINISH

90x90 SHS POST
PAINT FINISH COLOUR - TBC BY CLIENT

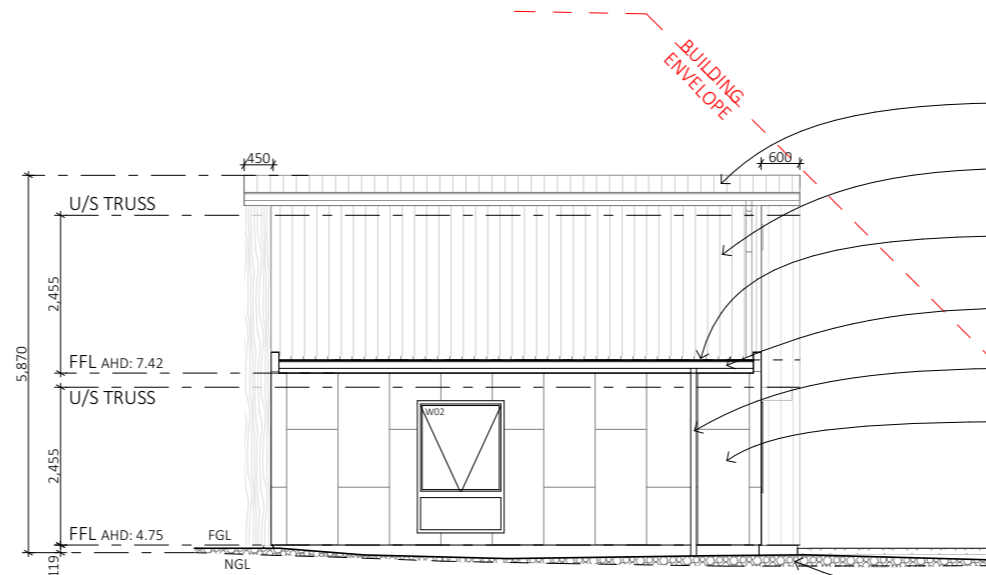
CORTEN STEEL
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

STEEL FRAMED TIMBER DECK
AS PER STRUCTURAL DETAILS
DECKING BOARD FINISH & COLOUR - TBC BY CLIENT

90Ø PVC DOWN PIPE
PAINT FINISH COLOUR - TBC BY CLIENT

TRIMDEK WALL CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

NORTH-EAST ELEVATION



KLIPOK ROOF CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

TRIMDEK WALL CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

TRIMDEK ROOF CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

COLORBOND FASCIA & GUTTER
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

90Ø PVC DOWN PIPE
PAINT FINISH COLOUR - TBC BY CLIENT

BARESTONE WALL CLADDING
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COLOUR - TBC BY CLIENT

FILL & BATTER

SOUTH-WEST ELEVATION



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DRAWING ELEVATIONS
NE - SW

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BARESTONE WALL CLADDING
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COLOUR - TBC BY CLIENT



SOUTH-EAST ELEVATION

KLIPOK ROOF CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

COLORBOND FASCIA & GUTTER
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

TRIMDEK WALL CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

90Ø PVC DOWN PIPE
PAINT FINISH COLOUR - TBC BY CLIENT

TRIMDEK WALL CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

90x90 SHS POST
PAINT FINISH COLOUR - TBC BY CLIENT

CORTEN STEEL
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

STEEL FRAMED TIMBER DECK
AS PER STRUCTURAL DETAILS
DECKING BOARD FINISH & COLOUR - TBC BY CLIENT

90Ø PVC DOWN PIPE
PAINT FINISH COLOUR - TBC BY CLIENT

SELECT TIMBER CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
TAS OAK SHIPLAP WITH OIL FINISH

KLIPOK ROOF CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

COLORBOND FASCIA & GUTTER
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

U/S TRUSS

2.455

FFL AHD: 7.42

U/S TRUSS

2.455

FFL AHD: 4.75

197

NGL

BARESTONE WALL CLADDING
FIXED IAW MANUFACTURERS SPECIFICATIONS
COLOUR - TBC BY CLIENT

FILL & BATTER

NORTH-WEST ELEVATION



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DRAWING ELEVATIONS
SE - NW

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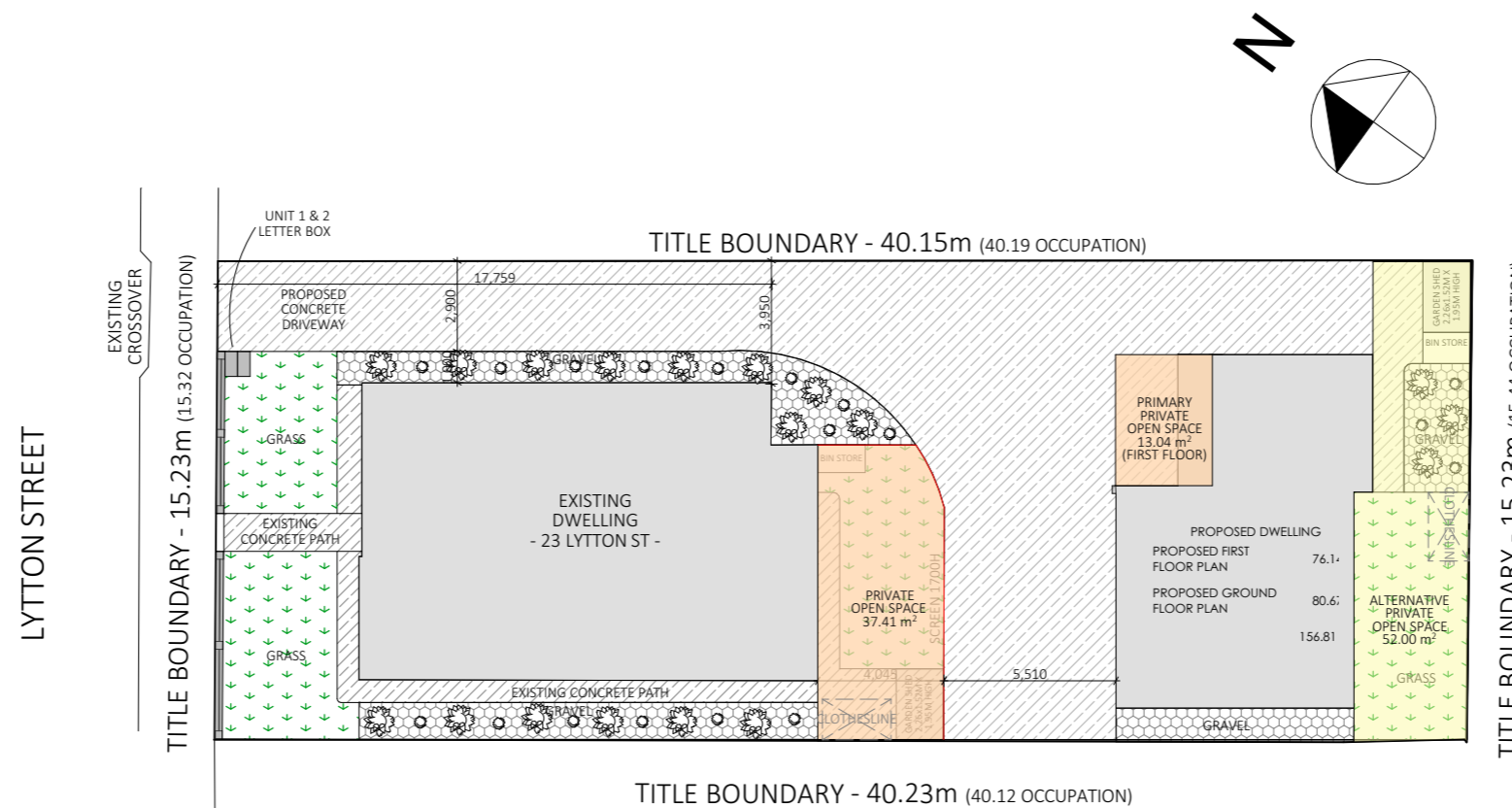
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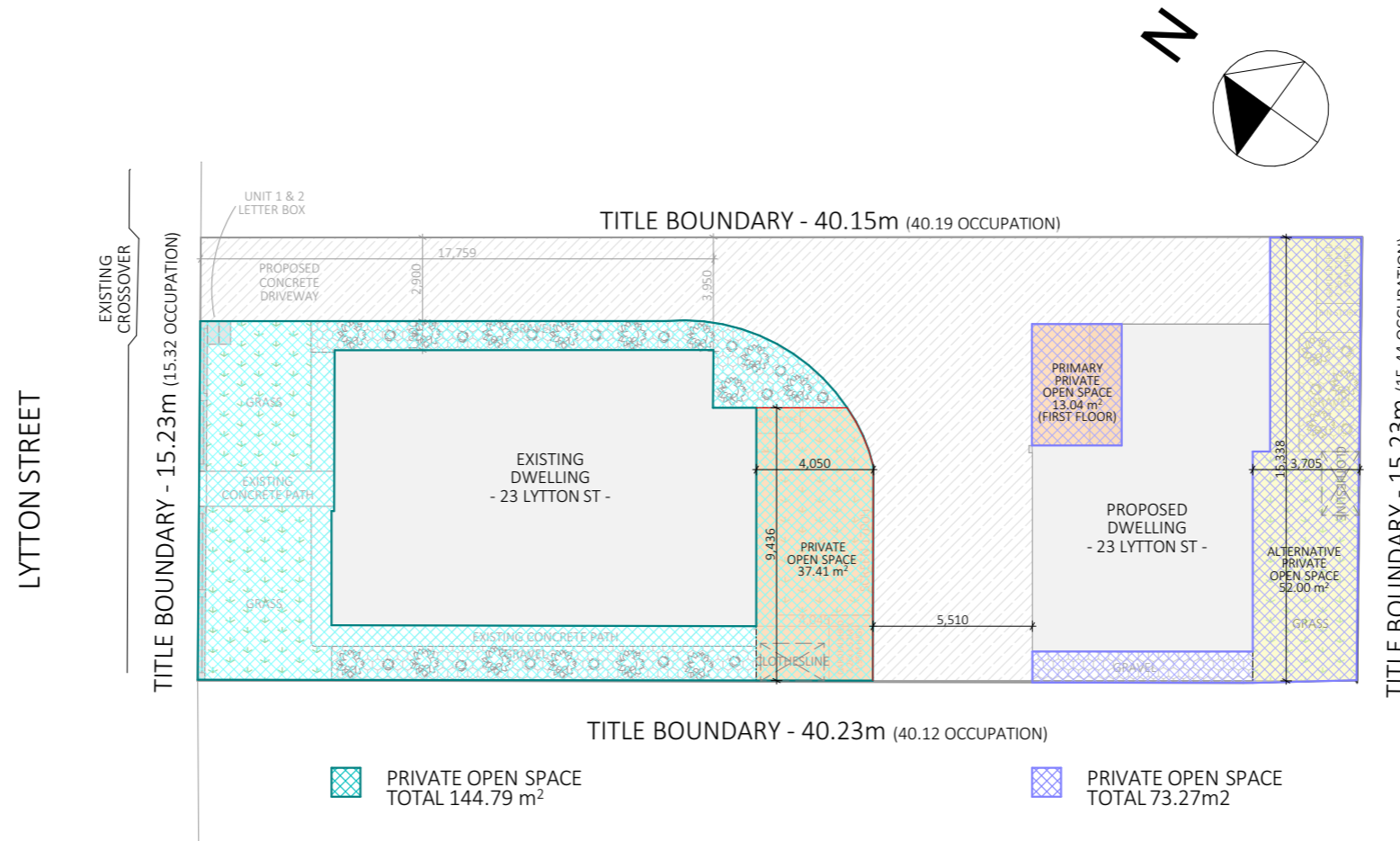
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			DRAWN	C.O.	DRAWING	8/13
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KEY	
	WESTRINGIA MUNDI MAX MATURE HEIGHT 0.5m
	LITTLE JOHN 'MELALEUCA CALLISTEMON' MAX MATURE HEIGHT 1m


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	<p>DRAWN C.O.</p>				<p>DRAWING 9/13</p>				
<p>CHECKED M.L.</p>	<p>SCALE (@A3) 1:200</p>								

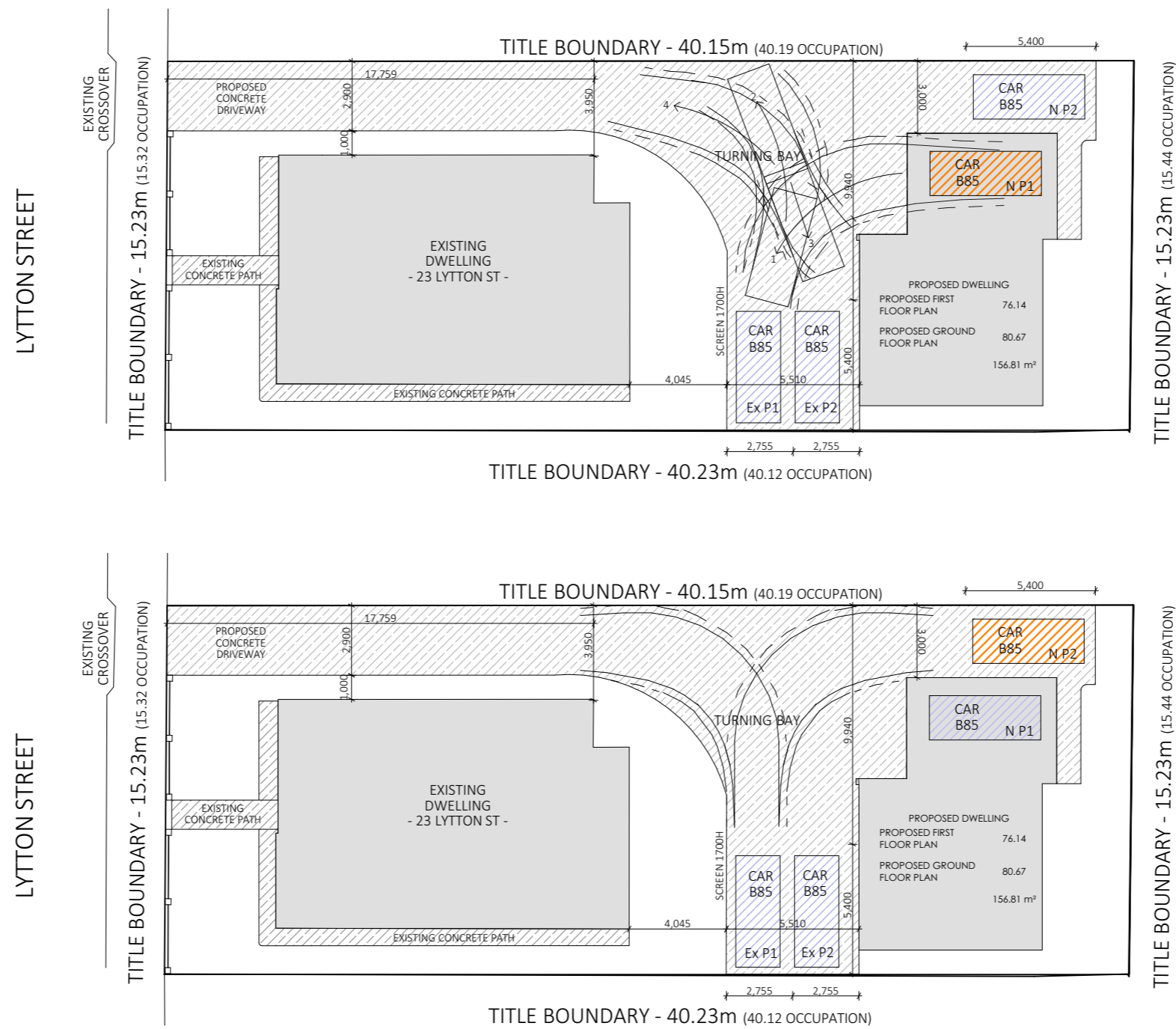


 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au Document Set ID: 4925518 Version: 1, Version Date: 20/07/2023	CLIENT/S: MT PROPERTY (TAS) PTY LTD	DRAWING PRIVATE OPEN SPACE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV. R1	DATE 18/05/2022	DESCRIPTION FOR DA	DESIGNER M.L.	JOB NUMBER LYTT23
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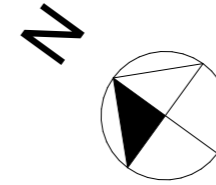
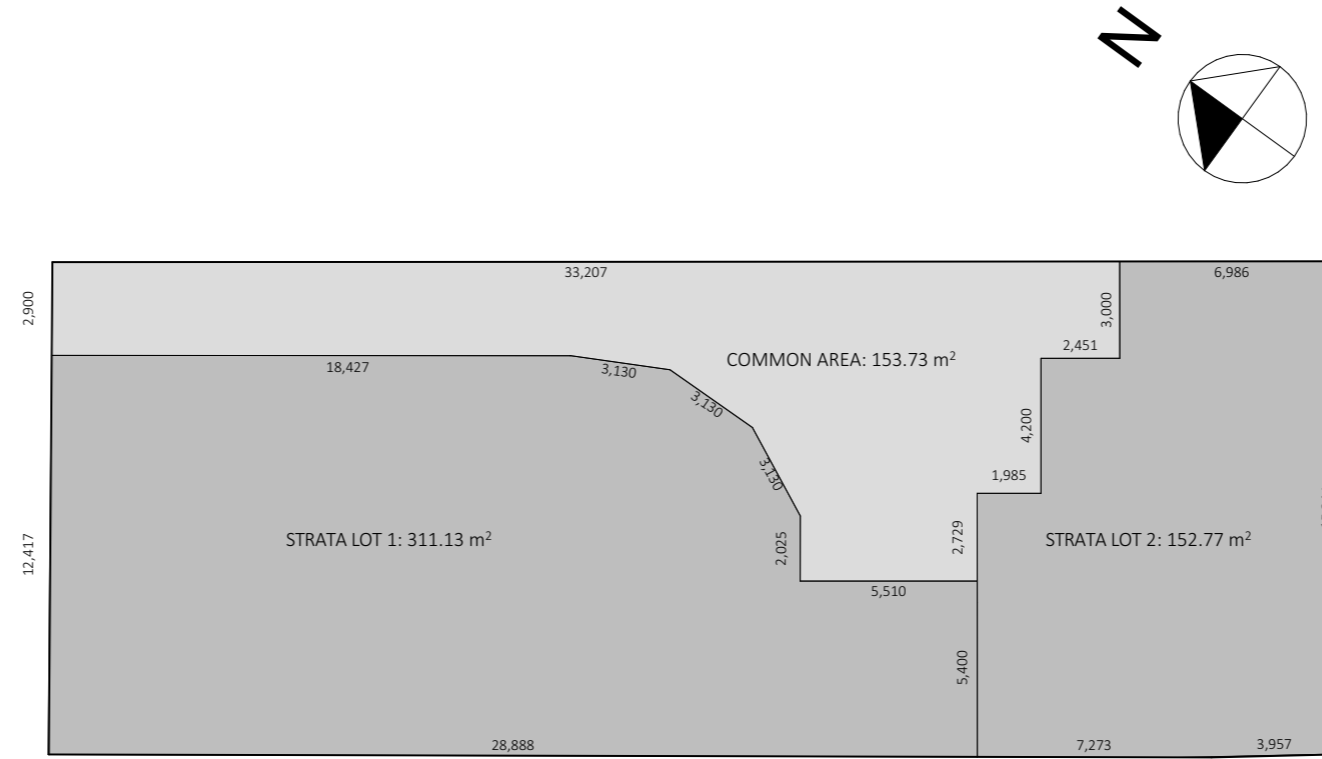
EXISTING DWELLING
2 x PARKS - FORWARD EXIT


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NEW DWELLING
2 x PARKS - FORWARD EXIT

 <p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au Document Set ID: 4925518 Version: 1, Version Date: 20/07/2023</p>	<p>CLIENT/S: MT PROPERTY (TAS) PTY LTD</p>	<p>DRAWING PARKING AND TURNING 2</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>		<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	<p>REV. R1</p>	<p>DATE 18/05/2022</p>	<p>DESCRIPTION FOR DA</p>	<p>DESIGNER M.L.</p>	<p>JOB NUMBER LYTT23</p>
	<p>DRAWN C.O.</p>		<p>DRAWING 12/13</p>							
	<p>CHECKED M.L.</p>		<p>SCALE (@A3) 1:200</p>							



 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au Document Set ID: 4925518 Version: 1, Version Date: 20/07/2023	CLIENT/S: MT PROPERTY (TAS) PTY LTD	DRAWING STRATA PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: DATE: SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV. DATE DESCRIPTION	DESIGNER M.L. JOB NUMBER LYTT23	
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Submission to Planning Authority Notice

Council Planning Permit No.	DA0331/2023	Council notice date	25/07/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00983-LCC	Date of response	28/07/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	CITY OF LAUNCESTON		
Contact details	Planning.Admin@launceston.tas.gov.au		
Development details			
Address	23 LYTTON ST, INVERMAY	Property ID (PID)	6568721
Description of development	Multiple Dwellings x 2 (1 new + 1 ex)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design to Live	Site Plan – 2/13	R1	08/05/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost. 3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPER CHARGES</p> <ol style="list-style-type: none"> 4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,054.20 to TasWater for water infrastructure for 0.6 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. 5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,317.75 to TasWater for sewerage infrastructure for 0.75 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 6. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid 			



<p>to TasWater.</p> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
<p>Advice</p>			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>			
<p>Developer Charges</p> <p>For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges</p>			
<p>Water Submetering</p> <p>As of July 1 2022, TasWater’s Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.</p>			
<p>Advice to the Drainage Authority</p> <p>The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.</p> <p>The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.</p>			
<p>Declaration</p>			
<p>The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.</p>			
<p>TasWater Contact Details</p>			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

10. ANNOUNCEMENTS BY THE MAYOR

10.1. Mayor's Announcements

FILE NO: SF2375

Thursday 24 August 2023

- Attended the *Teach Her 100* launch, Tatler Lane

Friday 25 August 2023

- Attended the Clifford Craig Women's Health Brunch, Country Club
- Attended the BLAZE fundraiser for Winter Relief Appeal, Minister Finlay's carpark
- Attended *Reflections of Love*, Princess Theatre

Saturday 26 August 2023

- Attended the City Park Radio Annual General Meeting, Hotel Grand Chancellor
- Attended the Northern Tasmania Junior Football Association Grand final series, UTAS Stadium
- Attended the BEAST Gala Ball - JCP Youth, Tailrace Centre

Sunday 27 August 2023

- Attended the Northern Tasmania Junior Football Association Grand final series, UTAS Stadium

Monday 28 August 2023

- Attended the Northern Tasmanian Alliance for Resilient Councils launch, Riverside
- Attended the TasICT and Launceston Chamber of Commerce Tapas and Technology Event, Tramsheds

Tuesday 29 August 2023

- Attended the UTAS Event on achieving relevance of research, Inveresk

Thursday 31 August 2023

- Attended *The End of Winter*, Earl Art Centre

Friday 1 September 2023

- Officiated at the Red Carpet Opening of *Breath Of Fresh Air* Film Festival, Plough Inn

Monday 4 September 2023

- Officiated at the Migrant Resource Centre Graduation Morning Tea for Aged Care and Hospitality Program, Door of Hope

Tuesday 5 September 2023

- Attended The Tasmanian Fashion Festival - opening night, The Star Theatre

Wednesday 6 September 2023

- Visited the Sandhill Aged Care Facility, South Launceston and spoke with residents
-

11. COUNCILLORS' REPORTS

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

12. QUESTIONS BY COUNCILLORS

12.1. Councillors' Questions on Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 30

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

No Councillors' Questions on Notice have been identified as part of this Agenda

12.2. Councillors' Questions Without Notice

Local Government (Meeting Procedures) Regulations 2015 - Regulation 29

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

13. COMMITTEE REPORTS

13.1. Heritage Advisory Committee Meeting - 26 July 2023

FILE NO: SF2965

AUTHOR: Marcus Grantham (Team Leader Place Making)

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

DECISION STATEMENT:

To receive and consider a report from the Heritage Advisory Committee Meeting held on 26 July 2023.

RECOMMENDATION:

That Council receives the report from the Heritage Advisory Committee Meeting held on 26 July 2023.

REPORT:

The Heritage Advisory Committee met on 26 July 2023 and discussed the following:

- The welcoming of newly appointed community representative, Geoffrey Counsell and acknowledgment of Scott Carlin, Managing Director of the National Trust Tasmania, as the organisation's appointed representative.
 - Changes in development application DA0249/2023 - 116-128 Cimitiere Street, Launceston - Construction of a hotel and mixed-use development which includes partial demolition of existing buildings, and its impact on the local area.
 - The Council's work with the Launceston Historical Society (LHS) to assist the LHS Walks app in being updated to include Chinese translations.
 - Macquarie House basement investigations for the development of a bookable permanent arts space for community to utilise and a place where the arts can be celebrated, encouraged, and facilitated.
 - Allocation of heritage funds 2022/2023 which included an archaeological dig of a convict road station in Kings Meadows, the appointment of a heritage consultant to the Heritage List review, and translation of the popular Heritage Walks into simplified Chinese/Mandarin.
 - An update on the status of the heritage list review. Feedback received during the review process has provided the City of Launceston with learnings for future improvement, including opportunities for engagement/consultation with Heritage Tasmania.
 - Consideration for the Bursary Policy to include heritage trades.
 - Building assessment and heritage role functions that may have been held in Council's historical City Architect position.
 - Salvaging of building materials pre/post-demolition, including opportunities for the Council to advocate for recycling building materials pre/post-demolition.
-

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

13.2. Tender Review Committee Meeting - 24 August 2023

FILE NO: SF0100/CD.012/2023/CD.029/2023

AUTHOR: Kelsey Hartland (Team Leader Governance)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To receive a report from the Tender Review Committee.

RECOMMENDATION:

That Council notes the decision of the Tender Review Committee to accept the tenders submitted by:

1. SBLA Studio Pty Ltd / Realm Studio Pty Ltd for City Park Play Space - Landscape Architecture and Play Equipment Design, Contract No: CD.012/2023 be accepted at a cost of \$188,150.00 (exclusive of GST).
 2. The Baker Group for Edinburgh Street (Nunamina Avenue to Quarantine Road) - Pavement rehabilitation, Contract No: CD.029/2023 be accepted for \$408,563.13 (exclusive of GST).
-

REPORT:

The Tender Review Committee Meeting, held on 24 August 2023, determined the following:

That the tenders submitted by:

1. SBLA Studio Pty Ltd / Realm Studio Pty Ltd for City Park Play Space - Landscape Architecture and Play Equipment Design, Contract No: CD.012/2023 be accepted at a cost of \$188,150.00 (exclusive of GST).
2. The Baker Group for Edinburgh Street (Nunamina Avenue to Quarantine Road) - Pavement rehabilitation, Contract No: CD.029/2023 be accepted for 408,563.13 (exclusive of GST).

be accepted.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014-2024

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

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

Focus Areas:

3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

14. COMMUNITY AND PLACE NETWORK

14.1. Cultural Advisory Committee - Terms of Reference (07-ToRx-001)

FILE NO: SF7357

AUTHOR: Mengda Liu (Cultural Development Officer)

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

DECISION STATEMENT:

The Cultural Advisory Committee terms of reference (07-ToRx-001) are due for review and this report will consider endorsement of the recommended updates.

PREVIOUS COUNCIL CONSIDERATION:

Council - 26 November 2020 - Agenda Item 17.2 - *City of Launceston Cultural Strategy 2020-2030*

Council - 20 May 2021 - Agenda Item 16.1 - Cultural Advisory Committee - *Terms of Reference*

RECOMMENDATION:

That Council endorses the Cultural Advisory Committee Terms of Reference (07-ToRx-001) as set out below:

Cultural Advisory Committee - Terms of Reference

The Cultural Advisory Committee is a Special Committee of Council convened under section 24(1) of the *Local Government Act 1993* (Tas).

PURPOSE:

The primary purpose of the Cultural Advisory Committee (the Committee) is to work in collaboration with the Council to provide Councillors and employees with strategic advice and informed feedback on matters pertaining to cultural development in the City of Launceston and the implementation of the Cultural Strategy. It also assists in promoting awareness and understanding of arts and culture in the City.

OBJECTIVES:

Objectives of the Cultural Advisory Committee are to:

- provide advice and support for cultural development within the municipal area, consistent with the Council's strategies and policies, including the implementation of City of Launceston's *Cultural Strategy 2020-2030*.
- advocate for the arts in Launceston.

- facilitate communication and joint initiatives between local business and industry, educational institutions, community groups and the Council in arts and cultural related disciplines.
- provide high-level advice to the Council on matters relating to public art and other commissions in the City of Launceston.
- advise the Council on delivering inclusive and diverse cultural services.
- promote integration across other committees and advisory groups of Council such as, but not limited to, the Heritage Advisory Committee, the Youth Advisory Group, the Access Advisory Committee and the Aboriginal Reference Group.

MEMBERSHIP:

The Cultural Advisory Committee will consist of the following positions:

- Two City of Launceston Councillors, nominated and endorsed by Council, one of whom will be the Chair. If the Chair is not present at a Meeting, the other Councillor who has been appointed to the Committee, shall Chair the Meeting.
- A maximum of up to eight skills-based members appointed by the City of Launceston will reflect:
 - a diverse range of expertise to provide a balance of cultural disciplines.
 - the capacity to consider the direction of cultural opportunities in a fair and equitable manner.
 - the ability to consider issues in a wider community context.
 - the awareness of arts and cultural activities, priorities and organisations in the municipality.
 - a mix of skills and attributes to complement other members of the Committee.
 - the diversity of the broader Launceston community.

All members are expected to use their experience, expertise and influence for the benefit of the wider Launceston community and not for their individual gain or for the gain of a particular organisation.

The Committee will be supported by:

- General Manager Creative Arts and Cultural Services Network;
- General Manager Community and Place Network;
- Cultural Place Development Officer; and
- One administration support staff officer.

The Council's Officers from the Creative Arts and Cultural Services Network and/or Liveable Communities will provide advice and/or assistance to the Committee. From time to time advice and support may be sought from other officers within the Council when their expertise is required.

SELECTION CRITERIA:

Aside from the two Councillor roles, which will be appointed by the Council, eligible members of the Cultural Advisory Committee will be selected based on the following criteria:

- practising artist and/or professional experience working in a field such as Cultural Development, Place Making, Cultural Tourism, Cultural Events, Recreation and Leisure, Arts and Culture Marketing and Promotions, Community Arts or Community Engagement.
- a thorough understanding of the key issues and challenges experienced by community based arts and cultural groups and organisations, and local cultural service providers.
- a deep understanding and experience of the arts and cultural scene locally, nationally and/or internationally.
- knowledge of local social, economic, cultural factors impacting the wider Launceston community.
- ability to work with the Council to shape policy direction and identify opportunities to grow and promote arts and culture across the City of Launceston Council.
- ability to work as part of a team.

SELECTION PROCESS:

The selection panel will include the Council's General Manager Community and Place Network, General Manager Creative Arts and Cultural Services Network, Manager Liveable Communities and the Cultural Place Development Officer. The Committee will assess the nominations against the selection criteria and recommend appointments to Council for endorsement.

TERMS OF APPOINTMENT:

- The term of appointment will be for a two year period.
- Members completing a two year term may re-apply for a further two year term. Appointments beyond four years are not supported.
- Members are appointed following a publicly advertised Expressions of Interest process, which will be advertised for a minimum of 14 days.
- Any member may resign at any time by advising their resignation to the Committee in writing.
- If a Committee member is absent without notification for two consecutive meetings, the Committee can request that Council declare the position vacant. When a vacancy occurs, the Chair is to report this to the Chief Executive Officer, who will determine the process for filling the vacancy.
- Members are not remunerated for their service to the Committee.

MEETING ARRANGEMENTS:

- The Committee's work will be guided by an annual work plan, established at the first meeting of the calendar year and reviewed at the last Meeting of the calendar year.
- The Cultural Advisory Committee will meet every two months and other times as required according to arrangements agreed to by the Committee. The schedule will be published following this agreement.
- Critical non-scheduled Meetings may take place if the matter warrants the urgency. The Committee will be notified of these as soon as possible by the Committee Officer/s. These Meetings should meet quorum requirements to proceed.
- Meetings will not exceed two hours in duration, unless otherwise advised.

- Agendas will be forwarded to members at least five working days prior to each Meeting.
- Minutes of the Meeting will be circulated to all members within 10 working days of each Meeting.

MEETING QUORUM:

Quorum pertains to Councillors and current Community Representative members only. An absolute majority, including at least one Councillor, is considered a quorum for meetings of the Cultural Advisory Committee.

MEETING NOTICES:

Meeting Agendas, Minutes and Meeting papers will be distributed to all Committee members electronically at least four clear days of the scheduled Meeting.

HOW THE COMMITTEE WILL OPERATE:

The Cultural Advisory Committee:

- is an advisory body only that provides non-binding strategic guidance to the Council. The Committee does not have delegated authority from Council.
- will be coordinated by the Cultural Place Development Officer.
- may establish working groups as needed to address specific projects and may include additional people from the community where there is a specific need. Meetings for these groups will be held when required.

CODE OF CONDUCT:

All Committee members must adhere to the Code of Conduct for Committees. Councillors and the Council's Officers must also adhere to their relevant Code of Conduct. Members will demonstrate our values in action. The City of Launceston is a values-based organisation and it is expected the members of advisory committees support the organisation's values.

ORGANISATIONAL VALUES:



**Our people
matter**



**We care about
our community**



**We bring an
open mind**



**We go home
safe and well**

CONFLICT OF INTEREST:

If a Committee member has an actual or perceived interest in a matter to be considered by the Committee, they must declare that interest prior to any discussion of the matter. Interests will be managed in a way that respects the Committee member and the operation of the Committee. In some circumstances, this will mean that a Committee member with a declared interest will be required to withdraw from the Meeting during the discussions of the matter.

The declaration of interest will be noted in the Committee's report to Council.

RESOURCES:

The Council will provide an officer to organise meetings, take minutes and distribute follow-up actions to other officers.

RELATED POLICIES AND PROCEDURES:

14-Plx-033 Code of Conduct for Members of Special Committees

22-PI-030 Code of Conduct Policy

14-Plx-029 Community Appointments to Advisory Committees Policy

REVIEW:

The Terms of Reference, including membership, will be reviewed at least every two years from the date of adoption of this version.

REPORT:

On 26 November 2020, Council unanimously endorsed the adoption of the City of Launceston Cultural Strategy 2020-2030 (the Strategy). The strategy prioritised the establishment of a Cultural Advisory Committee as the next step.

On 20 May 2021, Council unanimously endorsed the adoption of the Cultural Advisory Committee - Terms of Reference (ToR). The primary purpose of the Committee is to work in collaboration with the Council to provide Councillors and employees with strategic advice and informed feedback on matters pertaining to cultural development in the City of Launceston and the implementation of the Strategy. It also assists in promoting awareness and understanding of arts and culture in the City.

The ToR states that *the Terms of Reference will be reviewed at least every two years from the date of adoption.*

Following consultation with the committee, minor amendments to the ToR were made, such as providing a clearer definition of *Meeting Quorum* and further outlining the skills required to become a member of the Committee. No major content changes were made. The final version of the reviewed Cultural Advisory Committee - Terms of Reference is included as Attachment 1.

A summary of changes is listed below, highlighted in red.

Reference Heading	Previous Reference Version	Updated Reference Version
Membership	<p>The Committee will be supported by:</p> <ul style="list-style-type: none"> • General Manager Creative Arts and Cultural Services Network; • Cultural Place Development Officer; and • One administration support staff officer. 	<p>The Committee will be supported by:</p> <ul style="list-style-type: none"> • General Manager Creative Arts and Cultural Services Network; • General Manager Community and Place Network; • Cultural Place Development Officer; and • One administration support staff officer.

Reference Heading	Previous Reference Version	Updated Reference Version
<p>Selection Criteria</p>	<p>Aside from the two Councillors roles, which will be appointed by the Council, eligible members of the Cultural Advisory Committee will be selected based on the following criteria:</p> <ul style="list-style-type: none"> • professional experience working in a field such as Cultural Development, Place Making, Cultural Tourism, Cultural Events, Recreation and Leisure, Arts and Culture Marketing and Promotions, Community Arts or Community Engagement. • practising artist or industry professional. • a thorough understanding of the key issues and challenges experienced by community based arts and cultural groups and organisations and local cultural service providers. • a strong established network in the community. • knowledge of local social, economic, cultural factors impacting the wider Launceston community. • ability to work with the Council to shape policy direction and identify opportunities to grow and promote arts and culture across the City of Launceston Council. • ability to work as part of a team. 	<p>Aside from the two Councillors roles, which will be appointed by the Council, eligible members of the Cultural Advisory Committee will be selected based on the following criteria:</p> <ul style="list-style-type: none"> • practising artist and/or professional experience working in a field such as Cultural Development, Place Making, Cultural Tourism, Cultural Events, Recreation and Leisure, Arts and Culture Marketing and Promotions, Community Arts or Community Engagement. • practising artist or industry professional. • a thorough understanding of the key issues and challenges experienced by community based arts and cultural groups and organisations and local cultural service providers. • a strong established network in the community. • a deep understanding and experience of the arts and cultural scene locally, nationally and/or internationally. • knowledge of local social, economic, cultural factors impacting the wider Launceston community. • ability to work with the Council to shape policy direction and identify opportunities to grow and promote arts and culture across the City of Launceston Council. • ability to work as part of a team.

Reference Heading	Previous Reference Version	Updated Reference Version
Selection Process	The selection panel will include the Council's General Manager Creative Arts and Cultural Services, Manager Liveable Communities and the Cultural Place Development Officer. The Committee will assess the nominations against the selection criteria and recommend appointments to Council for endorsement.	The selection panel will include the Council's General Manager Community and Place Network , General Manager Creative Arts and Cultural Services, Manager Liveable Communities and the Cultural Place Development Officer. The Committee will assess the nominations against the selection criteria and recommend appointments to Council for endorsement.
Terms of Appointment	<ul style="list-style-type: none"> Members completing a two year term may re-apply for a further two year term. 	<ul style="list-style-type: none"> Members completing a two year term may re-apply for a further two year term. Appointments beyond four years are not supported.
Meeting Arrangements	<ul style="list-style-type: none"> The Cultural Advisory Committee will meet every two months and other times as required according to arrangements agreed to by the Committee. The schedule will be published following this agreement. Critical non-scheduled Meetings may take place if the matter warrants the urgency. The Committee will be notified of these as soon as possible by the Committee Officer/s. These Meetings should meet quorum requirements to proceed. Meetings will not exceed two hours in duration, unless otherwise advised. Agendas will be forwarded to members at least three working days prior to each Meeting. Minutes of the Meeting will be circulated to all members within 10 working days of each Meeting. 	<ul style="list-style-type: none"> The Committee's work will be guided by an annual work plan, established at the first meeting of the calendar year and reviewed at the last meeting of the calendar year. The Cultural Advisory Committee will meet every two months and other times as required according to arrangements agreed to by the Committee. The schedule will be published following this agreement. Critical non-scheduled Meetings may take place if the matter warrants the urgency. The Committee will be notified of these as soon as possible by the Committee Officer/s. These Meetings should meet quorum requirements to proceed. Meetings will not exceed two hours in duration, unless otherwise advised. Agendas will be forwarded to members at least three five working days prior to each Meeting. Minutes of the Meeting will be circulated to all members within 10 working days of each Meeting.

Reference Heading	Previous Reference Version	Updated Reference Version
Meeting Quorum	An absolute majority, including at least one Councillor, is considered a quorum for Meetings of the Cultural Advisory Committee.	Quorum pertains to Councillors and current community representative members only. An absolute majority, including at least one Councillor, is considered a quorum for Meetings of the Cultural Advisory Committee.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

1. To develop and consistently utilise contemporary and effective community engagement processes.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Draft Cultural Advisory Committee - Terms of Reference Review [14.1.1 - 5 pages]

Cultural Advisory Committee - Terms of Reference

The Cultural Advisory Committee is a Special Committee of Council convened under section 24(1) of the *Local Government Act 1993* (Tas).

PURPOSE:

The primary purpose of the Cultural Advisory Committee (the Committee) is to work in collaboration with the Council to provide Councillors and employees with strategic advice and informed feedback on matters pertaining to cultural development in the City of Launceston and the implementation of the Cultural Strategy. It also assists in promoting awareness and understanding of arts and culture in the City.

OBJECTIVES:

Objectives of the Cultural Advisory Committee are to:

- provide advice and support for cultural development within the municipal area, consistent with the Council's strategies and policies, including the implementation of City of Launceston's *Cultural Strategy 2020-2030*.
- advocate for the arts in Launceston.
- facilitate communication and joint initiatives between local business and industry, educational institutions, community groups and the Council in arts and cultural related disciplines.
- provide high-level advice to the Council on matters relating to public art and other commissions in the City of Launceston.
- advise the Council on delivering inclusive and diverse cultural services.
- promote integration across other committees and advisory groups of Council such as, but not limited to, the Heritage Advisory Committee, the Youth Advisory Group, the Access Advisory Committee and Aboriginal Reference Group.

MEMBERSHIP:

The Cultural Advisory Committee will consist of the following positions:

- Two City of Launceston Councillors, nominated and endorsed by Council, one of whom will be the Chair. If the Chair is not present at a Meeting, the other Councillor who has been appointed to the Committee shall Chair the Meeting.
- A maximum of up to eight skills-based members appointed by the City of Launceston will reflect:
 - a diverse range of expertise to provide a balance of cultural disciplines.
 - the capacity to consider the direction of cultural opportunities in a fair and equitable manner.
 - the ability to consider issues in a wider community context.
 - the awareness of arts and cultural activities, priorities and organisations in the municipality.
 - a mix of skills and attributes to complement other members of the Committee.
 - the diversity of the broader Launceston community.

All members are expected to use their experience, expertise and influence for the benefit of the wider Launceston community and not for their individual gain or for the gain of a particular organisation.

The Committee will be supported by:

- General Manager Creative Arts and Cultural Services Network;
- General Manager Community and Place Network;

- Cultural Place Development Officer; and
- One administration support staff officer.

The Council's Officers from the Creative Arts and Cultural Services Network and/or Liveable Communities will provide advice and/or assistance to the Committee. From time to time advice and support may be sought from other officers within the Council when their expertise is required.

SELECTION CRITERIA:

Aside from the two Councillors roles, which will be appointed by the Council, eligible members of the Cultural Advisory Committee will be selected based on the following criteria:

- practising artist and/or professional experience working in a field such as Cultural Development, Place Making, Cultural Tourism, Cultural Events, Recreation and Leisure, Arts and Culture Marketing and Promotions, Community Arts or Community Engagement.
- ~~practising artist or industry professional.~~
- a thorough understanding of the key issues and challenges experienced by community based arts and cultural groups and organisations, and local cultural service providers.
- ~~a strong established network in the community.~~ a deep understanding and experience of the arts and cultural scene locally, nationally and/or internationally.
- knowledge of local social, economic, cultural factors impacting the wider Launceston community.
- ability to work with the Council to shape policy direction and identify opportunities to grow and promote arts and culture across the City of Launceston Council.
- ability to work as part of a team.

SELECTION PROCESS:

The selection panel will include the Council's General Manager Community and Place Network, General Manager Creative Arts and Cultural Services, Manager Liveable Communities and the Cultural Place Development Officer. The Committee will assess the nominations against the selection criteria and recommend appointments to Council for endorsement.

TERMS OF APPOINTMENT:

- The term of appointment will be for a two year period.
- Members completing a two year term may re-apply for a further two year term. Appointments beyond four years are not supported.
- Members are appointed following a publicly advertised Expressions of Interest process, which will be advertised for a minimum of 14 days.
- Any member may resign at any time by advising their resignation to the Committee in writing.
- If a Committee member is absent without notification for two consecutive meetings, the Committee can request that Council declare the position vacant.
- When a vacancy occurs, the Chair is to report this to the Chief Executive Officer, who will determine the process for filling the vacancy.
- Members are not remunerated for their service to the Committee.

MEETING ARRANGEMENTS:

- The Committee's work will be guided by an annual work plan, established at the first meeting of the calendar year and reviewed at the last meeting of the calendar year.
- The Cultural Advisory Committee will meet every two months and other times as required according to arrangements agreed to by the Committee. The schedule will be published following this agreement.

CITY OF LAUNCESTON - Cultural Advisory Committee - Terms of Reference

- Critical non-scheduled Meetings may take place if the matter warrants the urgency. The Committee will be notified of these as soon as possible by the Committee Officer/s. These Meetings should meet quorum requirements to proceed.
- Meetings will not exceed two hours in duration, unless otherwise advised.
- Agendas will be forwarded to members at least ~~three~~ **five** working days prior to each Meeting.
- Minutes of the Meeting will be circulated to all members within 10 working days of each Meeting.

MEETING QUORUM:

Quorum pertains to Councillors and current community representative members only. An absolute majority, including at least one Councillor, is considered a quorum for meetings of the Cultural Advisory Committee.

MEETING NOTICES:

Meeting Agendas, Minutes and Meeting papers will be distributed to all Committee members electronically at least four clear days of the scheduled Meeting.

HOW THE COMMITTEE WILL OPERATE:

The Cultural Advisory Committee:

- is an advisory body only that provides non-binding strategic guidance to the Council. The Committee does not have delegated authority from Council.
- will be coordinated by the Cultural Place Development Officer.
- may establish working groups as needed to address specific projects and may include additional people from the community where there is a specific need. Meetings for these groups will be held when required.

CODE OF CONDUCT:

All Committee members must adhere to the Code of Conduct for Committees. Councillors and the Council's Officers must also adhere to their relevant Code of Conduct. Members will demonstrate our values in action. City of Launceston is a values-based organisation and it is expected that members of Advisory Committees support our values.

ORGANISATIONAL VALUES:



Our people matter



We care about our community



We bring an open mind



We go home safe and well

CONFLICT OF INTEREST:

If a Committee member has an actual or perceived interest in a matter to be considered by the Committee, they must declare that interest prior to any discussion of the matter. Interests will be managed in a way that respects the Committee member and the operation of the Committee. In some circumstances, this will mean that a Committee member with a declared interest will be required to withdraw from the Meeting during the discussions of the matter.

The declaration of interest will be noted in the report outlining the Committee's Recommendation to Council.

RESOURCES:

CITY OF LAUNCESTON - Cultural Advisory Committee - Terms of Reference

The Council will provide an officer to organise meetings, take minutes and distribute follow-up actions to other officers.

REVIEW:

The Terms of Reference, including membership, will be reviewed at least every two years from the date of adoption of this version.

RELATED POLICIES AND PROCEDURES:

- 14-Plx-033 Code of Conduct for Members of Special Committees
- 22-PI-030 Code of Conduct Policy
- 14-Plx-029 Community Appointments to Advisory Committees Policy

DRAFT

CITY OF LAUNCESTON - Cultural Advisory Committee - Terms of Reference

DOCUMENT INFORMATION

Reference Number	07-ToRx-001
Version	20/05/2021
Review	20/05/2023
Key function	Cultural Development
Document Type	Terms of Reference
Responsible Network	Community and Place Network
Approved By	Council
Action Officer	Mengda Liu
Text search key words	terms of reference cultural advisory committee

To be communicated to <i>(To be identified by Approver)</i> (Insert ✓ in relevant row)		Department/Area only
		Network via General Manager and Managers
		Specific Areas
	✓	Organisation-wide
	✓	Website
		Intranet (via a link)

Hard copy distribution	N/A
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NOTE: Always check to ensure you have the latest version of the document.

Document Information Page 1 of 1

Printed: 20/12/2016
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Version: 7, Version Date: 02/06/2021

14.2. Small Events Sponsorship Round 2 2023/2024

FILE NO: SF7539

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

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

DECISION STATEMENT:

To consider committing event sponsorship support for small events (Round 2) 2023/2024.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council approves the following small event sponsorship applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Launceston Carols by Candlelight Inc.*	Launceston Carols by Candlelight	83%	\$5,000	\$5,000	\$5,000
Rock Challenge Tasmania	Riverbend Rock Challenge	83%	\$5,000	\$5,000	\$5,000
Cancer Council Tasmania	Relay For Life	82%	\$5,000	\$5,000	\$5,000
Northern Tasmanian Croquet Centre Inc.	Northern Tasmanian Croquet Easter Tournament	81%	\$1,000	\$1,000	\$1,000
IO Performance Tasmanian Rock Challenge^	Launceston Summer Series	81%	\$10,000	\$5,000	\$5,000
Tasmanian Brick Enthusiasts Inc.	Brixhibition Launceston	79%	\$5,000	\$5,000	\$3,750
Tamar Bicycle Users Group Inc.*	Bike Week 2024	74%	\$2,500	\$2,500	\$1,875
RSPCA Tasmania	RSPCA Tasmania Million Paws Walk	73%	\$5,000	\$5,000	\$3,750
Launceston and Henley Regatta Association	The Launceston and Henley Regatta	70%	\$5,000	\$5,000	\$3,750

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Community of St Patricks River District (Tas) Inc.	St Patricks River District Day	69%	\$5,000	\$5,000	\$3,750
Backyard Projections	Dinner And A Movie	67%	\$5,000	\$5,000	\$3,750
Total			\$53,500	\$48,500	\$41,625
2023/2024 Small Event Sponsorship Budget - Round 2					\$60,000
Balance					\$18,375

[^] Application assessed as a small event, not a major event level 1 (\$12,500) as the Panel deemed the event to be a small event

* Mayor Matthew Garwood abstained from the assessment of Launceston Carols by Candlelight

* Madi Biggelaar (Launceston Central) abstained from the assessment of Bike Week 2024

REPORT:

The event sponsorship assessment panel assessed each application against the assessment criteria (detailed below) and provided the recommendations:

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community spirit - Builds community spirit, fosters pride and a sense of place.

Inclusiveness - Inclusive and accessible to residents within our community.

Asset usage - Utilisation and activation of community facilities including cultural, entertainment, sport and recreation venues, including Council owned and managed facilities.

New events - Demonstrate strategies for sustainability and a vision for growth.

Note: to encourage new events (events that have not been held in the City of Launceston municipality previously) there will be an additional question in the application. Answers to the question will be assessed and will enable bonus points to be awarded.

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

81-100% = 100% of requested funds

61-80% = 75% of requested funds

50-60% = 50% of requested funds

<50% = No funding provided

The Event Sponsorship Policy (05-PI-012) states that round 2 of the small event sponsorship program covers a seven-month period (1 January - 31 July) and will be allocated 60% of the annual budget.

Based on the 2023/2024 budget, available funds for small event sponsorship round 2 2023/2024 is \$60,000.

The total funds requested in small event sponsorship round 2 2023/2024 is \$53,500. Based on the assessment results, the recommended allocation of funds is \$41,625.

For future years the Event Sponsorship Assessment Panel notes it will not support a funding application for the Launceston Carols by Candlelight event if it is not being held within the Launceston Municipality.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building our profile and reputation as a great place to live, visit and invest. Approval of the recommended event sponsorship will have minimal impact on the environment. Approval of the recommended event sponsorship will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Areas:

3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Budget	Pre-committed	\$Recom	Balance
2023/2024 Small event sponsorship budget - Round 2	\$60,000	\$0	-\$41,625	\$18,375

Due to the 2023/2024 small event sponsorship budget having \$18,375 remaining with no more funding rounds for the 2023/2023 financial year, it is recommended that \$9,875 of these funds be transferred to the 2023/2023 major event sponsorship budget to fund the shortfall in round 2 and the remaining \$8,500 be transferred to the 2023/2024 special event sponsorship budget. The \$8,500 will then be utilised for future special event sponsorship applications for the 2023/2024 financial year.

2023/2024 Major event sponsorship budget round 2*	\$120,875
2023/2024 Special Event sponsorship budget remaining**	\$13,682

**includes the current major event sponsorship budget (round 2) of \$111,000 plus the transfer of \$9,875 from small event sponsorship budget.*

***includes the current special event sponsorship budget of \$5,182 plus the transfer of \$8,500 from small event sponsorship budget.*

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

14.3. Major Event Sponsorship Round 2 2023/2024

FILE NO: SF7538

AUTHOR: Stephanie Berns (Grants and Sponsorship Officer)

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

DECISION STATEMENT:

To consider pre-committing event sponsorship support for major events (Round 2) 2023/2024.

PREVIOUS COUNCIL CONSIDERATION:

Council - 24 January 2019 - Agenda Item 15.2 - Event Sponsorship Policy Review (05-PI-012)

RECOMMENDATION:

That Council:

1. approves the following major event sponsorship applications to receive the recommended sponsorship amounts:

Organisation	Event	Score	\$Request	\$Assess	\$Recom
LAFM/ChilliFM	Symphony Under the Stars Launceston (Level 2)	81%	\$20,000	\$20,000	\$20,000
Launceston Competitions Association Inc.	Launceston Competitions (Level 1)	81%	\$10,000	\$10,000	\$10,000
Tasmanian Turf Club Inc.	Ladbrokes Launceston Cup and Carnival (Level 2)	81%	\$50,000	\$20,000	\$20,000
Golf Australia	2024 Men's and Women's Tasmanian Open (Golf) and 2024 Tasmanian Inclusive Championship (Level 2)	73%	\$20,000	\$20,000	\$15,000
Jacqueline Anifandis	Launceston Ukulele Jamboree (Level 2)	72%	\$15,000	\$15,000	\$11,250

Organisation	Event	Score	\$Request	\$Assess	\$Recom
Tasmanian Marching Association Inc. trading as DrillDance Tasmania	2024 Australian DrillDance Championships (Level 2)	70%	\$20,000	\$20,000	\$15,000
Smash Attack Studios Pty Ltd	Fighting Island State Tasmania (F.I.S.T) (Level 1)	69%	\$12,500	\$12,500	\$9,375
Multicultural Council of Tasmania	Celebrating Harmony (Level 1)	68%	\$12,000	\$12,000	\$9,000
Motorsport Australia	Rally Launceston (Level 2)	66%	\$15,000	\$15,000	\$11,250
Total			\$174,500	\$144,500	\$120,875
2023/2024 Major Event Sponsorship Budget - Round 2					\$111,000
Balance					-\$9,875

* Madi Biggelaar (Launceston Central) abstained from the assessment of Celebrating Harmony.

2. notes the following major event sponsorship application will not be funded by Council, as the application received a score less than the recommended level for funding (<50%):

Organisation	Event	Score	\$Request	\$Assess	\$Recom
THEIRS INC	Jazz Thornton and THEIRS Tasmanian Tour	48%	\$15,600	\$15,600	\$0
Total			\$15,600	\$15,600	\$0

Note - there are two levels in this category

Level 1 - \$5,001 up to \$12,500 and Level 2 - \$12,500 up to \$20,000

REPORT:

The events sponsorship assessment panel assessed each application within the sponsorship levels and against the assessment criteria (detailed below) and provided the recommendations.

Sponsorship Levels

Funding is available under two levels:

- Level 1 - \$5,001 up to \$12,500
- Level 2 - \$12,501 up to \$20,000

Level 1 would typically be an event held in the Launceston municipality attracting audiences from local and intrastate areas.

Level 2 would typically be an event held in the Launceston municipality attracting larger audiences from local, intrastate, interstate and/or international areas.

Assessment Criteria

Participation - Enables social connections to take place within the community, including volunteering and participation opportunities.

Creativity and innovation - Encourages and supports creativity, innovation and local talent.

Community Spirit - Builds community spirit, fosters pride and a sense of place.

Economic - Demonstrates positive economic benefits through visitor spend, employment and/or investment.

Tourism and profile - Demonstrates positive tourism benefits, through the promotion of Launceston and the region, building our profile and reputation.

Asset usage - Utilisation and activation of community facilities including cultural, entertainment, sport and recreation venues, including Council owned and managed facilities.

New events - Demonstrate strategies for sustainability and a vision for growth.

Note: To encourage new events (events that have not been held in the City of Launceston municipality previously) there will be an additional question in the application. Answers to the question will be assessed and will enable bonus points to be awarded.

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

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

The Event Sponsorship Policy (05-PI-012) states that round 2 of the major event sponsorship program covers a seven-month period (1 January - 31 July) and will be allocated 60% of the annual budget.

Based on the 2023/2024 budget, available funds for major event sponsorship round 2 is \$111,000.

The total funds requested in round 2 of the major event sponsorship 2023/2024 is \$174,500. Based on the assessment results, the recommended allocation of funds is \$120,875.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Approval of the recommended event sponsorship will result in a positive economic impact to the Launceston community through delivering tourism and economic returns to the Launceston Community, building the City's profile and reputation as a great place to live, visit and invest; will have minimal impact on the environment and will provide a number of valuable social impacts for our community through community participation, building of community spirit and inclusiveness.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 – 2024

Strategic Priority 2: We facilitate prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.

10-Year Goal: To have realised opportunities that grow and sustain our economy and foster creative and innovative people and industries.

Focus Areas:

1. To actively market the City and region and pursue investment.
3. To provide an environment that is supportive to business and development within the municipality.
4. To promote tourism and the development of a quality tourism offering for Launceston.

Strategic Priority 4: We value our City's unique identity by celebrating our special heritage and culture and building on our competitive advantages to be a place where people choose to live, work and visit.

10-Year Goal: To sustain and promote Launceston as a unique place to live, work, learn and play.

Focus Areas:

2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston.
3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar.
4. To support the central business district (CBD) and commercial areas as activity places during day and night.
5. To support sustainable population growth in the Northern Region.

Strategic Priority 5: We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.

10-Year Goal: To offer access to services and spaces for all community members and to work in partnership with stakeholders to address the needs of vulnerable communities.

Focus Areas:

3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community.
4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.
5. To promote and support active and healthy lifestyles of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Event	Proposed Budget	Pre-committed	\$Recom	Balance
2023/2024 Major Event Sponsorship Budget - Round 2	\$111,000	\$0	-\$120,875	-\$9,875

Due to the 2023/2024 small event sponsorship budget having funds remaining with no more funding rounds for the 2023/2024 financial year, it is recommended that \$9,875 of these surplus funds to be transferred to the 2023/2024 major event sponsorship budget to fund the shortfall.

2023/2024 Major Event Sponsorship Budget*	\$0
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* includes the transfer of \$9,875 from the 2023/2024 Small Event Sponsorship Budget

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

14.4. Launceston Residential Land Review June 2023

FILE NO: SF2301

AUTHOR: Richard Jamieson (Manager City Development)

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

DECISION STATEMENT:

To consider the Launceston Residential Land Review prepared in 2022/2023 for the Launceston City Council by Renaissance Planning Pty Ltd.

RECOMMENDATION:

That Council endorses the Launceston Residential Land Review Report (Doc Set ID 4945651) and the Launceston Land Review Attachment to the Report (Doc Set ID 4945650).

REPORT:

The Launceston Residential Land Review Report was prepared in 2022/2023 for the Launceston City Council by Dr Jeff Wolinski, Renaissance Planning Pty Ltd.

The document was commissioned to provide a contemporary evidence base and a considered demand-supply assessment of likely residential land requirements for the City for the period 2023-2036.

The study outlines the following research and analysis:

- an overview of demographic change and trends housing construction at different spatial levels;
- assessment of housing need and residential land requirements for the greater City (2023 - 2036); and
- recommended priorities for residential development in the City of Launceston.

Tasmania's resident population has been growing at approximately one per cent per annum compound over the period 2001/2021. This growth rate is predicted to continue in projections provided by the Centre for Population (Online Public Release, 6 Jan 2023).

A residential-based population model prepared for the study indicates the resident population of the greater Launceston area is projected to increase to approximately 124,160 persons by 2036, representing a long-term growth rate of approximately 0.66 per cent per annum.

The study highlights the rates of development of housing within the Greater Launceston for the past 18-20 years. This shows a consistent distribution where the western and south-western growth areas of West Tamar, Meander Valley and Northern Midlands together held approximately 55 per cent of housing approvals in the greater City.

Approximately 39 per cent of the metropolitan housing market was held by the City of Launceston. The balance of approximately 6 per cent occurred in George Town.

The assessed total residential land requirements for the Greater Launceston City area for the 14-year period 2023 - 2036 together with an allowance for a seven year rolling reserve indicated that approximately 8,540 equivalent single lots (ESL) were likely to be required.

An inventory of the City of Launceston's residential land supply has been updated to March 2023. The assessed level of effective supply at March 2023 was approximately 1,400 lots ESL.

A detailed land demand-supply analysis for the City of Launceston has found that over the 14-year period to December 2036 approximately 3,430 dwellings are likely to be required to meet the ongoing and future needs of the City of Launceston. Of this number:

1. some 2,950 dwellings will be needed to be developed on new housing lots, comprised of approximately 1,620 single dwellings and 1,330 multiple units;
2. approximately 480 dwellings are projected as infill development in existing urban areas.

Total land requirements in the City of Launceston for new housing in the 2023-2036 period, together with an allowance for a seven-year rolling reserve, were assessed at approximately 3,150 lots ESL.

An important finding of the study is that the likely level of land requirements to accommodate the housing needs of the City will substantially exceed the existing development-ready land supply for the City assessed at March 2023.

The demand-supply analysis undertaken for the City of Launceston has identified a significant deficiency of zoned residential land that is readily capable of development and not constrained by any known issues. The findings clearly showed:

1. the City's current effective residential land supply was assessed at 1,400 lots ESL at March 2023.
2. residential land likely to be required for development in the near future and medium term (2023-2036) significantly exceeds current supply.
3. The minimum residential land requirements for the City of Launceston for the 14-year period are approximately (2023-2036) is 3,150 lots ESL.

CONCLUSIONS

The report concludes by recommending that the Council undertake a broadly based residential land development strategy in order to secure the City's required land supply necessary to meet future housing needs and minimise strategic risk in future residential development. The proposed actions are summarised as:

1. finalise the South Prospect development project (approximately 1,600 lots).
2. provide support for the proposed development project in Alanvale (approximately 450 lots).
3. adopt a co-ordinating role to address infrastructure constraints which are preventing two key projects from proceeding. Particularly Cedar Grove (325 lots) and The Green (400 lots).

4. review and complete the strategic and development planning undertaken for the St Leonards area providing for approximately 1,000 lots.
5. develop a multi-faceted program to foster and progress a diversity of infill development opportunities within the established urban area. The role of infill housing needs to be progressively expanded over time to form a significant component of new housing development.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 7: We are a City planning for our future by ensuring our approach to strategic land-use, development and infrastructure is coordinated, progressive and sustainable.

10-Year Goal: To facilitate appropriate development via integrated land-use planning, infrastructure investment and transport solutions within our municipality and region.

Focus Areas:

1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.
4. To ensure our suite of strategic planning initiatives are coordinated and representative of our community's needs and aspirations.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. Launceston Residential Land Review - 19 June 2023 - Dr Jeff Wolinski Report
[14.4.1 - 62 pages]
2. Launceston Residential Land Review Attachment to Report - Table Set
[14.4.2 - 54 pages]

LAUNCESTON RESIDENTIAL LAND REVIEW

June 2023







LAUNCESTON RESIDENTIAL LAND REVIEW

Final Report Prepared for the City of Launceston
June 2023



Dr Jeff Wolinski
Renaissance Planning Pty Ltd







Acknowledgements

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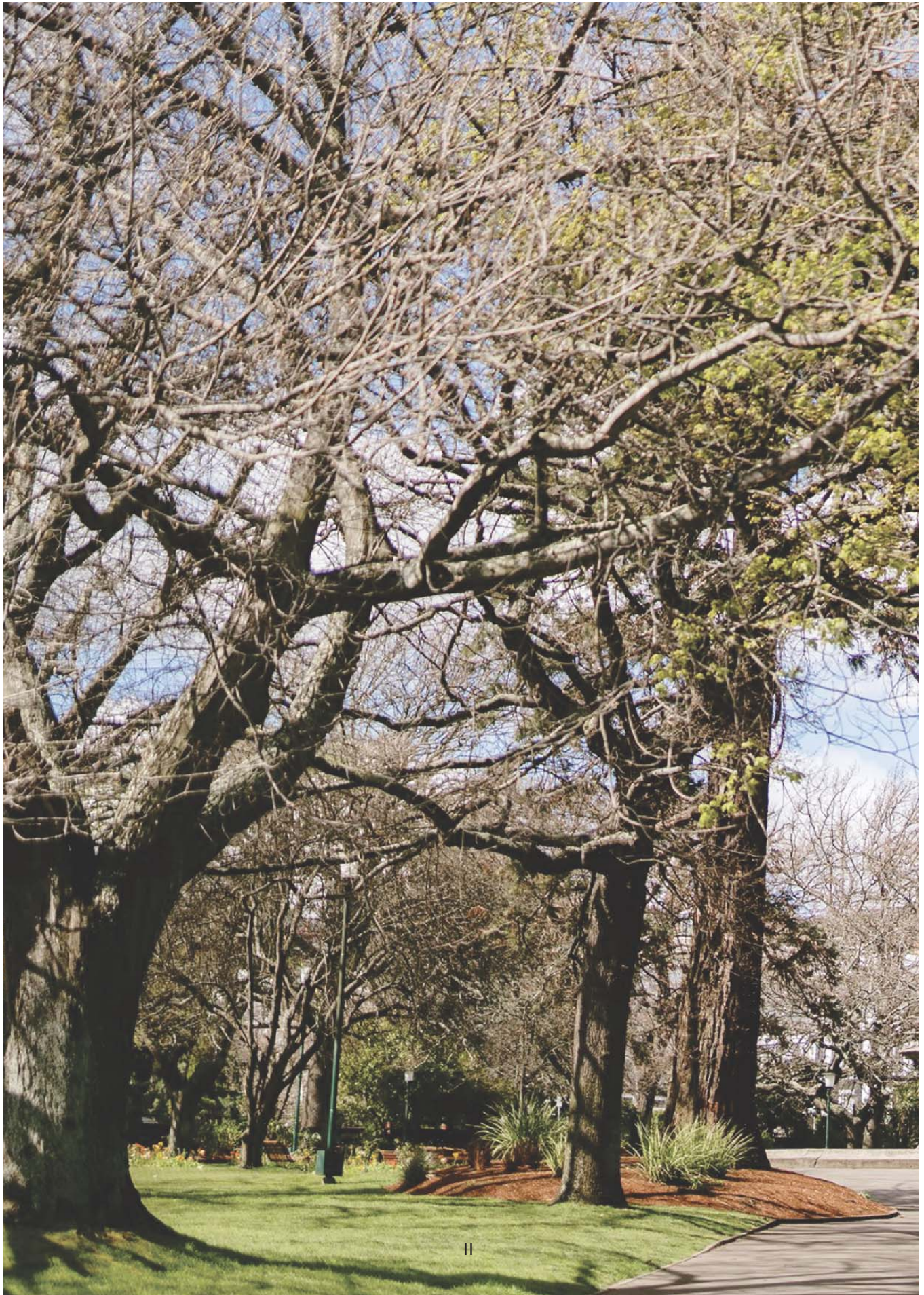
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Project Reference 23-101

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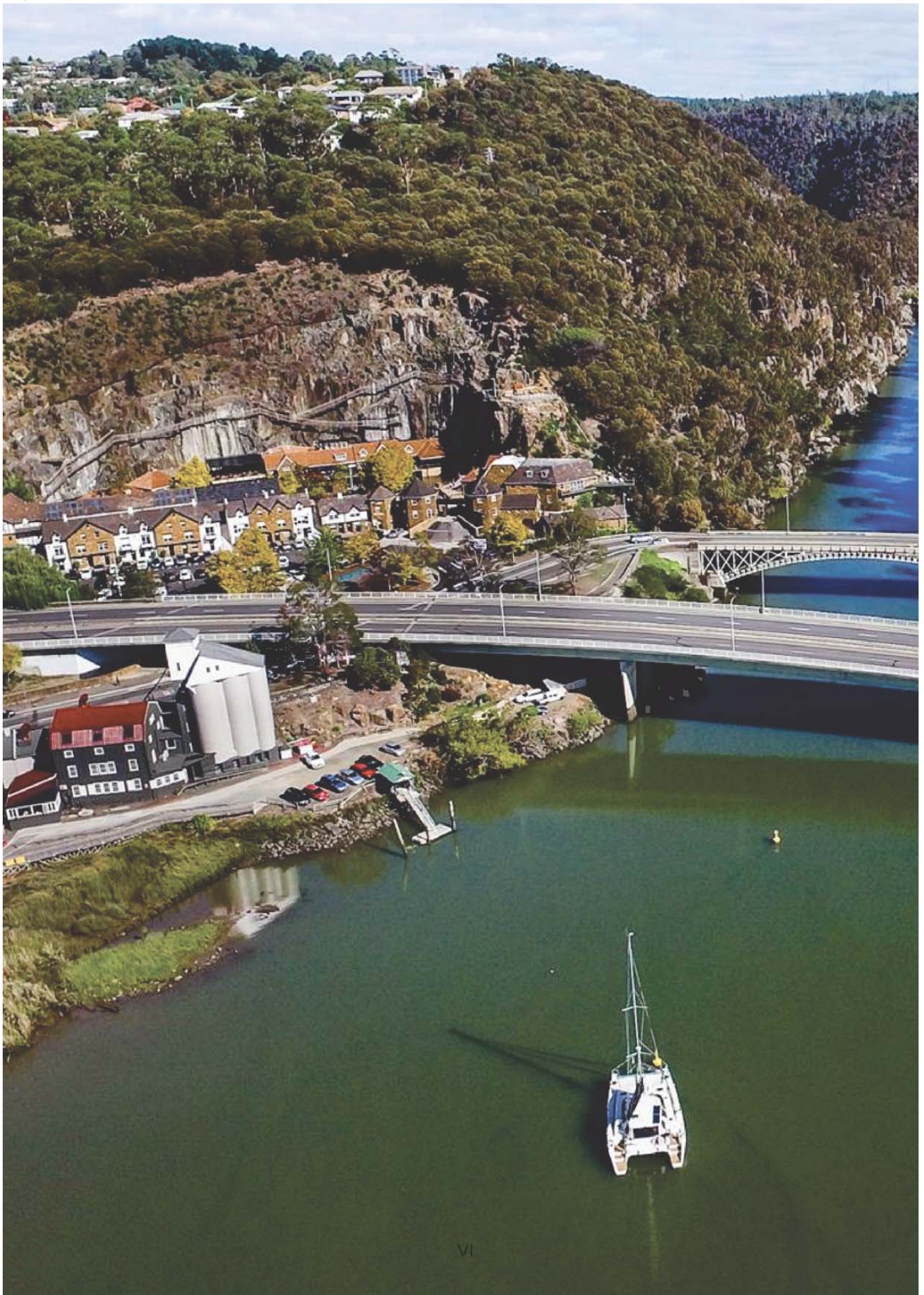
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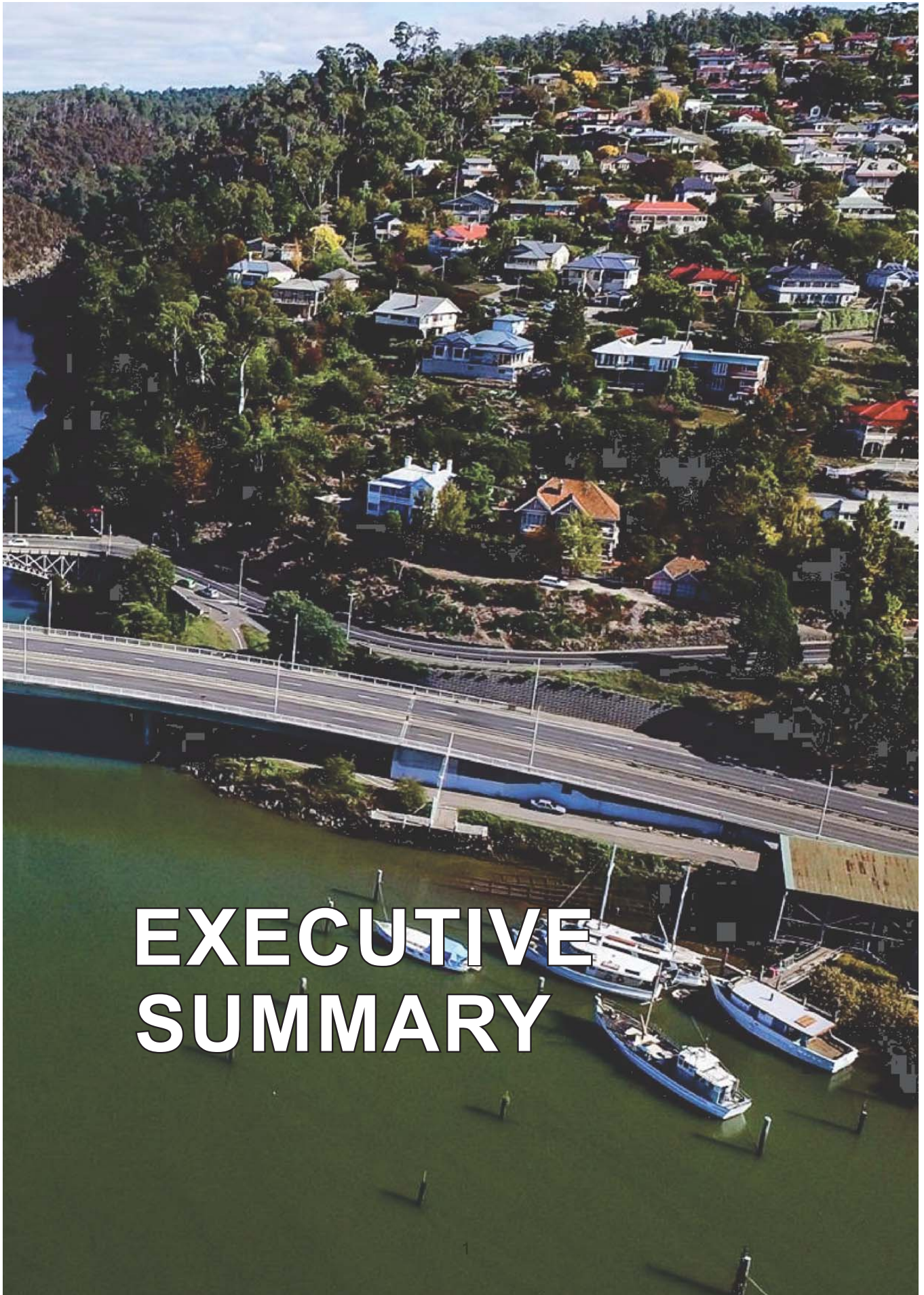
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VI



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Introduction

The Launceston Residential Land Review was prepared in 2022/23 for the Launceston City Council by Dr Jeff Wolinski, Renaissance Planning Pty Ltd. It is a considered land demand-supply assessment of likely residential land requirements for the City in the future medium term (2023– 2036) and allows for a 7-year rolling reserve at the completion of this period.

Scope of Study

The Study has provided research and analysis in relation to the following:

- an overview of population and demographic change in the State of Tasmania;
- housing need and residential land requirements for the greater City and provision for a rolling reserve (2023 – 2036);
- detailed analysis of residential housing and land demand-supply in defined suburbs and districts in the City of Launceston (2000 – 2020);
- projections of residential housing and land requirements for the City of Launceston, assessed by suburb and district for the period 2023 – 2036 with allowance for a 7-year rolling reserve;
- recommended priorities for residential development in the City of Launceston.

Population Growth and Demographic Change at the State Level

Tasmania's resident population has been growing at approximately one per cent per annum compound over the period 2001-2021.

This growth rate is predicted to continue in projections provided by the Centre for Population (Online Public Release, 6 Jan 2023). The Centre has foreshadowed ongoing major changes in the age-sex structure of the population. There are likely to be major implications for future patterns of living and housing market needs (among a range of other impacts).

The greater Hobart region is predicted to grow by approximately 1.3 per cent per annum compound over the period 2022-2033. Within this context the projected growth rate of the balance of Tasmania outside the greater Hobart area is approximately 0.72 per cent per annum compound for the period 2022-2033.

A residential-based population model prepared for the Study indicates the resident population of the greater Launceston area is projected to increase to approximately 124,160 persons by 2036, representing a long-term growth rate of approximately 0.66 per cent per annum.

EXECUTIVE SUMMARY

Greater Launceston: Population Changes in the Post-2000 Period

Greater Launceston may be characterised as a lower-moderate growth urban area. Launceston City is the largest single population component, but comparatively lower differential rates of growth have resulted in marginal shifts in the overall spatial distribution of the resident population over time.

The projection for Tasmania's population outside the greater Hobart area of 0.72 per cent per annum compound based on the Centre for Population's recent Public Release (6 January 2023) provide an important context for an understanding of greater Launceston's population growth over the 20-year period to 2021. The greater city's growth rate in the post-2000 period (0.66 per cent per annum) is certainly of the same order as has been projected for Tasmania outside the greater Hobart area.

The demographic projections by the Centre Population foreshadow historic ongoing and future changes in the age-sex structure of the population, with projected highly significant patterns of ageing. There are likely to be major implications for future patterns of living and housing market needs (among a range of other impacts) should these projections be realised.

Patterns of Housing Approvals in the Greater City

Market share patterns throughout the 18-year and 20-year periods examined indicated a consistent distribution where the Western and South-Western growth areas of West Tamar, Meander Valley and Northern Midlands together held approximately 55 per cent of housing approvals in the greater City.

Approximately 39 per cent of the metropolitan housing market was held by the City of Launceston. The balance of approximately 6 per cent occurred in George Town.

Total dwelling approvals for the 20-year period 2001 – 2021 were estimated as follows (refer Table E.7, Column 3):

- City of Launceston (part): 3,800 dwelling approvals;
- West Tamar (part): 2,920 dwelling approvals;
- Meander Valley (part): 1,140 dwelling approvals;
- Northern Midlands (part): 1,380 dwelling approvals;
- George Town (part): 580 dwelling approvals;
- Total Launceston SSD: 9,820 dwelling approvals.

EXECUTIVE SUMMARY

Housing Need and Residential Land Requirements for the Greater City (2023 – 2036)

Total housing requirements for the greater City over the **14-year period to 2036**, were assessed at approximately **6,770 dwellings** distributed as follows (refer Table F.1, Column 3):

- City of Launceston (part) 2,870 dwellings.
- West Tamar (part) 1,960 dwellings.
- Meander Valley (part) 800 dwellings.
- Northern Midlands (part) 830 dwellings.
- George Town (part) 310 dwellings.

In addition, for land planning purposes, a **minimum** forward allowance of a **7-year rolling reserve** should be provided together with the projected demand for the period under consideration. The housing allowance in the 7-year rolling reserve should provide land for a **further 3,380 dwellings** distributed as follows (refer Table F.1, Column 4):

- City of Launceston (part) 1,440 dwellings.
- West Tamar (part) 980 dwellings.
- Meander Valley (part) 400 dwellings.
- Northern Midlands (part) 410 dwellings.
- George Town (part) 150 dwellings.

Total Residential Land Requirements for the Greater City (2023 – 2036 with allowance for a 7-year rolling reserve)

The assessed total residential land requirements for the greater Launceston city area for the 14-year period 2023 – 2036 together with an allowance for a 7-year rolling reserve indicated that approximately **8,540 equivalent single lots (ESL)** were likely to be required for the greater City area. This ongoing and future land requirement is distributed as follows (refer Table F.1, Column 8):

- City of Launceston (part) 3,450 lots.
- West Tamar (part) 2,580 lots.
- Meander Valley (part) 1,050 lots.
- Northern Midlands (part) 1,090 lots.
- George Town (part) 370 lots.

EXECUTIVE SUMMARY

Current Land Supply in the Study Area (March 2023)

An inventory of the City of Launceston's residential land supply has been updated to March 2023. It represents all land in the General Residential Zone (GRZ) that is **readily capable of development and is not constrained by any known issues**.

The assessed level of effective supply at March 2023 was approximately **1,400 lots** (Equivalent Single Lots or ESL) (refer Table D.3).

Housing and Land Requirements for the City of Launceston

A detailed land demand-supply analysis for the City of Launceston has found that over the 14-year period to December 2036 approximately 3,430 dwellings are likely to be required to meet the ongoing and future needs of the City of Launceston (refer Table F.8, Column 4). Of this number:

- some 2,950 dwellings will be needed to be developed on new housing lots, comprised of approximately 1,620 single dwellings and 1,330 multiple units;
- approximately 480 dwellings are projected as infill development in existing urban areas.

Total land requirements in the City of Launceston for new housing in the 2023 – 36 period together with an allowance for a 7-year rolling reserve were assessed at approximately 3,150 lots ESL.

An important finding of the Study is that the likely level of land requirements to accommodate the housing needs of the City will substantially exceed the existing development-ready land supply for the City assessed at March 2023.



EXECUTIVE SUMMARY

Significant Deficiency of Residential Land Supplies

The demand-supply analysis undertaken for the City of Launceston has identified a significant deficiency of zoned residential land that is readily capable of development and not constrained by any known issues. The findings clearly showed:

- the City's current effective residential land supply was assessed at **1,400 lots (ESL)** as at **March 2023** (refer Table F.8, Column 6);
- residential land likely to be required for development in the near future and medium term (2023 – 2036) significantly exceeds current supply (this was assessed at approximately **2,100 lots**, refer F.8, Column 5);
- provision of an allowance for a 7-year rolling reserve would require approximately **1,050 lots** ESL at current and projected rates of likely land take up;
- thus the **minimal residential land requirements for the City of Launceston** for the 14-year period **2023 – 36** are approximately **3,150 lots ESL**. This is of the same order as an initial broad assessment of **3,450 lots** being required to meet the City's residential needs over the period to **2036** (refer Table F.1, Columns 6-8).

In conclusion, the City's current effective supply of residential land (1,400 lots ESL) is well below assessed minimal requirements (in the range 3,150 – 3,450 lots ESL). A strategy to address this deficiency has been identified to enable the City to secure a viable and effective pathway for its residential development future.

EXECUTIVE SUMMARY

Recommended Broadly Based Residential Development Strategy

It is recommended that Council undertake a broadly based residential land development strategy in order to secure the City's required land supply necessary to meet future housing needs and minimise strategic risk in future residential development:

- **first priority projects:** completion of planning and development-preparation processes for identified future new residential areas.
This encompasses the following projects:

- completion of current conservation and management studies for the **South Prospect** development project; this project has a design capacity of approximately 1,600 lots.

- support for the **Alanvale** development project in the North District with a design capacity for approximately 450 lots ESL is recommended as a priority project.

- **co-ordinated infrastructure projects to facilitate approved estate development.**

It is recommended that Council adopt a co-ordinating role to address infrastructure constraints which are preventing two key projects from proceeding. These are:

- the **Cedar Grove** Estate in North St Leonards with a design capacity of 325 lots;
- the **Green Estate** at Reservoir Road in Rocherlea with a design capacity of approximately 400 lots.

- **Completion of strategic and development planning for the St Leonards area.**

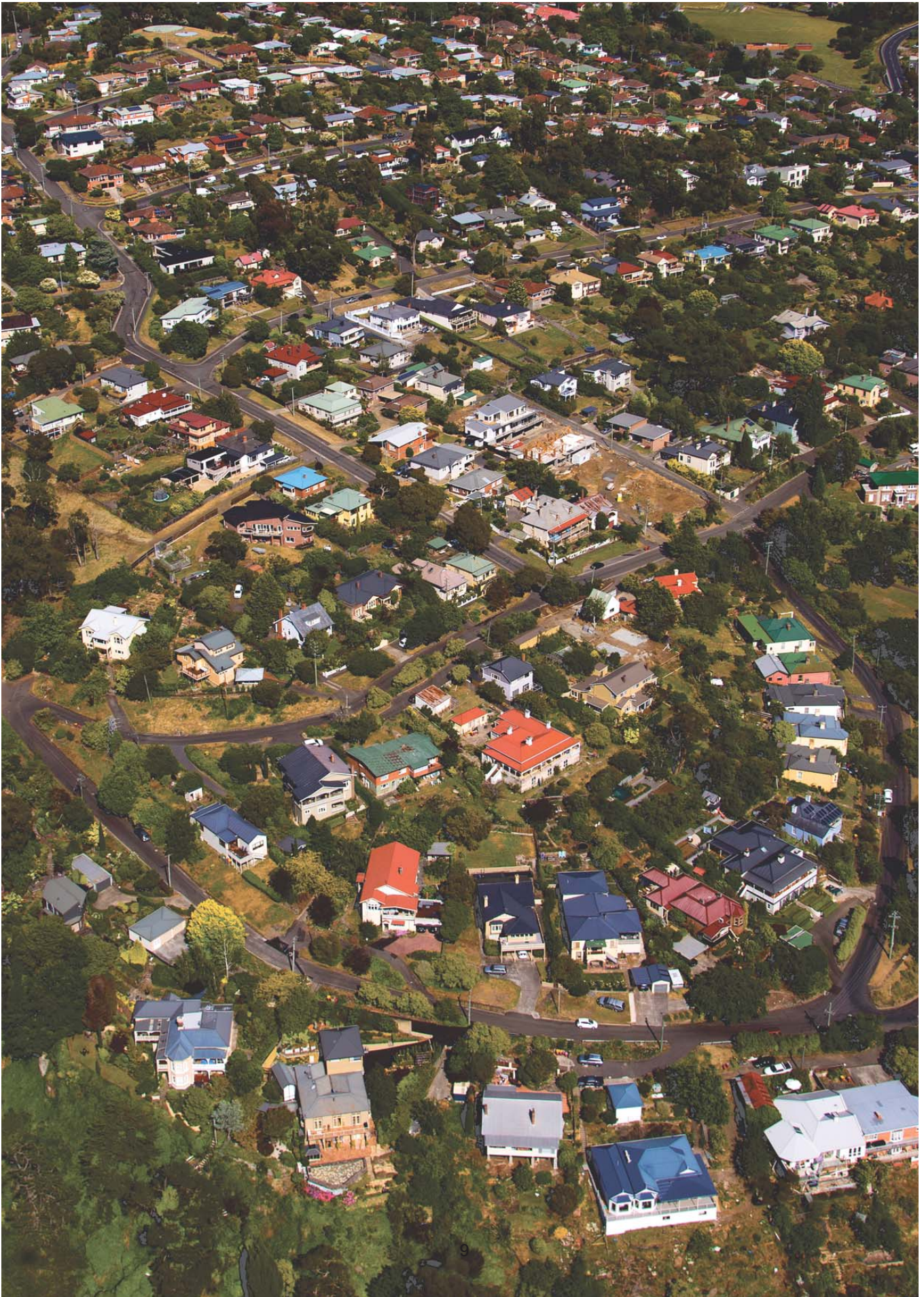
It is recommended that Council review and complete the strategic and development planning undertaken for the St Leonards area. It is anticipated that the plan will provide for approximately 1,000 lots ESL;

- **Support for Infill Development.**

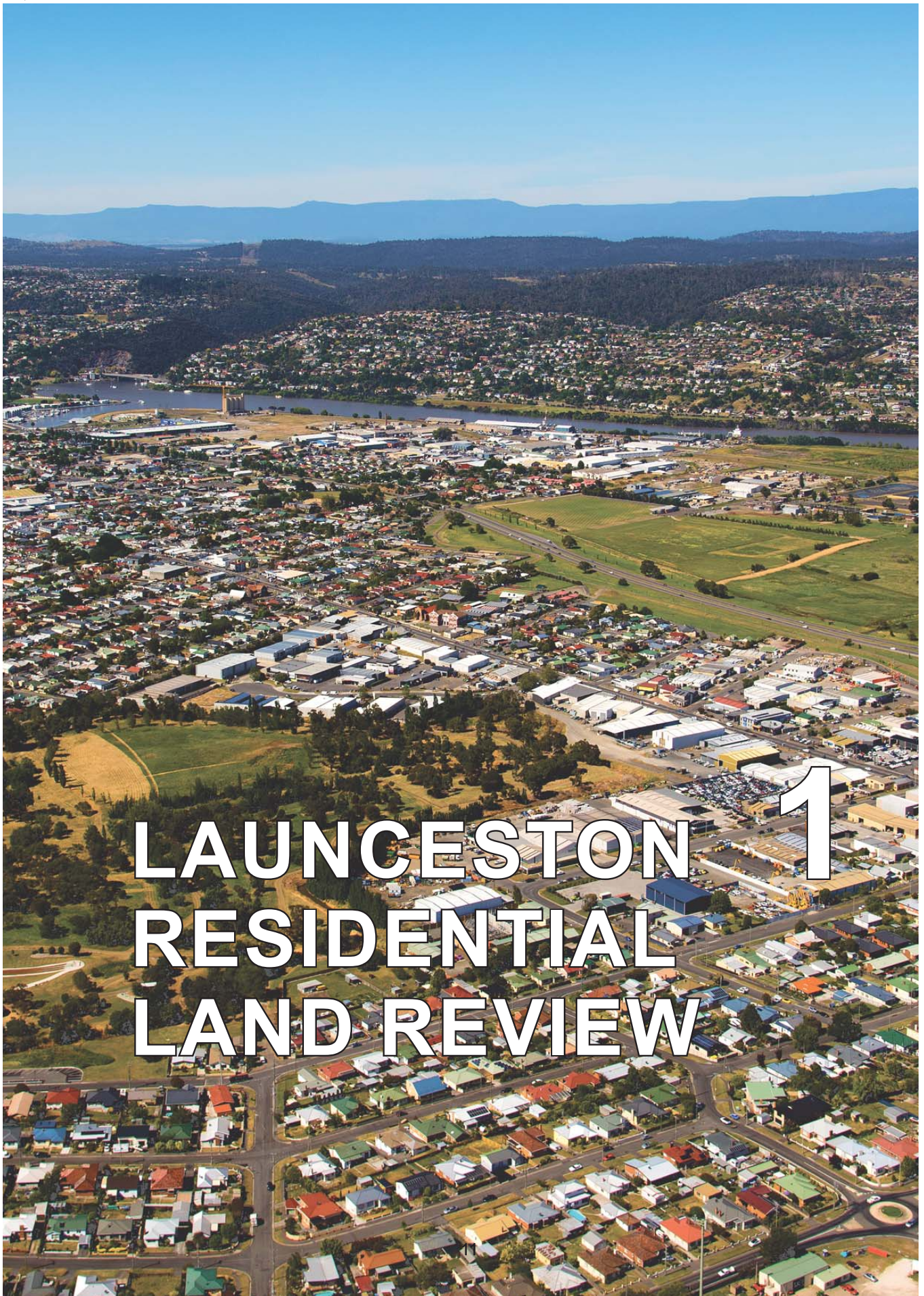
It is recommended that Council develop a multi-faceted program to foster and progress a diversity of infill development opportunities within the established urban area.

The role of infill housing needs to be progressively expanded over time to form a significant component of new housing development.

The achievement of this objective via community-based infill development projects will bring a range of benefits to the City and the broader Launceston community.









1.0 LAUNCESTON RESIDENTIAL LAND REVIEW

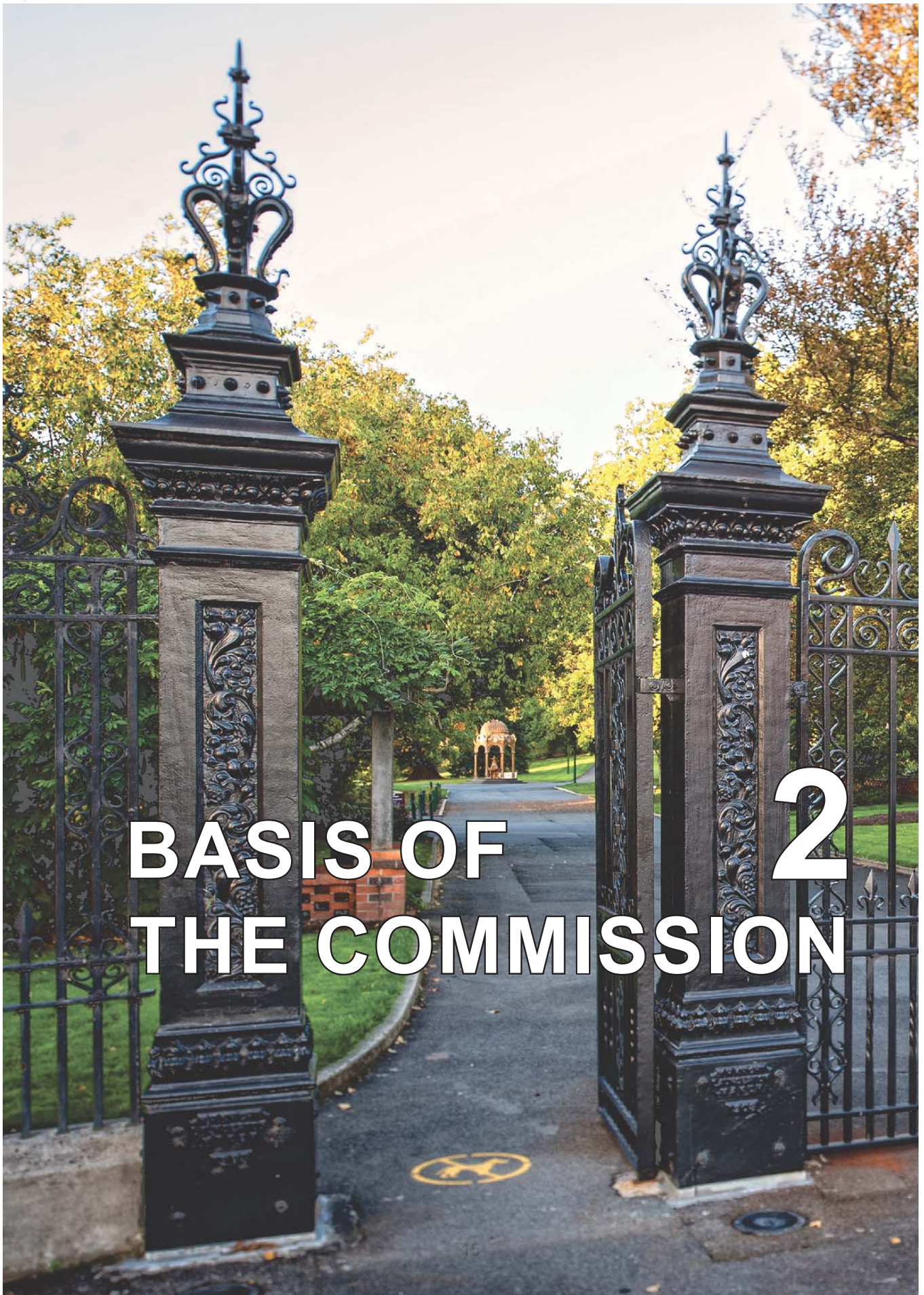
The Launceston Residential Land Review was prepared in 2022/23 for the Launceston City Council by Dr Jeff Wolinski, Renaissance Planning Pty Ltd. It is a considered land demand-supply assessment of likely residential land requirements for the City in the future medium term (2023– 2036) and allows for a 7-year rolling reserve at the completion of this period.

1.0 RESIDENTIAL LAND ASSESSMENT CONTEXT

This Review is part of regular and ongoing strategic planning reviews and related residential land assessments undertaken by the City of Launceston. Council is committed to ensure that the City of Launceston, together with the broader greater city area is developed as a community-based structured city district, where emphasis is placed on the following:

- the need to provide for the long-term development of viable and vital communities as part of the broader development of the City of Launceston within the greater city area;
- the siting of potential future residential communities is a considered strategic process and takes into account a range of factors including:
 - the relationship of the potential future community to existing residential communities and employment areas and to a wider range of activity centres including access to the Launceston CBD and access to a range of social, education and health facilities;
 - the contribution of the proposed future community development to the further integration and inter-connection of the urban area of the City and the broader greater city area relationship to existing and future open space linkages in the City and broader greater city area;
 - relationship to existing and proposed transport infrastructure and the contribution this makes to the efficient use of the transport network and improved intra-city access and interconnection.
 - relationship to the Launceston Airport and other major regional facilities in Northern Tasmania.
- The process of residential land assessment and strategic planning for the identification and detailed planning of future residential communities is firmly placed within the context of Council's long-standing commitment to an evidence-based strategic approach to the analysis, planning and implementation of land infrastructure requirements to meet the ongoing and changing needs of the Launceston community.
- Significance of the Greater Launceston Plan (May 2014) as a community vision and strategic framework for the sustainable and effective development of Launceston.
 - Ongoing application of a projects-framework for the effective realisation of a multi-faceted environmental, socially-based and economically effective strategy for the sustainable and equitable long-term development of the City and the broader greater city area.





BASIS OF THE COMMISSION 2



2.0 BASIS OF THE COMMISSION LAND REVIEW

2.0 BASIS OF THE COMMISSION

2.1 Study Objectives

The Study will provide the following data or assessments and develop considered conclusions and recommendations for Council. The Study Deliverables include:

- to review residential land requirements for the City of Launceston for the broader greater city context;
- the Study is required to provide an assessment of land requirements for a future medium-term period (2023 – 2036) with a 7-year rolling reserve to be provided at the end of this period;
- within this context to provide an overview of residential land allocation necessary to support the timely implementation of the South Prospect Framework Plan currently in development;
- to review and update future land supply recommendations for the City of Launceston and to provide for the needs for the City of Launceston to 2036 with a 7-year rolling reserve.

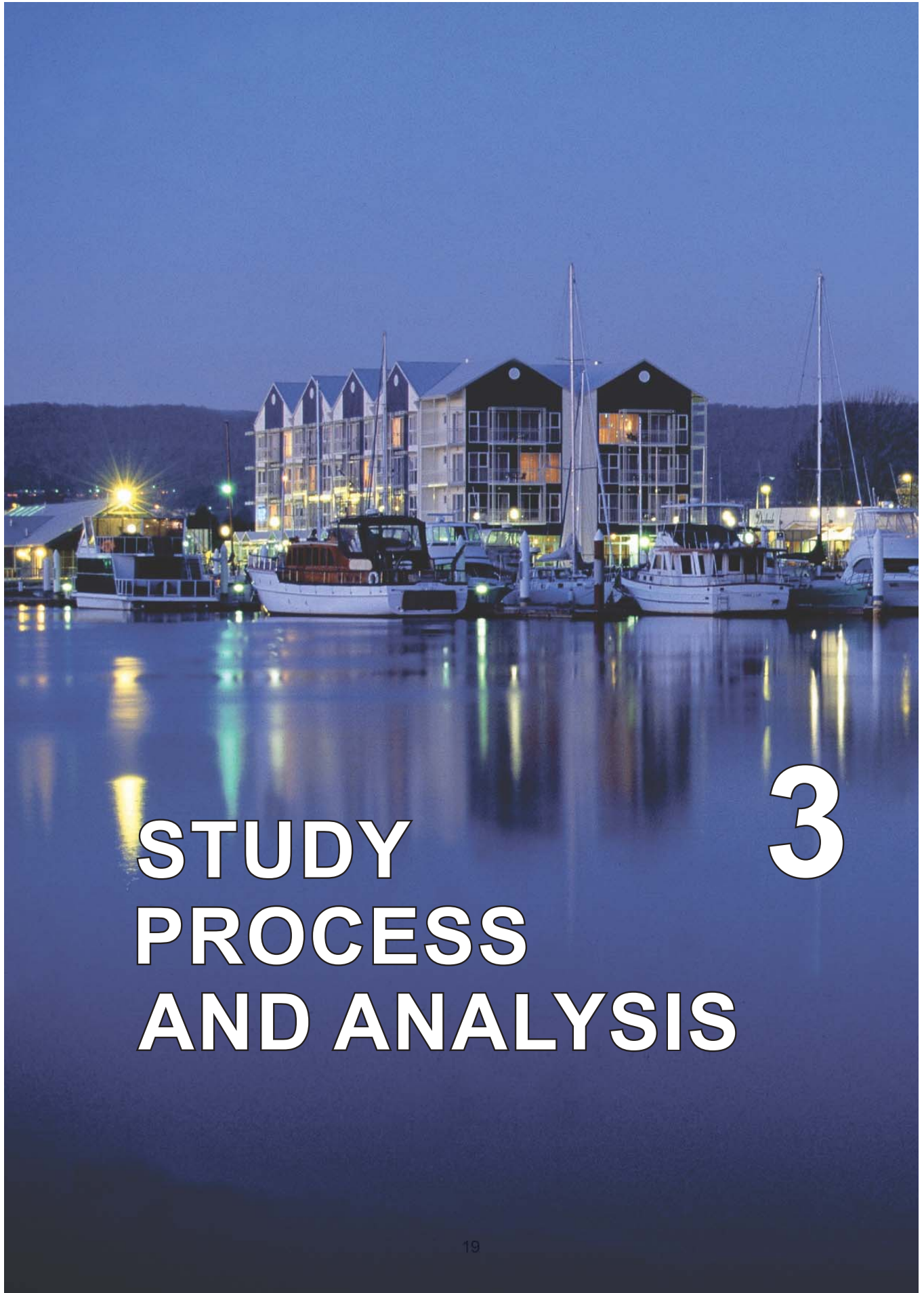


2.0 BASIS OF THE COMMISSION LAND REVIEW

2.2 Study Deliverables

The Study will provide the following data or assessments and develop considered conclusions and recommendations for Council. The Study Deliverables include:

- residential land supply update by suburb or local area to 2023 for the Launceston Study Area;
- historic residential demand updated to December 2020 by suburb in the Study Area;
- historic trends for each of the component municipalities that form part of the greater Launceston area statistical sub-division, the analysis will encompass long-term trends in:
 - estimated resident population (ERP);
 - total dwelling stock;
 - occupied dwelling stock;
 - persons per occupied dwelling;
 - dwelling unit building approvals.
- historic record of multiple unit housing by suburb and impacts on land requirements;
- medium term projections (2023 – 2036) of the above measures for the municipalities that comprise the a greater Launceston area Councils and component areas of the Greater Launceston Area sub-division;
- projections of likely future building unit approvals and residential land requirements for the future medium-term (2023 – 2036) and allow for a 7-year rolling reserve;
- recommended residential land requirements and land allocation provision for the City of Launceston for the future medium-term period (2023 – 2036) together with a 7-year rolling reserve.
- assessment of land requirements for ongoing and likely future residential developments. Within this context an assessment is required of the demand basis and supply impacts of the proposed residential community envisaged in the South Prospect Framework Plan currently in preparation.



STUDY PROCESS AND ANALYSIS

3



3.0 STUDY PROCESS AND ANALYSIS

3.0 STUDY PROCESS AND ANALYSIS

The study process comprised of several components:

- establishment of a consistent framework for analysis;
- establishment of the database;
- assessment at the greater city level;
- assessments of change within the City of Launceston.

The study process comprised the following major components.

3.1 Establishment of a Consistent Framework for Comparative Analysis: Application of the Greater Launceston Statistical Sub-Division (SSD)

The analysis framework is based on the recognition that the City of Launceston is a core and integral component of an inter-connected greater urban area. The geographic area that best reflects this is the Greater Launceston Statistical Sub-Division (SSD) as defined by the Australian Bureau of Statistics (ABS) at the 2006 Census (refer: Greater Launceston Plan, 2011, Figure 1.1, restated in this report, refer Figure 1).

The Greater Launceston SSD is the key reference area employed by the Greater Launceston Plan as encapsulating the effective greater city area encompassing the city's residential and employed population. The greater city area as defined encompassed urban areas and immediate surrounds of parts of the following municipalities:

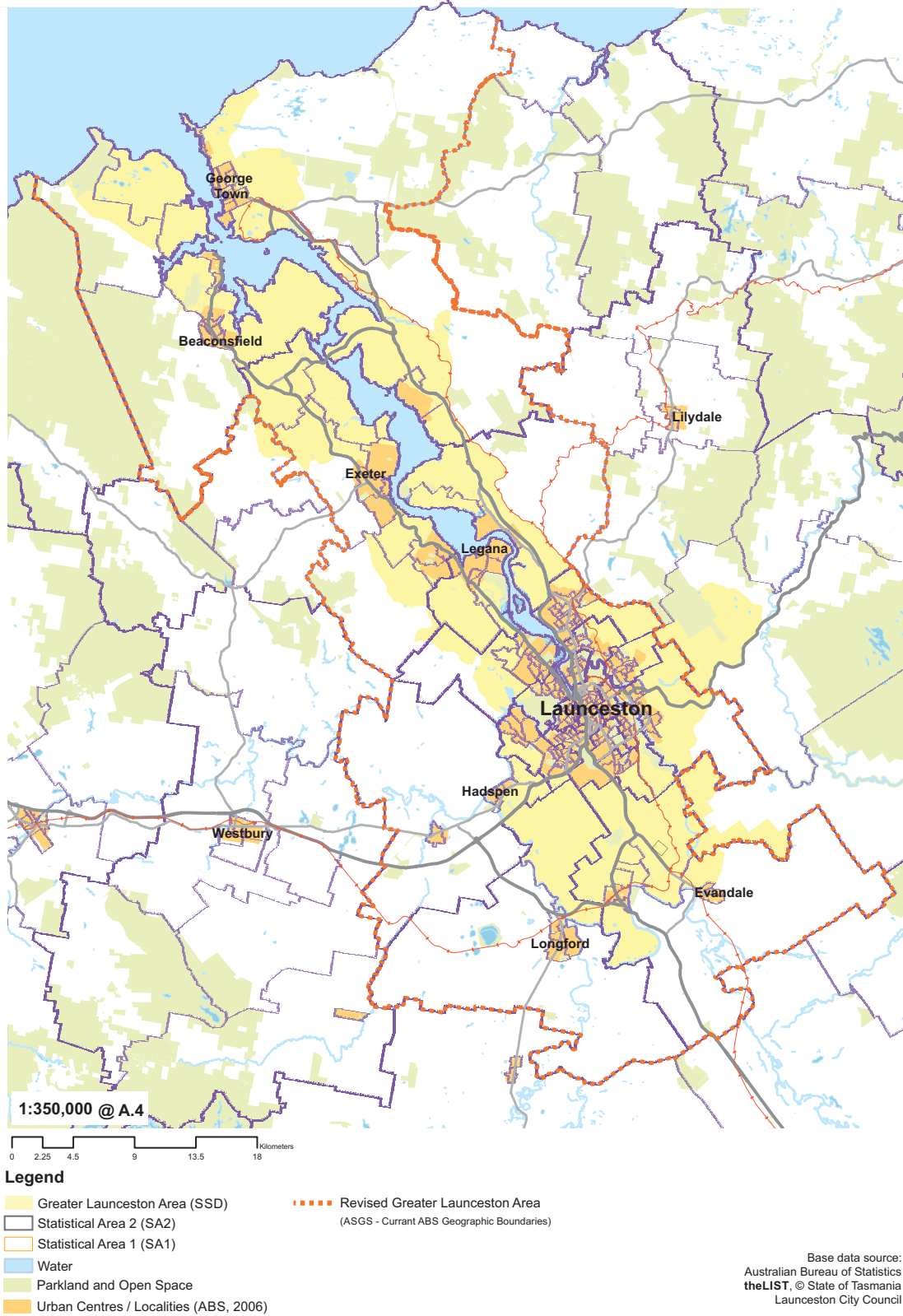
- City of Launceston;
- West Tamar;
- Meander Valley;
- Northern Midlands;
- George Town.

In 2006, the estimated resident population (ERP) of the greater Launceston SSD was approximately 103,170 persons. At the 2021 census the resident population was approximately 112,400 persons.

In the establishment of the database and the undertaking of analyses of population and housing a consistent framework was developed focused on the Greater Launceston SSD as the key reference area with a related area, the Greater Launceston Area Municipalities (GLAM) as a supporting reference area.

The position was taken that the research should reflect the overall growth and economy of Launceston as an integral regional city. This is best achieved through the adoption and consistent application of the Launceston greater city area SSD.

Figure 1: GREATER LAUNCESTON AREA STUDY AREA



*Source: Greater Launceston Plan, July 2014, Refer Figure 1.1

3.0 STUDY PROCESS AND ANALYSIS

3.2 Establishment of the Database

A database was developed for the Greater Launceston SSD and the GLAM region for a series of measures in population and housing over a 20-year period (2001 – 2021) incorporating the outcomes of five successive censuses in the period. Residential building approvals were provided by the municipal Councils that constituted the greater city area. The key measures in the database were set out in the Study Deliverables (refer Page 18).

3.3 Assessments at the Greater City Level

Analyses of patterns of change of the above measures were undertaken (Refer Table Sets A – C).

The assessments provided an overview of how the greater city area was changing over time in relation to:

- the overall rate of growth of the residential population;
- patterns of differential change within the greater city;
- the relationship of housing requirements to population;
- patterns of housing and residential land take up over time;
- indicative projections of likely housing and land requirements.



3.0 STUDY PROCESS AND ANALYSIS

3.4 Assessments of Change within the City of Launceston

Detailed analyses of residential demand and supply were undertaken within the City of Launceston by suburb and residential district. For the purposes of this analysis a Study Area was defined within the City of Launceston. The Study Area was originally defined for the Residential Land Demand Assessment prepared for the City of Launceston (March 2019). It comprised of the following districts and key component suburbs (refer Figure 2):

North District

Includes:
Mayfield
Mowbray
Newnham
Rocherlea

West District

Includes:
Summerhill
Trevallyn
West Launceston

South District

Includes:
Kings Meadows
Norwood
Punchbowl
Youngtown

East District

Includes:
Ravenswood
Waverley

South East District

Includes:
North St Leonards
St Leonards

Central

Includes:
East Launceston
Invermay
Launceston
Newstead
South Launceston

South West

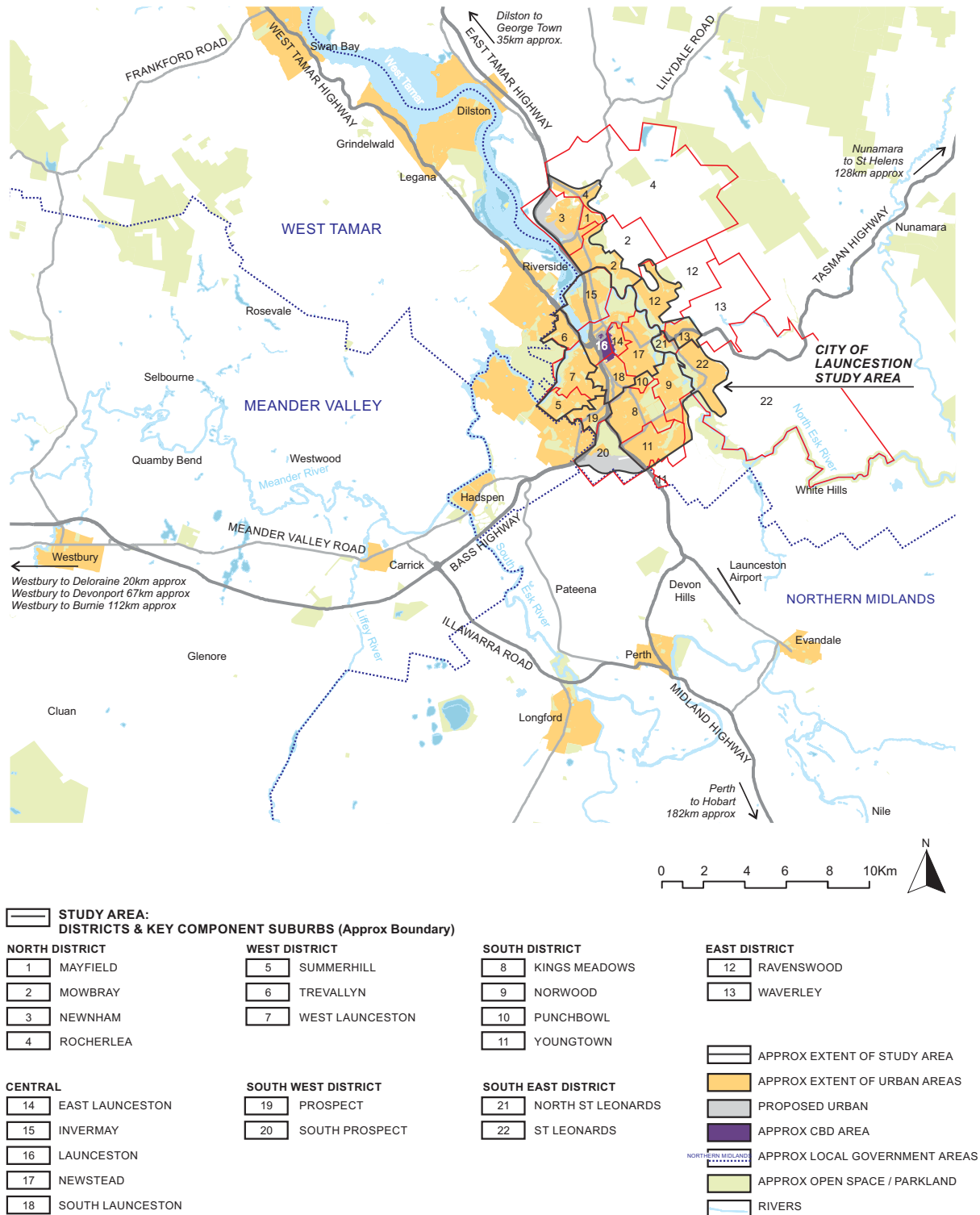
Includes:
Prospect
South Prospect

It will be noted that the current report has incorporated the South Prospect area as an active residential demand-supply area in the post 2026 period.

The Study Area as defined above provided the framework for a detailed assessment of:

- existing residential land supply;
- residential building approvals;
- distribution of single dwellings and multiple units;
- a demand-supply analysis for residential housing and allotment requirements for the period 2023 - 2036 with an allowance for a 7-year rolling reserve.

Figure 2: CITY OF LAUNCESTON: STUDY AREA



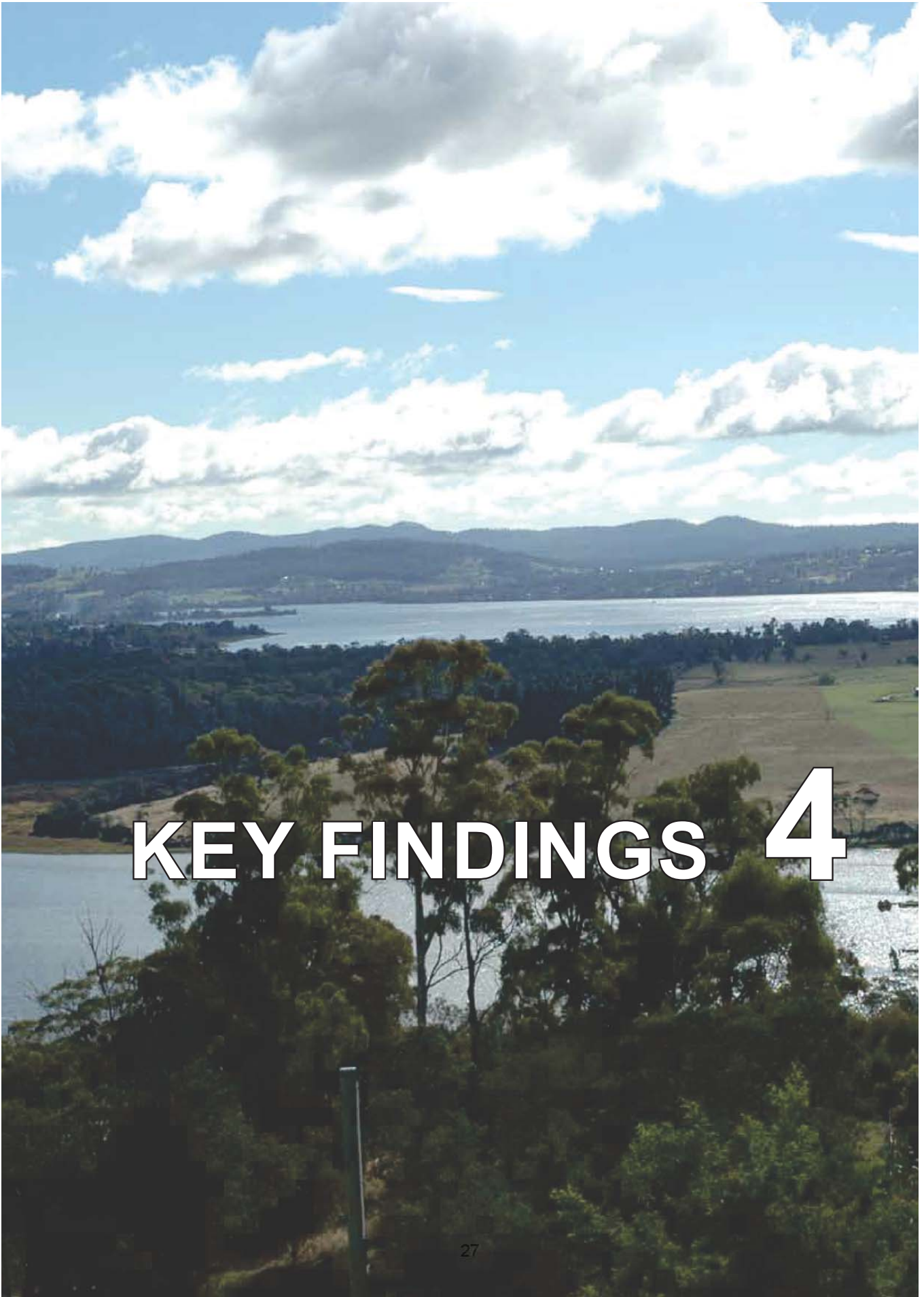
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Launceston City Council
TASMAP Street Atlas

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KEY FINDINGS 4



4.0 KEY FINDINGS

4.0 KEY FINDINGS

4.1 Population Growth and Demographic Change at the State Level

It is important to provide a brief commentary on population growth and change at the State level in order to appreciate the growth and demographic change context for the greater Launceston City.

The key findings encompass the following:

- the State of Tasmania had an estimated resident population (ERP) of approximately 473,250 persons at December 2001;
- at 2021 the State's ERP of approximately 569,800 persons;
- Tasmania's population had an average compound growth rate of 0.93 per cent per annum over the 20-year period to 2021;
- the Centre for Population which is an Australian government agency issued an Online Public Release (6 Jan 2023). Its population projections for Tasmania included the following:
 - Tasmania's population is projected to grow by approximately one per cent compound per annum over the period 2022-2033;
 - the greater Hobart area will comprise a major component of the State's growth. Its population is projected to grow at approximately 1.3 per cent per annum over the forecast period (Refer Table G.3);
 - the projected population growth rate of Tasmania outside the greater Hobart area has been calculated at approximately 0.72 per cent per annum compound (Refer Table G.3).



4.0 KEY FINDINGS

- A critical finding contained in the Online Public Release was the prediction of highly significant demographic changes contained in the projection of the State's population over the period to 2033;
- the Centre for Population has provided a projection of the State's population to 2033 by age cohort (Refer Table G.1);
- it provided an assessment of the State's population in 1989 by age cohort for comparison;
- the historic demographic structure and projected changes indicate highly significant changes in particular age cohorts;
- Table G.1 shows that over the 44-year period the State's population is predicted to grow by approximately 42 per cent in absolute terms, however it has predicted markedly different outcomes for particular age cohorts;
- it is noted that notwithstanding the prediction of significant overall growth of 42 per cent for the overall population, future population levels of persons aged under 19 are predicted to fall in absolute terms;
- minor growth is predicted for 20-29 age group (4 per cent overall change over the 44-year period) and modest growth for the 30-39 age group;
- however, there are high order changes with major shifts predicted for the older age groups and the 60+ age groups are predicted to be between 100-400 per cent in the 44-year period;
- it will be noted that of the predicted net increase in the State's population over the 44-year period of 191,300 persons, more than two-thirds will be concentrated in the 60+ population age groups.

In summary, Tasmania's resident population has been growing at approximately one per cent per annum compound over the period 2001-2021. This growth rate is predicted to continue in projections provided by the Centre for Population (Online Public Release, 6 Jan 2023).

The greater Hobart region is predicted to grow by approximately 1.3 per cent per annum compound over the period 2022-2033.

Within this context the projected growth rate of the balance of Tasmania outside the greater Hobart area is approximately 0.72 per cent per annum compound for the period 2022-2033.

Predictions of ongoing major changes in the age structure of the population with significant projections in the ageing of the population form an important context for this study.

4.0 KEY FINDINGS

4.2 Greater Launceston: Population Changes in the Post - 2000 Period

Greater Launceston may be characterised as a low-moderate growth regional city;

- over the 20-year period 2001-2021, the estimated resident population (ERP) of the greater city grew from approximately 98,500 persons in 2001 to 112,400 persons in 2021, growing at average compound rate of 0.66 per cent per annum (refer Tables A.1, and C.6);
- population changes in the greater city are characterised by long established differential patterns of growth. A crescent of higher growth areas extends from the northern urban areas (encompassing areas in West Tamar) through to the developing western suburbs and exurban areas (in Meander Valley) and the growing south western areas (in Northern Midlands);
- over the 20-year period to 2021 population growth in these areas averaged approximately one per cent per annum compound with growth rates ranging from 0.88 per cent to 1.18 per cent per annum;
- the City of Launceston contains the largest single component of the greater city's population, but has a materially lower level of population growth than the northern, western and south western areas indicated above.
- the City of Launceston's population growth rate has averaged approximately 0.48 per cent compound over the 20-year period to 2021. The long-term growth differential between the City of Launceston and the growth areas of West Tamar, Meander Valley and Northern Midlands has resulted in a gradual long-term shift in the geographic distribution of population:
 - at 2001 Launceston City held approximately 60 per cent of the greater city's population (approximately 59,500 within the greater city's population of 98,500 persons, refer Table A.1);
 - at 2021 the City held approximately 58 per cent of the greater city's population (approximately 65,440 persons within the greater city's population of 112,440 persons);
- the urban areas of George Town comprise part of the greater city area. It has a small component of the metropolitan population (approximately 6 per cent) and a low growth rate (averaging 0.33 per cent per annum over the 20-year period to 2021).

4.0 KEY FINDINGS

In summary, greater Launceston may be characterised as a lower-moderate growth city. Launceston City is the largest single population component, but comparatively lower differential rates of growth have resulted in marginal shifts in the overall spatial distribution of the resident population over time.

The projection for Tasmania's population outside the greater Hobart area of 0.72 per cent per annum compound based on the Centre for Population's recent Public Release (6 Jan 2023) provide an important context for an understanding of greater Launceston's population growth over the 20-year period to 2021. The greater city's growth rate in the post-2000 period (0.66 per cent per annum) is certainly of the same order as has been projected for Tasmania outside the greater Hobart area.

The demographic projections for the Centre for Population foreshadow the historic changes in the age-sex structure of the population. There are likely to be major implications for future patterns of living and housing market needs (among a range of other impacts) should these projections be realised.



4.0 KEY FINDINGS

4.3 Patterns of Housing Approvals in the Greater City

The Study provided a long-term assessment of patterns of housing approvals over an 18-year period to 2020 (refer Table E.1.).

Housing approvals data provided by the municipalities that comprise the greater city of Launceston was firstly assessed at the LGA level.

Building approvals data for each LGA is shown for the 18-year period 2003-2020 (inclusive, Refer Table E.1). It will be seen that for the five municipalities as a whole (Greater Launceston Area Municipalities or GLAM):

- the overall area had a long-term average of 552 dwelling approvals per annum;
- within this area each of the component municipalities generated comparatively stable levels of market share (all figures are approximate and rounded to the nearest whole number). The pattern of residential development over the entire 18-year period was distributed as follows among the component municipalities (refer Table E.1, Column 8):
 - City of Launceston: 199 dwelling approvals per annum (long-term mean);
 - West Tamar: 150 dwelling approvals per annum;
 - Meander Valley: 95 dwelling approvals per annum;
 - Northern Midlands: 77 dwelling approvals per annum;
 - George Town: 31 dwelling approvals per annum.

An analysis of housing approvals in the greater Launceston SSD indicated that approximately 89 per cent of residential approvals were concentrated in the greater City area. Comparable approvals within the greater City over the 18-year period were as follows (Refer Table E.7, Column 2):

- City of Launceston (part): 190 dwelling approvals per annum;
- West Tamar (part): 146 dwelling approvals per annum;
- Meander Valley (part): 57 dwelling approvals per annum;
- Northern Midlands (part): 69 dwelling approvals per annum;
- George Town (part): 29 dwelling approvals per annum.

On this basis, total dwelling approvals for the 20-year period (2001 – 2021) were estimated as follows (refer Table E.7):

- City of Launceston (part): 3,800;
- West Tamar (part): 2,920;
- Meander Valley (part): 1,140;
- Northern Midlands (part): 1,380;
- George Town (part): 580.
- Total Launceston SSD 9,820.

4.0 KEY FINDINGS

Several important observations may be made in relation to patterns of housing development in the greater Launceston SSD:

- **market share patterns** throughout the 18-year and 20-year periods examined, indicated a consistent distribution where the western and south-western growth areas of West Tamar, Meander Valley and Northern Midlands together held approximately 55 per cent of housing approvals in the greater city.
- Approximately 39 per cent of the metropolitan housing market was held by the City of Launceston.
- The balance of approximately 6 per cent was taken up in George Town.
- It was also the case that the City of Launceston held the largest single component of the greater Launceston housing market.

4.4 Changes in Total Dwelling Stock: A Comparative Analysis with Building Approvals

The Census of Population and Housing undertaken every 5 years by the ABS provides a regular inventory of total dwelling stock. Measuring changes in total dwelling stock over time should provide a comparative measure with residential building approvals.

This analysis was undertaken by the Study:

- in the first step building approvals for greater Launceston were estimated for the 20-year period (2001 – 2021) based on the data for 2003 – 2020 (inclusive);
- in the second step net changes in total dwelling stock were calculated from Census data for the 2001 – 2021 period;
- finally, a comparative analysis was undertaken for the two sets of data by component LGA.

This process was undertaken at the total LGA level for the component municipalities of greater Launceston (GLAM) region (Refer Table E.6); and for the greater city SSD (refer Table E.7).

The analysis shows that for the greater City as a whole whether measured at the GLAM regional level or at the greater City SSD level, there was a variation between the two methods of measuring housing change relying on different databases of less than two per cent over a 20-year period.

There are some differences of significance between the two methods for particular LGAs, but at the overall regional or metropolitan level the difference is not significant. The comparative assessments add weight to the integrity of both sets of data for analysis of broad housing change over time.

4.0 KEY FINDINGS

4.5 Housing Need and Residential Land Requirements for the Greater City (2023-2036)

The database enabled a first assessment of likely future housing and residential land requirements for the greater City over the next 14 years (2023-2036 inclusive). The analysis was undertaken for the greater Launceston SSD and their component local government areas (LGAs) (refer Table F.1).

It will be seen that total housing requirements for the greater City **over the 14-year period to 2036 together with a minimal allowance of a 7-year rolling reserve** were assessed at approximately **10,150 dwellings** distributed as follows (refer Table F.1, Column 5):

- City of Launceston (part): 4,310 dwellings;
- West Tamar (part): 2,940 dwellings;
- Meander Valley (part): 1,200 dwellings;
- Northern Midlands (part): 1,240 dwellings;
- George Town (part): 460 dwellings.

The residential land requirements for the projected housing levels together with an allowance for a 7-year rolling reserve indicated a total requirement of approximately **8,540 allotments** for the greater City for the 14-year period to 2036. It will be noted that the allotments are measured as “**Equivalent Single Lots**” (ESL). The allotment requirements by component LGA were comprised as follows (refer Table F.1, Column 8):

- City of Launceston (part): 3,450 lots (all allotment requirements are ESL);
- West Tamar (part): 2,580 lots;
- Meander Valley (part): 1,050 lots;
- Northern Midlands (part): 1,090 lots;
- George Town (part): 370 lots.

In summary, an assessment of recent patterns of demand in the post-2000 period provided the basis for initial estimates of housing and allotment demand for the Greater City over the next 14 years to 2036.

The issue of land supply beyond the City of Launceston is outside the scope of this Study. It will be appreciated that land supply and availability will be significant in shaping final housing outcomes over the next 15-years and beyond.

4.0 KEY FINDINGS

4.6 City of Launceston Study Area: Housing and Residential Land Demand-Supply Analysis

A detailed evaluation of residential housing demand and land supply within the City of Launceston was undertaken for the 15-year period to 2036. It will be recalled that a Study Area (Refer page 22) was defined for this purpose.

Zoned Residential Land Supply: Initial Inventory (March 2022)

A detailed inventory of residential land supply was provided by the City of Launceston (March 2022). The inventory is showed in Table D.1. It will be noted that:

- the residential land supply inventory has been measured in terms of “equivalent single lots” (ESL);
- almost all of the vacant allotments were contained in the General Residential Zone (GRZ);
- a small proportion of vacant lots were in the Rural Living Zone (less than 8 per cent of all existing and potential lots);
- the inventory also identified lots potentially available for development which were classified as “not vacant” (that is partially occupied);
- a set of categories were provided to indicate the relative readiness of vacant land for development. The categories were defined as follows:
 - Category 1 - Broad hectare residentially zoned land which has no approved coordinating plan for future development (including, for example, an approved framework plan, outline development plan or structure plan);
 - Category 2 – Residentially zoned land which is planned and approved for development. Land in this category has a plan of subdivision approved by Council;
 - Category 3 – Residentially zoned land which is sub-divided, serviced and available for development.

4.0 KEY FINDINGS

The initial inventory undertaken in March 2022 indicated that approximately 2,005 vacant lots were in the General Residential Zone (GRZ). This comprised (refer to above categories):

- Category 1: 558 lots;
- Category 2: 1,292 lots;
- Category 3: 155 lots.

The vacant lots within the General Residential Zone (GRZ) were further assessed by Council in terms of their ownership type (in terms of indicating a propensity for development). Table D.2 shows the vacant allotments for the GRZ classified in terms of the following ownership types:

Land held by:

- public housing sector agency/authority;
- private sector developers/builders;
- private ownership: actively advertised for sale or development;
- other private ownership: not publicly listed for sale or development.

The assessment indicated that the overwhelming majority of lots were held by private sector developers or builders (73.4 per cent). Approximately 7.5 per cent were held by public housing agencies or authorities and only 11.0 per cent were not publicly listed for sale or development.

4.0 KEY FINDINGS

Residential Development within the City of Launceston Study Area: Patterns of Building Approvals by District and Suburb (2000 - 2020)

A detailed inventory, based on data held by Council, was established for residential building approvals by triennial period by district and key suburbs in the Study Area for the 21-year period (2000-2020 inclusive) (refer Table E.3).

The Study Area contained about 90 per cent of dwelling approvals within the City of Launceston. It will be noted that the inventory revealed important patterns of development across the City's suburbs and districts.

- over the 21-year period, 2000 – 2020 (inclusive), approximately 3,800 building approvals were generated in the Study Area;
- of that number, approximately half of all development in the Study Area was concentrated in two districts:
 - Central District (with the important residential suburb of Newstead);
 - South District (with the key suburbs of Youngtown and Kings Meadows).
- a further 25 per cent of approvals occurred in the North District, and most of these have been focused in the suburb of Newnam;
- a significant level of multiple unit developments has occurred in the Study Area. Over 40 per cent of residential building approvals were for multiple units, and several districts and suburbs contained notably higher levels (Refer Table E.3);
- infill development which has generated housing on previously “non vacant” land has provided a notable component of the City's housing. It will be noted that over the 18-year period 2000 – 2017 (inclusive), approximately 26 per cent of all new multiple units in the Study Area were developed on “non vacant land” (Refer Residential Land Demand Supply Assessment, October 2018, Renaissance Planning Pty Ltd, Table 6.). This has been restated in this report in Table E.5.

Infill development comprised some 340 dwellings over the 18-year period which represented approximately 10 per cent of dwelling unit approvals in the Study Area over the 18-year period assessed.

4.0 KEY FINDINGS

Residential Demand and Supply in the Study Area

As indicated above residential development in the Study Area has historically been concentrated in a few areas (refer Table E.3):

- Newnham in the North district;
- Newstead in the Central district;
- Youngtown and more recently Kings Meadows in the South district.

These suburbs have collectively served as a mainstay and focus for residential development in the City of Launceston.

They remain attractive areas for new residential development but local land supply will likely be virtually exhausted within the current 5-year period (2022-2026 inclusive).

There are significant land supplies available in other suburbs as Table D.2 shows the distribution of vacant lots in the GRZ by suburb and district (at March 2022). It will be noted that almost all the supply (approximately 88 per cent) was concentrated in the North, East and South East districts.

An assessment of demand in these areas indicates that:

- demand will likely be consolidated in the North district in areas adjoining Newnham and a steady take up of vacant land in the North district is likely to continue in the foreseeable future;
- the East district has a very low level of take up and this is not likely to grow significantly in the foreseeable future. Projections made for the East district have allowed for some growth in residential demand as reflecting the most realistic view;
- the South East district, which includes St Leonards and North St Leonards/Waverley, will in the view of this study have a steady growth in residential demand through the medium-term and beyond (next 15 years and following periods).

These areas currently account for approximately 25 per cent of residential approvals in the Study Area (refer Table E.3).

4.0 KEY FINDINGS

In summary, the available residential land in the Study Area is highly concentrated in areas with relatively low levels of demand. One of these areas has prospects for demand consolidation and ongoing long-term development (the North district). A second area (South Eastern district) has long-term prospects for residential demand consolidation and growth.

Two of the City's most significant areas for residential development (the Central and South districts) will likely exhaust local allotment supplies within the next five years. It is important to remember that these areas have supplied over half of all residential approvals in the Study Area over more than 20 years.

Infill development has provided a relatively small component of housing approvals in the Study Area (approximately 10 per cent of all housing approvals). It will continue to contribute to the diversity of housing stock in the City. However, given its limited scope at the present time, it can only provide a limited role in the provision of new housing. In the present circumstances, almost all of the housing requirements for the City will have to be met through the ongoing provision of vacant land stocks.

The current distribution of residential land supply, does not provide an effective basis to cater for the City's ongoing and future residential demands at a sufficient scale to replace the imminent loss of the South and Central districts to the residential supply market.

The strategic planning study by Council indicates that an answer to this dilemma is the proposed South Prospect Framework Plan. This has been assessed in the following section as part of the integrated demand-supply assessment.



4.0 KEY FINDINGS

4.7 Review of Draft Report by Council February/March 2023

On 30 January 2023, the draft report of the Launceston Residential Land Review was emailed to Council. Commentary on the draft report was received from Council on 21 March 2023.

Key issues identified by Council encompassed the following:

- **deficiencies in the residential land supply table** provided by Council (March 2022). In a review undertaken in March 2023, Council determined that the designated "Zoned Residential Land Supply" (March 2022) represented "Nominal Land Supply" and did not represent land readily capable of residential development.

Infrastructure constraints were identified in relation to two significant areas. These infrastructure issues need to be fully resolved before the areas can be developed. The identified areas were:

- the approved **Cedar Grove estate** in St Leonards North with a design capacity of approximately 325 allotments (ESL);
- the approved **Reservoir Road site** in Rocherlea with a design capacity of approximately 400 lots (ESL).

The decision was taken to update the residential land supply table to March 2023 and to amend the supply so that it fully represented "development-ready" residential land.

This process was undertaken by the consultant in several interrelated steps (refer Table D.3):

- in the first step, the existing Council inventory of residential land supply as at March 2022 was acknowledged as a base line for the update (refer Column 2);
- the residential land not readily capable of development as at March 2023, was identified as indicated above (refer Column 3);
- land developed in the period March 2022 – March 2023 was identified by the consultant on the basis of residential approvals by Council during the period (refer Column 4);
- additional residential land supply approved during the period March 2022 – March 2023 was identified (refer Column 5).

4.0 KEY FINDINGS

The **estimated current development-ready land supply at March 2023**, was assessed as follows:

Current Development-Ready Land Supply at March 2023 (refer Table D.3, Column 6):

- = residential land supply in the GRZ (Council inventory, March 2022) (Column 2);
- identified land not readily capable of development (at March 2023) (Column 3);
- land developed (March 2022 – March 2023) (Column 4);
- + additional residential land supply (March 2022 – March 2023) (Column 5).

It will be noted that Launceston City's development-ready residential land supply as at March 2023 was approximately 1,400 lots ESL (refer Table D.3, Column 2.)

The consultant has been advised that the previous estimate of timing for the South Prospect potential development date would need to be set back for a period of approximately two years to allow for completion of a detailed conservation study being undertaken for Council and for a management plan to be prepared by the Tasmanian Department of Natural Resources and Environment.



4.0 KEY FINDINGS

4.8 Development of a Broadly Based Approach to Future Residential Land Supply in the City of Launceston

The report is required to identify future residential land requirements for the City of Launceston to 2036 with a 7-year rolling reserve (effectively requiring identification of assessed housing needs to the mid-2040s).

A broadly-based strategic approach is recommended in order to minimise strategic risk which may involve individual single projects. This broader based strategy will seek to foster the conjoint development of several development areas at the same time or within significant overlapping timeframes.

Fostering several development estates at any one time will likely minimise strategic development risk compared to a highly structured preferential development system, and the highest risk will be where a significant scaled project is accorded clear preference and resources and strategic organisation is held back on other areas.

The recommended approach to achieve a **broadly based residential strategy** is four-fold:

- **completion of planning and development-preparation processes for identified future community areas.** This encompasses the following projects:
 - the **Alanvale** area in the North District with a design capacity of approximately 450 lots ESL has been identified by Council as a priority development area. This is reflected in the recommendations and the demand-supply analysis undertaken in the Report;
 - completion of current conservation and management studies being undertaken for the **South Prospect** project. Review and potential amendments to the plan and finalisation of development process. The South Prospect project currently has a design capacity of approximately 1,600 lots ESL.
- **co-ordinated infrastructure projects to facilitate approved estate developments.** As previously indicated, there are two residential estates that have been approved by Council where development cannot proceed due to identified infrastructure issues. It is recommended that Council adopt a co-ordinating role to address the infrastructure constraints.

The effective “rehabilitation” of the Cedar Grove estate in the North St Leonards area (325 lots) and the Reservoir Road area (the Green Estate) with a design capacity of 400 lots should be viewed as potential development-support initiatives that should be undertaken to facilitate residential land supply.

- **completion of strategic and development planning for the St Leonards area.**
It is recommended that Council review and complete the strategic and development planning undertaken for the St Leonards area. It is anticipated that the plan will provide for approximately 1,000 lots ESL.

4.0 KEY FINDINGS

- **support for infill development.**

It is recommended that Council develop a multi-faceted program to foster and progress a diversity of infill development opportunities within the established urban area. The Project should include a survey to identify sites and activities that may be no longer required or may be potentially relocated to provide significant opportunities for future community development.

At the present time infill development comprises approximately 10% of new housing development in the City of Launceston.* (refer "Residential Land Demand-Supply Assessment", March 2019, prepared for the City of Launceston, Dr Jeff Wolinski, Renaissance Planning Pty Ltd, refer Table 6, page 40). The Table has been restated in this report (refer Table E.5).

An important policy objective is the identification of infill opportunities in the City of Launceston and the development of infill projects. The achievement of this objective via community-based infill development projects would bring a range of benefits to the City and the broader Launceston community including:

- reduction of strategic risk in future development projects;
- greater efficiencies in infrastructure provisioning and long-term utilisation;
- provisioning the City for more effective public transport and pedestrian-based accessibility;
- providing a broader range of housing types better suited for the needs of an ageing population.



4.0 KEY FINDINGS

4.9 Impending Loss of Launceston's Residential Heartland

This Study has found that residential land stocks will be depleted in several districts (the Central, South and West Districts). The Central and West Districts are projected to have their land stocks depleted by 2025 and the South District by 2029.

All three areas have played a major role in the development of the City over an extended period of time. The Central and South Districts in particular, have played a pivotal role in the City's residential development supplying approximately 50 per cent of its residential accommodation requirements. The impending loss of these districts as critical residential supply areas will likely have several important impacts:

- an increased urgency for planned new residential areas including Alanvale, South Prospect and St Leonards;
- increased demand for infill housing in established areas.

In summary, major historic changes will likely occur within a relatively short period in the City of Launceston. **The loss of the Central and South Districts as major supply areas means that for the first time in more than 40 years, the City will need to supply housing without the contribution of two of the three most important residential supply areas in the City.**

There is a critical need for a new focus on quality infill housing opportunities as the City enters a new demographic and development phase.

4.10 City of Launceston Study Area: Residential Allotments Demand-Supply Assessment (2023 -2036)

A detailed residential land demand-supply assessment has been undertaken for Council for the 14-year period 2023-2036 (inclusive). The analysis provides an assessment of the introduction of the proposed South Prospect development together with a broad-base of other housing projects to meet the future needs of the City. The assessment was undertaken in following time periods (all time periods are inclusive of the dates below):

- 2023-24
- 2025-26
- 2027-28
- 2029-32
- 2033-36

4.0 KEY FINDINGS

Structure of the Assessment Process

A standardised assessment process has been developed for the demand-supply analysis (Refer Tables F.3-F.8). An explanation of the structure of the analysis format is set out below with the first assessment period (2023-24) taken as an example.

Period 1: 2023-24

The 2023-24 assessment is shown in Table F.3. It will be noted that:

□ **projected housing demand** is shown in Columns 2 – 4. This is comprised of:

- **projected infill development** (refer Column 2).

Data provided by Council for the Residential Supply-Demand Assessment (March, 2019) has been restated in this Report (refer Table E.5).

The data is drawn from an 18-year time period (2000-17 inclusive) it shows that approximately 26% of multiple units developed within the Study Area of the City of Launceston during this time period were on "non-vacant land" and represented some form of infill development.

Multiple units represented approximately 40% of new housing development in the Study Area. On this basis infill development comprised approximately 10% of new housing development.

The data provided the basis for indicative projections of future infill development.

- **projected housing approvals on identified vacant land stocks** (refer Column 3)

this category of housing is the principal source of new housing development in the City of Launceston (essentially new single dwellings and multiple units built on newly developed residential land).

the database on which projections have been drawn was established via a 21-year record of building approvals by district and selected suburbs in the Study Area (Refer Table E.3), and more recent data for 2021 and 2022 (Refer Table E.4). Key statistics relating to housing rates and multiple unit developments are provided in total in F.2.

□ **projected drawdown from identified vacant land stocks** (Refer Column 5)

projected housing approvals for 2023 and 2024 are shown in Column 3. These have been converted to estimates of land stocks required, taking account of multiple unit requirements and allowances for higher rates of land occupancy. Thus the estimate of 293 housing approvals for 2023 and 2024 has been assessed to require 206 lots as shown in Column 5. Note that these are measured as 'equivalent single lots' (ESL).

4.0 KEY FINDINGS

□ residential allotment supply

the final Columns in Table F.3 (Columns 6-9) track the progressive adjustments to residential allotment supply likely to arise from demand drawdowns or additional allocations to supply. Key components are as follows:

- **existing residential land supply** (at March 2023 is shown in Column 6);
- **residual land supply** (at December 2024 is shown in Column 7). this shows the balance of land supply available at the end of the 2023-24 period and takes account of existing land supply at March 2023 with deductions for the likely drawdown of available land stocks over the 2-year period (shown in Column 5);
- **recommended additional supply** (early 2025 as shown in Column 8). It is recommended that the proposed Alanvale estate with a design capacity of approximately 450 lots be examined and reviewed by Council in 2023 and 2024 and subject to this Review be supported through a rezoning process to enable development to commence in early 2025;
- **supply balance** (early 2025 as shown in Column 9). The projected resultant supply balance early 2025 which takes account of the recommended additional supply and the drawdowns is shown in Column 9.

The standardised format developed in Table F.3 for Period 1 has been further developed for the successive future periods.

The demand projections and demand-supply analyses are set out for the future assessment periods as follows:

- 2025-26 Table F.4
- 2027-28 Table F.5
- 2029-32 Table F.6
- 2033-36 Table F.7



4.0 KEY FINDINGS

4.11 Key Findings of The Demand-Supply Assessment

Overall Housing Requirements (2023-36 inclusive)

Over the entire 14-year projection period approximately 3,400 dwellings are likely to be required to meet the ongoing and future housing needs of the City of Launceston (refer Table F.8, Column 4). Of this number:

- some **2,950 dwellings** will be needed to be developed on **new housing lots** (refer Table F.8, Column 3) comprised of approximately **1,620 single dwellings and 1,330 multiple units**;
- in addition, approximately **480 dwellings** are projected **as infill development** in existing urban areas (refer Table F.8, Column 2) or approximately 14% of all new housing development.

Land requirements for new housing (2023-36 inclusive)

Taking account of the likely mix of multiple units and estimated levels of infill development, the land requirements for the future housing stock are estimated to be **approximately 2,100 lots (ESL)** over the 14-year period to December 2036 (refer Table F.8 Column 5).

An allowance for a 7-year rolling reserve would require approximately **1,050 lots ESL** at projected rates of take up.

Thus, the assessed **minimum level** of residential land requirements for the City of Launceston for the 14-year period 2023 – 2036 are approximately **3,150 lots ESL**. This is of the same order as an **initial broad assessment of 3,450** lots being required to meet the City's residential needs over the period 2036 (refer Table F.1, Columns 6-8).

In conclusion, the City's current effective supply of residential land (**1,400 lots ESL**) is **well below assessed minimal requirements (in the range 3,150 – 3,450 lots ESL)**.

In summary, the **likely level of land requirements** over the projected 14-year period **substantially exceeds existing development-ready land supply** for the City at March 2023. This was assessed at 1,400 lots (ESL) (refer Table F.8 Column 6). A strategy to address this deficiency has been identified to enable the City to secure viable and effective pathway for its residential development future.

4.0 KEY FINDINGS

Recommended Broadly Based Residential Development Strategy

Overall Housing Requirements (2023-36 inclusive)

It is recommended that Council undertake a broadly based residential land development strategy in order to secure the City's required land supply necessary to meet future housing needs and minimise strategic risk in future residential development:

- **first priority projects:** completion of planning and development-preparation processes for identified future new residential areas. This encompasses the following projects:
 - completion of current conservation and management studies for the **South Prospect** development project. The project has a design capacity of approximately 1,600 lots ESL;
 - support for the **Alanvale** development project in the North District with a design capacity for approximately 450 lots ESL is recommended as a priority project.
- **co-ordinated infrastructure projects to facilitate approved estate development.** It is recommended that Council adopt a co-ordinating role to address infrastructure constraints which are preventing two key projects from proceeding. These are:
 - the **Cedar Grove** Estate in North St Leonards with a design capacity of 325 lots;
 - the **Green Estate** at Reservoir Road in Rocherlea with a design capacity of approximately 400 lots.
- **Completion of strategic and development planning for the St Leonards area.**

It is recommended that Council review and complete the strategic and development planning undertaken for the **St Leonards area**. It is anticipated that the plan will provide for approximately 1,000 lots ESL;
- **Support for Infill Development.**

It is recommended that Council develop a multi-faceted program to foster and progress a diversity of infill development opportunities within the established urban area.

The role of infill housing needs to be progressively expanded over time to form a significant component of new housing development.

The achievement of this objective via community-based infill development projects will bring a range of benefits to the City and the broader Launceston community.

Infill development should be fostered as part of a composite strategy to build a diversity of housing types to meet a wide range of demographic and locational requirement, an address a broad range of city structure contextual situations.

4.0 KEY FINDINGS

However, it is clear that the key response to the City's future housing needs will need to be drawn in large part from new housing in well planned, environmentally balanced and socially coherent communities. In this context, the need for the recommended land development projects is critical for Launceston's future residential development. These encompass:

- implementation of the **South Prospect** development plan subject to the requirements for conservation and management studies underway;
- **Alanvale** development project in the North District;
- infrastructure support projects aimed at resolving development constraints for two future residential areas at **Cedar Grove** and the **Green Estate**;
- long-term strategy development at **St Leonards**;
- proposed second stage encompassing approximately 500 lots (ESL) indicatively set for early 2037.

Projected residential supply balance (early 2037)

On the basis of the above recommendations and analyses, a positive supply balance of approximately 3,000 lots (ESL) is projected by early 2037 (refer Table F.8, Column 8). This will provide a future land reserve for approximately 16 years based on projected rates of land development in the mid-2030s. This will provide a strong basis for future residential planning. By way of example, residential planning for the period 2037 – 2051 would likely require an allowance for approximately 4,200 lots ESL including a 7-year rolling reserve. The legacy of the projected supply balance at 2037 is that a large part of the future required provision for the following planning period will already be in place.

Likely significant changes in the Study Area over the next 14 years (2023 – 2036)

The demand-supply analysis indicates that several districts will have their identified land stocks depleted at various stages over the next 14 years. These comprised the following:

- the Central District with available land stocks likely to be depleted by December 2024.
- the Prospect area of the South West District with land stocks predicted to be depleted by early 2023.
- the West District with land stocks projected to be depleted by December 2026.
- the South District with land stocks projected to be depleted by December 2032.

The most significant events will be the loss of the Central and South Districts as areas of significant new housing developments on residential land. Growth is predicted in infill development during this period, but this will occur from a low base.

It is highly likely that in the forecast period to 2036 the loss of the Central, South and West Districts will need to be made up in large part by the contribution of new and rehabilitated residential areas.

4.0 KEY FINDINGS

In summary, the residential allotments demand-supply assessment for the 15-year period, 2022 – 2036 (inclusive), has been analysed for the Study Area.

The projections indicate the likely loss of hitherto two key districts that have been mainstays of residential housing development in the City of Launceston: the Central and South Districts.

These two districts have provided 50 per cent of housing development in the Study Area in the first two decades of this century.

Implementation of the envisaged South Prospect Framework Plan is a necessary and fundamental requirement for the effective replacement of the Central and South Districts as major providers for future residential development.

South Prospect is projected to be the main source for new housing in the Study Area. In its initial development phases (2029 - 2036) it will provide approximately 37 percent of all new housing in the City and will be the leading district in the City for residential development (refer Tables F.6, F.7, column 4).

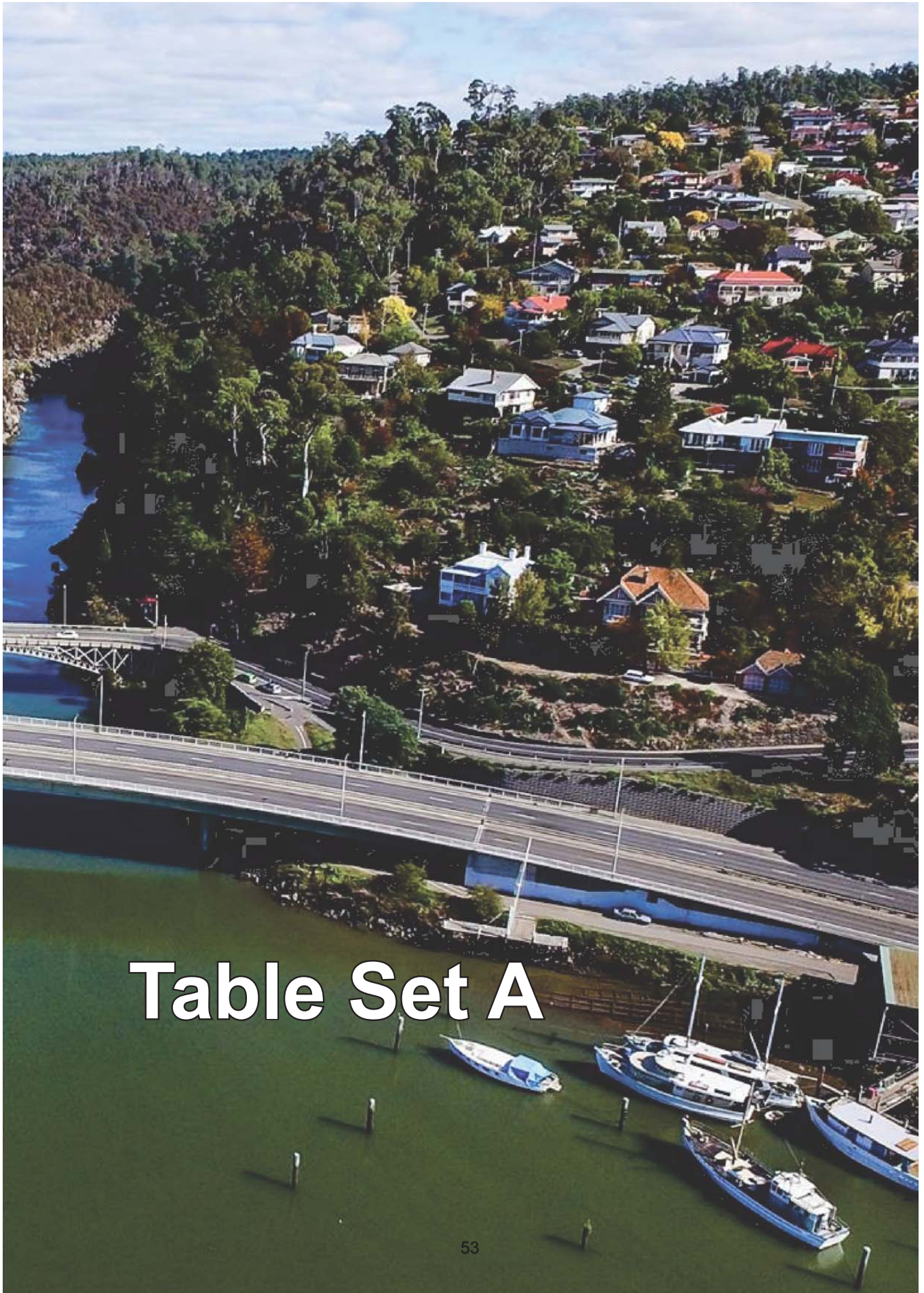
It may be reasonably concluded that South Prospect will play an indispensable role to enable the City of Launceston meet its housing requirements.

The study has found that the current level of effective residential land supply (that can be readily accessed for development) is approximately 1,400 lots ESL (refer Table F.8, column 6). This is well below the City's minimum residential land requirements for the period 2023 -2036 with an allowance for a 7-year rolling reserve (in the range 3,150 - 3,450 lots ESL).

The question may well be asked how the projected housing needs of over 3,000 dwellings in the next 14 years will be met in the absence of the South Prospect project?







GREATER LAUNCESTON STATISTICAL SUB-DIVISION
SELECTED YEARS: 2001, 2011, 2021
Table A.1: **ESTIMATED RESIDENT POPULATION (ERP)**
Prepared by Remplan. Data Source: ABS

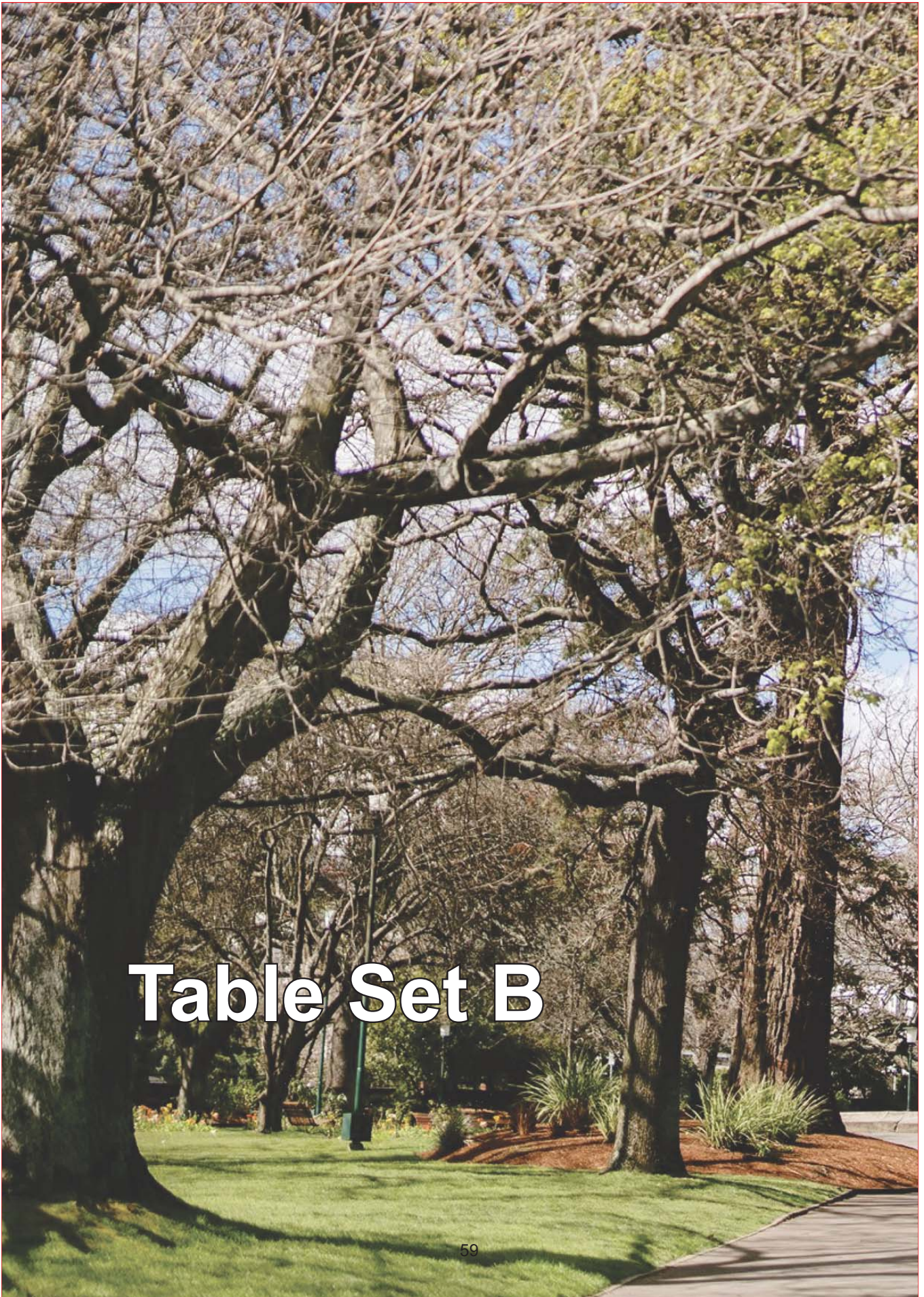
LGA	2001			2011			2021		
	LGA BY COMPONENT AREA			LGA BY COMPONENT AREA			LGA BY COMPONENT AREA		
	Part in SSD	Balance of LGA	Total LGA	Part in SSD	Balance of LGA	Total LGA	Part in SSD	Balance of LGA	Total LGA
Launceston	59,457	2,878	62,335	64,168	2,986	67,154	65,437	2,951	68,388
West Tamar	18,487	1,803	20,290	20,792	2,041	22,833	22,625	1,944	24,569
Meander Valley	7,831	10,235	18,066	8,986	10,636	19,622	9,329	10,993	20,322
Northern Midlands	7,316	4,610	11,926	8,104	4,625	12,729	9,245	4,607	13,852
George Town	5,435	1,056	6,491	5,711	1,146	6,857	5,805	1,243	7,048
TOTAL	98,526	20,582	119,108	107,761	21,434	129,195	112,441	21,738	134,179

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
SELECTED YEARS: 2001, 2011, 2021
Table A.2: **TOTAL DWELLING STOCK**
Prepared by Remplan. Data Source: ABS

LGA	2001			2011			2021		
	LGA BY COMPONENT AREA			LGA BY COMPONENT AREA			LGA BY COMPONENT AREA		
	Part in SSD	Balance of LGA	Total LGA	Part in SSD	Balance of LGA	Total LGA	Part in SSD	Balance of LGA	Total LGA
Launceston	25,885	1,113	26,998	27,866	1,242	29,108	29,976	1,298	31,274
West Tamar	7,702	715	8,417	9,067	831	9,898	10,502	790	11,292
Meander Valley	3,027	4,330	7,357	3,601	4,728	8,329	4,159	5,100	9,259
Northern Midlands	2,893	2,212	5,105	3,424	2,298	5,722	4,070	2,354	6,424
George Town	2,442	769	3,211	2,635	864	3,499	2,880	794	3,674
TOTAL	41,949	9,139	51,088	46,593	9,963	56,556	51,586	10,337	61,923

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
SELECTED YEARS: 2001, 2011, 2021
Table A.3: OCCUPIED DWELLING STOCK
Prepared by Remplan. Data Source: ABS

LGA	2001			2011			2021		
	LGA BY COMPONENT AREA			LGA BY COMPONENT AREA			LGA BY COMPONENT AREA		
	Part in SSD	Balance of LGA	Total LGA	Part in SSD	Balance of LGA	Total LGA	Part in SSD	Balance of LGA	Total LGA
Launceston	23,778	994	24,772	24,377	1,055	25,432	26,637	1,092	27,729
West Tamar	6,667	623	7,290	7,566	690	8,256	9,080	701	9,781
Meander Valley	2,687	3,839	6,526	3,268	4,057	7,325	3,833	4,424	8,257
Northern Midlands	2,688	1,719	4,407	3,028	1,722	4,750	3,683	1,823	5,506
George Town	2,118	388	2,506	2,186	420	2,606	2,435	476	2,911
TOTAL	37,938	7,563	45,501	40,425	7,944	48,369	45,668	8,516	54,184



GREATER LAUNCESTON AREA MUNICIPALITIES (GLAM)
Table B1: ESTIMATED RESIDENT POPULATION (ERP) SELECTED YEARS: 2001, 2011, 2021
Data Source: ABS. (Refer Table A.1)

LGA	2001		2011		2021	
	No	% in SSD	No	% in SSD	No	% in SSD
Launceston	62,335	95.38	67,154	95.55	68,388	95.75
West Tamar	20,290	91.11	22,833	91.06	24,569	92.09
Meander Valley	18,066	43.35	19,622	45.80	20,322	45.91
Northern Midlands	11,926	61.35	12,729	63.67	13,852	66.74
George Town	6,491	83.73	6,857	83.29	7,048	82.36
TOTAL	119,108	82.72	129,195	83.41	134,179	83.80

Table B.2 GREATER LAUNCESTON MUNICIPALITIES (GLAM)
TOTAL DWELLING STOCK SELECTED YEARS: 2001, 2011, 2021
Data Source: ABS. (Refer Table A.2)

LGA	2001		2011		2021	
	No	% in SSD	No	% in SSD	No	% in SSD
Launceston	26,998	95.88	29,108	95.73	31,274	95.85
West Tamar	8,417	91.51	9,898	91.60	11,292	93.00
Meander Valley	7,357	41.14	8,329	43.23	9,259	44.92
Northern Midlands	5,105	56.67	5,722	59.84	6,424	63.36
George Town	3,211	76.05	3,499	75.31	3,674	78.39
TOTAL	51,058	82.11	56,566	82.38	61,923	83.31

Table B.3 GREATER LAUNCESTON MUNICIPALITIES (GLAM)
OCCUPIED DWELLING STOCK SELECTED YEARS: 2001, 2011, 2021
Data Source: ABS. (Refer Table A.3)

LGA	2001		2011		2021	
	No	% in SSD	No	% in SSD	No	% in SSD
Launceston	24,772	95.99	25,432	95.85	27,729	96.06
West Tamar	7,290	91.45	8,256	91.64	9,781	92.83
Meander Valley	6,526	41.17	7,325	44.61	8,257	46.42
Northern Midlands	4,407	60.99	4,750	63.75	5,506	66.89
George Town	2,506	84.52	2,606	83.88	2,911	83.65
TOTAL	45,501	83.38	48,369	83.58	54,184	84.28



Table Set C

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
Table C.1 ESTIMATED RESIDENT POPULATION (1996 – 2021)
HISTORIC TIME SERIES BY COMPONENT AREA
Source: Remplan, 2022, ABS.

GREATER LAUNCESTON SSD BY COMPONENT LGA	ESTIMATED RESIDENT POPULATION BY CENSUS YEAR					
	1996	2001	2006	2011	2016	2021
Launceston (part)	59,336	59,457	61,863	64,168	63,955	65,437
West Tamar (part)	17,169	18,487	19,765	20,792	21,367	22,625
Meander Valley (part)	7,425	7,831	8,053	8,956	9,026	9,329
Northern Midlands	7,128	7,316	7,852	8,104	8,700	9,245
George Town (part)	5,817	5,435	5,641	5,711	5,679	5,805
TOTAL	96,875	98,526	103,174	107,761	108,727	112,441

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
HISTORICAL TIME SERVICES BY COMPONENT AREA
Table C.2 **TOTAL DWELLING STOCK (1996 – 2021)**
Source: Remplan, 2022, ABS.

GREATER LAUNCESTON SSD BY COMPONENT LGA	TOTAL DWELLING STOCK BY CENSUS YEAR					
	1996	2001	2006	2011	2016	2021
Launceston (part)	25,507	25,885	26,473	27,866	28,662	29,976
West Tamar (part)	7,267	7,702	8,257	9,067	9,677	10,502
Meander Valley (part)	2,731	3,027	3,290	3,601	3,810	4,159
Northern Midlands (part)	2,637	2,893	3,109	3,424	3,644	4,070
George Town (part)	2,413	2,442	2,486	2,635	2,747	2,880
TOTAL	40,555	41,949	43,615	46,593	48,540	51,586

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
HISTORIC TIME SERIES BY COMPONENT AREA
Table C.3 OCCUPIED DWELLING STOCK (1996 – 2021)
Source: Remplan, 2022, ABS.

GREATER LAUNCESTON SSD BY COMPONENT LGA	OCCUPIED DWELLING STOCK BY CENSUS YEAR					
	1996	2001	2006	2011	2016	2021
Launceston (part)	23,502	23,778	24,421	24,377	24,393	26,637
West Tamar (part)	6,327	6,667	7,144	7,566	7,948	9,080
Meander Valley (part)	2,446	2,687	3,041	3,268	3,355	3,833
Northern Midlands (part)	2,564	2,688	2,903	3,028	3,223	3,683
George Town (part)	2,083	2,118	2,183	2,186	2,179	2,435
TOTAL	36,922	37,938	39,692	40,425	41,098	45,668

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
HISTORIC TIME SERIES BY COMPONENT AREA
Table C.4 PERSONS PER OCCUPIED DWELLING (1996 – 2021)
Source: Remplan, 2022, ABS.

GREATER LAUNCESTON SSD BY COMPONENT LGA	PERSONS PER OCCUPIED DWELLING BY CENSUS YEAR					
	1996	2001	2006	2011	2016	2021
Launceston (part)	2.52	2.50	2.53	2.63	2.62	2.46
West Tamar (part)	2.71	2.77	2.77	2.75	2.69	2.49
Meander Valley (part)	3.04	2.91	2.65	2.75	2.69	2.43
Northern Midlands (part)	2.78	2.72	2.70	2.68	2.70	2.51
George Town (part)	2.79	2.57	2.58	2.61	2.61	2.38
TOTAL	2.62	2.60	2.60	2.67	2.65	2.46

GREATER LAUNCESTON STATISTICAL SUB-DIVISION
HISTORIC TIME SERIES BY COMPONENT AREA
Table C.5 PERCENTAGE OF OCCUPIED DWELLINGS
Source: Remplan, 2022, ABS.

GREATER LAUNCESTON SSD BY COMPONENT LGA	OCCUPIED DWELLINGS AS A % OF TOTAL DWELLINGS					
	1996 %	2001 %	2006 %	2011 %	2016 %	2021 %
Launceston (part)	92.1	91.9	92.3	87.5	85.1	88.9
West Tamar (part)	87.1	86.6	86.5	83.5	82.1	86.5
Meander Valley (part)	89.6	88.8	92.4	90.8	88.1	92.2
Northern Midlands (part)	97.2	92.9	93.4	88.4	88.5	90.5
George Town (part)	86.3	86.7	87.8	83.0	79.3	84.6
TOTAL	91.0	90.4	91.0	86.8	84.7	88.5

Table C.6
GREATER LAUNCESTON STATISTICAL SUB-DIVISION
SUMMARY MEASURES OF POPULATION AND HOUSING CHANGE (2001 – 2021)
Refer Table Set C. Data Source: Remplan, ABS.

Greater Launceston SSD: Component Areas	Compound Growth Trends			
	10 Year Trends (2001 - 2011) % / annum	10 Year Trends (2011 – 2021) % / annum	15 Year Trends (2006 – 2021) % / annum	20 Year Trends (2001 – 2021) % / annum
Launceston (Part)				
ERP ¹	0.77	0.20	0.38	0.48
TDS	0.74	0.73	0.83	0.74
ODS	0.25	0.89	0.58	0.57
West Tamar (Part)				
ERP	1.18	0.85	0.91	1.02
TDS	1.65	1.48	1.61	1.56
ODS	1.27	1.84	1.61	1.56
Meander Valley (Part)				
ERP	1.39	0.41	0.99	0.88
TDS	1.75	1.45	1.57	1.60
ODS	1.98	1.61	1.56	1.79
Northern Midlands (Part)				
ERP	1.03	1.33	1.09	1.18
TDS	1.70	1.74	1.81	1.72
ODS	1.20	1.98	1.60	1.59
George Town (Part)				
ERP	0.50	0.16	0.19	0.33
TDS	0.76	0.89	0.99	0.83
ODS	0.32	1.08	0.73	0.70
Greater Launceston Area				
ERP	0.90	0.42	0.58	0.66
TDS	1.06	1.02	1.13	1.04
ODS	0.64	1.22	0.94	0.93

¹ ERP: Estimated Resident Population
TDS: Total Dwelling Stock
ODS: Occupied Dwelling Stock

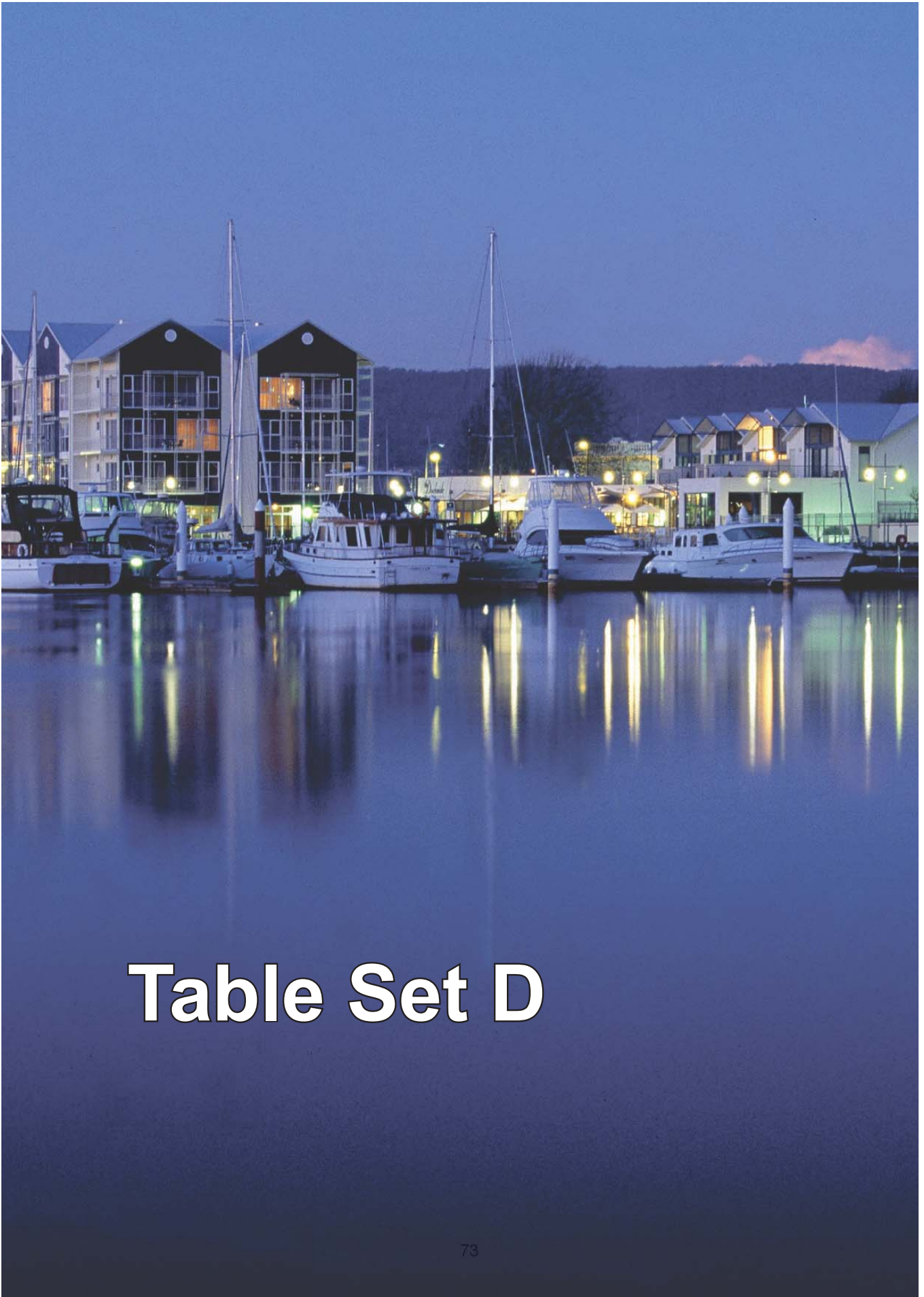


Table Set D

Table D.1 CITY OF LAUNCESTON STUDY AREA: ZONED RESIDENTIAL LAND SUPPLY
Data Source: ABS City of Launceston (March 2022)

District/Suburb	General Residential Zone (GRZ) 2.			Low Density & Env. Living Zones			Total Existing & Potential Residential Lots	GRZ (not vacant) 1.		
	Cat 1.	Cat 2.	Cat 3.	Total GRZ	Cat 1.	Cat 2.			Cat 3.	Total Lots
	No. Lots	No. Lots	No. Lots	No. Lots	No. Lots	No. Lots			No. Lots	No. Lots
North District										
Newnham	29	67	10	106	-	-	1	107	149	
Other Suburbs	45	573	58	676	5	-	8	689	28	
Total: North District	74	640	68	782	5	-	9	796	177	
Total: East District	354	108	23	485	41	-	2	528	137	
South East Corridor/Waverley										
Waverley/North St.	0	325	37	362	16	-	1	379	38	
Leonards	44	62	1	107	-	-	4	111	124	
St. Leonards	44	387	38	469	16	-	5	490	162	
Total: South East District	44	387	38	469	16	-	5	490	162	
Central District										
Newstead	18	0	1	19	-	-	2	21	0	
Other Suburbs	0	0	9	9	-	-	2	11	0	
Total: Central District	18	0	10	28	-	-	4	32	0	
South District										
Youngtown	0	88	6	94	-	-	-	94	82	
Kings Meadows	16	0	1	17	26	-	-	43	0	
Other Suburbs	0	69	0	69	-	-	-	69	0	
Total: South District	16	157	7	180	26	-	-	206	82	
Total: West District	52	0	8	60	52	-	13	125	13	
Total: South West District	0	0	1	1	-	-	-	1	0	
Total: City of Launceston Study Area	558	1,292	155	2,005	140	-	33	2,178	571	

178+73 Equivalent single lots: Achievable lots 12 per hectare gross Vacant between 350m2 and 5000: Low density 5 lots per hectare gross: Cat 2: Is the number of lots approved by permits: Vacant lots above 1000 less and 1 Ha: Cat. 2 is the number of lots approved by permits.

Table D.2 CITY OF LAUNCESTON STUDY AREA
ANALYSIS OF GENERAL RESIDENTIAL ZONE BY PROPENSITY FOR DEVELOPMENT (March 2022)

District/Suburb	General Residential Zone (GRZ): Propensity for Development by Ownership Type ^{1.}				Total Supply in GRZ (Equivalent Single Lots)
	A No Lots	B No Lots	C No Lots	D No Lots	
North District					No
Newnham		77	19	10	106
Other Suburbs	139	487		50	676
Total: North District	139	564	19	60	782
Total: East District	10	360	75	40	485
South East Corridor/Waverley					362
Waverley/North St. Leonards		325		37	362
St. Leonards		107			107
Total: South East District		432		37	469
Central District					
Newstead		18		1	19
Other Suburbs			1	8	9
Total: Central District		18	1	9	28
South District					
Youngtown	1	29	60	4	94
Kings Meadows				17	17
Other Suburbs		69			69
Total: South District	1	98	60	21	180
Total: West District			5	55	60
Total: City of Launceston Study Area	150	1,472	160	222	2,004

1. Land held by:
A. Public housing sector agency/authority.
B. Private sector developers/builders.
C. Private ownership: actively advertised for sale or development.
D. Other private ownership: not publicly listed for sale or development.

Table D.3 CITY OF LAUNCESTON STUDY AREA: ANALYSIS OF DEVELOPMENT-READY LAND SUPPLY IN THE GENERAL RESIDENTIAL ZONE (GRZ) (MARCH 2023)
Source: Launceston City Council

	Residential Land Supply in the GRZ (Council Inventory, March 2022)	Identified Land/Not Readily capable of Development (March 2023)	Land Developed (March 2022 – March 2023)	Additional Residential Land Supply (March 2022 – March 2023)	Assessed Development -Ready Land Supply at March 2023
	ESL No. Lots	No. Lots	No. Lots	No. Lots	No. Lots
North District					
Newnham	106	-	9	-	97
Other Suburbs	676	400	8	-	268
Total: North District	782	-	17	-	365
Total: East District	485	-	8	100	577
South East Corridor/Waverley					
Waverley/North St.Leonards	362	325	-	-	37
St. Leonards	107	-	12	16	111
Total: South East District	469	-	12	-	148
Central District	-	-	-	-	-
Newstead	19	-	8	-	11
Other Suburbs	9	-	9	-	-
Total: Central District	28	-	17	-	11
South District	-	-	-	-	-
Youngtown	94	-	64	6	36
Kings Meadows	17	-	13	149	153
Other Suburbs	69	-	2	-	256
Total: South District	180	-	79	-	43
Total: West District	60	-	17	-	65
Total: South West District	1	-	1	-	-
Total: City of Launceston Study Area	2,005	725	151	271	1,400

Column (1) (2) (3) (4) (5) (6)

Table D.4 CITY OF LAUNCESTON STUDY AREA:
ADDITIONAL RESIDENTIAL LAND SUPPLY (MARCH 2022 – MARCH 2023)

AMENDMENT NUMBER	ADDRESS	SUBURB	DISTRICT	NUMBER OF LOTS ADDED TO SUPPLY
Amendment 71	27-99 Opossum Road	Kings Meadows	South	15
Amendment 69	1-45 Abels Hill Road	St Leonards	South East	16
Amendment 69	27-99 Opossum Road	Kings Meadows	South	14
Amendment 61	357-361 Hobart Road	Youngtown	South	6
Land Supply Orders				
Ravenswood	50 Wildor Crescent	Ravenswood	East	100
Kings Meadows	Lot 2 Techno Park Drive	Kings Meadows	East	120
Total				271

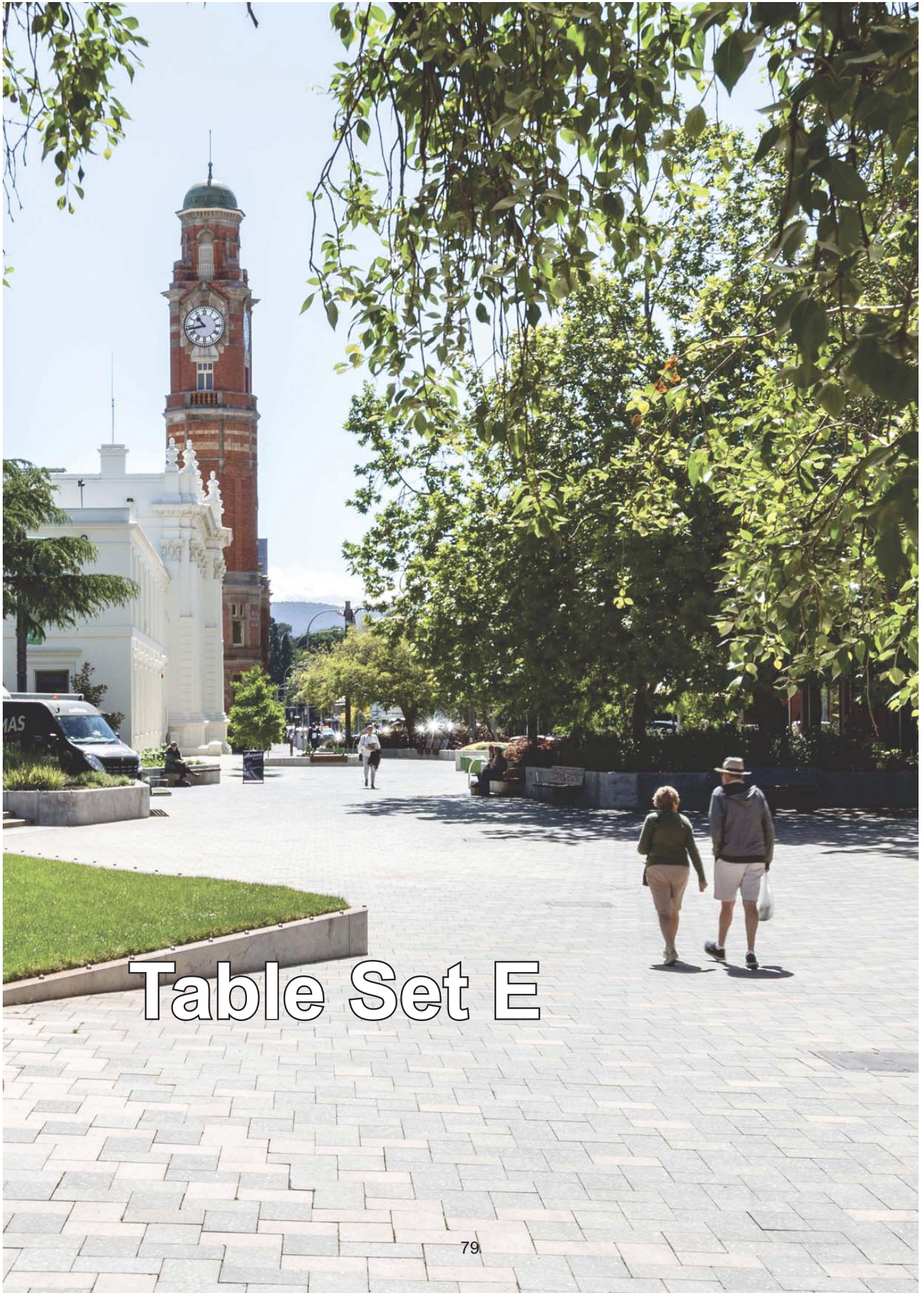


Table E.1 GREATER LAUNCESTON AREA MUNICIPALITIES (GLAM) REGION
RESIDENTIAL BUILDING APPROVALS: TOTAL NEW DWELLINGS (2003 – 2020)
Data Source: Municipalities of Launceston, West Tamar, Meander Valley, Northern Midlands and George Town

Local Government Area	Building Approvals: Total New Dwellings Per Annum						Series Means			Six Year Means		
	2003-05 Ave No/Yr	2006-08 Ave No/Yr	2009-11 Ave No/Yr	2012-14 Ave No/Yr	2015-17 Ave No/Yr	2018-20 Ave No/Yr	LTM (2003-20) No/Yr	FWM (2003-20) No/Yr	2003-08 No/Yr	2009-14 No/Yr	2015-20 No/Yr	
Launceston	241	206	213	155	149	227	199	191	224	184	188	
West Tamar	145	143	188	122	146	156	150	150	144	155	151	
Meander Valley	111	91	87	78	111	91	95	94	101	83	101	
Northern Midlands	72	56	86	68	77	105	77	82	64	77	91	
George Town	39	38	43	27	23	17	31	27	39	35	20	
Total: GLAM	608	534	617	450	506	596	552	544	572	534	551	

Column (1)

(2)

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(11)

(12)

LTM Long Term Mean.

FWM Forward Weighted Mean.

Table E.2 GREATER LAUNCESTON STATISTICAL SUB-DIVISION
ANALYSIS OF NET INCREASE IN TOTAL DWELLING STOCK (2001 – 2021)
Data Source: ABS. (Refer Table B.2.)

LGA	Nett Increase in TDS 2001 - 2021			Proportion of total LGA Increase in SSD %	Distribution of Share of Net Increase	
	LGA by Component Area				Part in SSD %	Balance of LGA %
	Part in SSD	Balance of LGA	Total LGA			
Launceston	4,091	185	4,276	95.7	42.4	15.5
West Tamar	2,800	75	2,875	97.4	29.1	6.3
Meander Valley	1,132	770	1,902	59.5	11.75	64.3
Northern Midland	1,177	142	1,319	89.2	12.2	11.9
George Town	438	25	463	94.6	4.55	2.0
TOTAL	9,638	1,197	10,835	88.95	100.0	100.0

Table E.3 CITY OF LAUNCESTON STUDY AREA
BUILDING APPROVALS FOR NEW RESIDENTIAL DEVELOPMENT (2000 – 2020)
ANALYSIS BY SUBURB AND DISTRICT
Source: City of Launceston (March 2022)

District/Suburb	Total Dwelling Unit Approvals/ Annium by Triennial Period *1.							Total Period 2000 - 2020			Six Year Means Dwelling Unit Approvals/Annium			MU %
	2000-02	2003-05	2006-08	2009-11	2012-14	2015-17	2018-20	LTM FWM	2003-08	2009-14	2015-20	2000-20 %		
North District	16	29	44	52	30	20	20	30	29	37	41	20	35.4	
Newnham														
Other Suburbs	4	23	11	14	8	13	11	12	12	17	11	12	71.2	
Total: North District	20	52	66	38	33	31		42	41	54	52	32	45.6	
Total: East District	1	3	7	6	2	-	18	5	7	5	4	9	67.3	
Total: South East District	4	3	10	20	11	13	28	13	16	7	15	20	32.6	
Central District														
Newstead	38	40	19	18	20	21	26	26	23	30	19	24	48.7	
Other Suburbs	8	18	27	11	13	6	17	14	14	23	12	12	47.0	
Total: Central District	46	58	46	29	33	27	43	40	37	53	31	36	48.1	
South District														
Youngtown	46	70	34	9	7	5	21	27	19	52	8	13	37.3	
Kings Meadows	5	8	7	14	19	30	48	19	25	8	17	39	28.9	
Other Suburbs	10	5	3	7	5	4	-	5	4	4	6	2	26.0	
Total: South District	61	83	44	30	31	39	69	51	48	64	31	54	33.1	
Total: West District	12	21	21	20	14	8	32	18	19	21	17	20	27.8	
Total: South West District	6	5	10	27	14	16	6	11	13	8	21	11	44.8	
Total: City of Launceston Study Area	150	225	193	198	143	136	227	180	181	212	171	182	40.5	

1. Average: Annual Rounded to nearest whole number.
2. LTM: Long Term Mean.
3. FWM: Forward Weighted Mean.
4. MU: Multiple units as a percentage of total dwellings approval for the period 2000-2020 (inclusive).

Table E.4 CITY OF LAUNCESTON STUDY AREA
BUILDING APPROVALS FOR NEW RESIDENTIAL DEVELOPMENT (2021 – 2022 INCLUSIVE)
Source: City of Launceston, March 2023

District / Suburb	Total Dwelling Unit Approvals										
	2021			2022			2021 – 22 (inclusive)				
	Single Dwellings	Multiple Dwellings	Total Dwellings	Single Dwellings	Multiple Dwellings	Total Dwellings	Single Dwellings	Multiple Dwellings	Total Dwellings	Multiple Dwellings %	
North District											
Newnham	6	4	10	3	15	18	9	19	28	67.9	
Other Suburbs	9	7	16	3	13	16	12	20	32	62.5	
Total: North District	15	11	26	6	28	34	21	39	60	65.0	
Total: East District	7	7	14	3	12	15	10	19	29	65.5	
Total: South East District	13	4	17	9	6	15	22	0	32	31.3	
Central District											
Newstead	11	11	22	6	4	10	17	15	32	46.9	
Other Suburbs	13	12	25	9	6	15	22	18	40	45.0	
Total: Central District	24	23	47	15	10	25	39	33	72	45.8	
South District											
Youngtown	53	18	71	44	50	94	97	68	165	41.2	
Kings Meadows	18	5	23	11	5	16	29	10	39	25.6	
Other Suburbs	6	11	17	2	0	2	8	11	19	57.9	
Total: South District	77	34	111	57	55	112	134	89	223	39.9	
Total: West District	32	6	38	16	2	18	48	8	56	14.3	
Total: South West District	3	2	5	3	0	3	6	2	8	25.0	
Total: City of Launceston Study Area	171	87	258	109	113	222	280	200	480	41.17	
Total: Outside of the City of Launceston Study Area	18	0	18	19	0	19	37	-	37	-	
Column (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	

Table E.5 CITY OF LAUNCESTON STUDY AREA:
BUILDING APPROVALS FOR NEW MULTIPLE UNITS ON NON-VACANT LAND (2000 – 2017) *

DISTRICT/SUBURB	MULTIPLE UNIT DEVELOPMENT ON NON-VACANT LAND										TOTAL PERIOD 2000 - 2017		% OF ALL NEW MULTIPLE UNITS IN AREA
	2000 – 02	2003 – 05	2006 – 08	2009 – 11	2012 – 14	2015 – 17	2000 - 2017						
	No	No	No	No	No	No	No						
NORTH DISTRICT													
Newnham	3	13	12	15	8	9	60	32.4					
Other Suburbs	2	8	11	6	3	2	32	20.6					
TOTAL: NORTH DISTRICT	5	21	23	21	11	11	92	25.7					
TOTAL: EAST DISTRICT	-	-	4	3	1	-	8	33.3					
TOTAL: SOUTH-EAST DISTRICT	1	-	1	7	2	1	12	17.0					
CENTRAL DISTRICT													
Newstead	3	12	5	5	8	7	40	16.8					
Other Suburbs	5	7	9	5	5	4	35	30.7					
TOTAL: CENTRAL DISTRICT	8	19	14	10	13	11	75	21.3					
SOUTH DISTRICT													
Young Town	4	17	18	1	1	2	43	23.5					
Kings Meadows	1	3	2	5	2	16	29	41.7					
Other Suburbs	3	-	2	-	3	2	10	37.0					
TOTAL: SOUTH DISTRICT	8	20	22	6	6	20	82	28.8					
TOTAL: WEST DISTRICT	1	9	6	5	8	2	31	35.3					
TOTAL: SOUTH WEST DISTRICT	-	4	4	9	11	12	40	38.5					
TOTAL: CITY OF LAUNCESTON STUDY AREA	23	73	74	61	52	57	340	26.3					
% of all New Multiple Units	13.9	24.6	36.5	23.0	32.9	33.0	N.App	26.3					

*(Source: Residential Land Demand-Supply Assessment, (March 2019), Prepared for the City of Launceston by Dr Jeff Wolinski, Renaissance Planning Pty Ltd. Refer Table 6, Page 40).

Table E.6 GREATER LAUNCESTON AREA MUNICIPALITIES (GLAM) REGION
DWELLING UNIT BUILDING APPROVALS
AND NET CHANGES IN TOTAL DWELLING STOCK (2001 – 2021)

GREATER LAUNCESTON	DWELLING UNIT BUILDING APPROVALS AVERAGE		NET CHANGES IN TOTAL DWELLING STOCK (2001 – 2021) (Refer Table XX)	BUILDING APPROVALS / NET CHANGES IN TOTAL DWELLING STOCK (2001 – 2021)	NET CHANGES IN TOTAL DWELLING STOCK/ BUILDING APPROVALS (2001 – 2021)
	APPROVALS/ANNUUM 2003 – 2020 (inclusive) (Refer Table E.1)	ASSESSED APPROXIMATE TOTAL APPROVALS (2001 – 2021)			
Launceston	199	3,980	4,276	93.1	1.074
West Tamar	150	3,000	2,875	104.3	0.958
Meander Valley	95	1,900	1,902	99.9	Nil
Northern Midlands	77	1,540	1,319	116.8	0.856
George Town	31	620	463	133.9	0.747
Total: GLAM Region	552	11,040	10,835	101.9	0.981

Column (1)

Column (2)

Column (3)

Column (4)

Column (5)

Column (6)

Table E.7 GREATER LAUNCESTON STATISTICAL SUB-DIVISION
DWELLING UNIT BUILDING APPROVALS AND NET CHANGES IN TOTAL DWELLING STOCK
(2001 – 2021)

GREATER LAUNCESTON SSD BY COMPONENT AREA	INDICATIVE DWELLING UNIT APPROVALS AVERAGE/ANNUM (2003 – 2020) (Refer Tables E.2, E.4)	APPROXIMATE TOTAL APPROVALS (2001 – 2021)	NET CHANGES IN TOTAL DWELLING STOCK (2001 – 2021) (Refer Table E.2)	BUILDING APPROVALS /NET CHANGES IN DWELLING STOCK (2001 – 2021) %	NET CHANGES IN TOTAL DWELLING STOCK/BUILDING APPROVALS (2001 – 2021)
Launceston (Part)	190	3,800	4,091	92.9	1.077
West Tamar (Part)	146	2,920	2,800	104.3	0.959
Meander Valley (Part)	57	1,140	1,132	100.7	0.993
Northern Midlands (Part)	69	1,380	1,177	117.2	0.853
George Town (Part)	29	580	438	132.4	0.755
Total: SSD	491	9,820	9,638	101.9	0.981

Column (1) Column (2) Column (3) Column (4) Column (5) Column (6)



Table Set F

Table F.1 GREATER LAUNCESTON STATISTICAL SUB-DIVISION
ASSESSED MEDIUM TERM RESIDENTIAL
ALLOTMENT REQUIREMENTS
(2023 – 2036 + 7-YEAR ROLLING RESERVE)

GREATER LAUNCESTON SSD BY COMPONENT AREA	INDICATIVE DWELLING UNIT REQUIREMENTS /ANNUM **	PROJECTED DWELLING UNIT REQUIREMENTS			PROJECTED MEDIUM TERM RESIDENTIAL ALLOTMENT REQUIREMENTS		
		MEDIUM TERM (2023 – 36) No of Dwellings	7-YEAR ROLLING RESERVE No of Dwellings	TOTAL MEDIUM TERM REQUIREMENTS No of Dwellings	MEDIUM TERM (2023– 36) ESL (No) *	7-YEAR ROLLING RESERVE ESL (No)	TOTAL MEDIUM TERM REQUIREMENT ESL (No)
Launceston (Part)	205	2,870	1,440	4,310	2,300	1,150	3,450
West Tamar (Part)	140	1,960	980	2,940	1,720	860	2,580
Meander Valley (Part)	57	800	400	1,200	700	350	1,050
Northern Midlands (Part)	59	830	410	1,240	730	360	1,090
George Town (Part)	22	310	150	460	250	120	370
Total: Greater Launceston SSD	483	6,770	3,380	10,150	5,700	2,840	8,540

Column (1) (2) (3) (4) (5) (6) (7) (8)

Notes:

2023 – 36: (inclusive: 14-year period)

* ESL: Equivalent Single Lots

** Refer Table E.7, Columns 2, 6.

Table F.2. CITY OF LAUNCESTON: STUDY AREA
HOUSING DEVELOPMENT: 2000 – 2022: KEY STATISTICS

DISTRICT	HOUSING DEVELOPMENT RATES (2000 – 2022)				MULTIPLE UNIT DEVELOPMENT (2000 – 2022)	
	LONG TERM MEAN (2000 – 20)	2021 – 22	MOST RECENT 5 YEAR PERIOD (2018 – 22)	2000 -20	2021 – 22	
	Avg/Annum	Avg/Annum	Avg/Annum	%	%	
	No	No	No			
North District	42	30	30.6	45.6	65.0	
East District	5	14.5	16.6	67.3	65.5	
South East District	13	16	23.2	32.6	31.3	
Central District	40	36	40.2	48.1	45.8	
South District	51	11.5	86.0	33.1	39.9	
West District	18	28	30.4	27.8	14.3	
South West District	11	4	5.2	44.8	25.0	
Total: City of Launceston Study Area	180	240	232.2	40.5	41.2	

Column (1)

(2)

(3)

(4)

(5)

(6)

Table F.3 CITY OF LAUNCESTON: STUDY AREA
RESIDENTIAL ALLOTMENTS DEMAND – SUPPLY ASSESSMENT (2023 – 2024/25)

DISTRICT	INDICATIVE HOUSING DEMAND ESTIMATED DWELLING UNIT APPROVALS (2023 – 2024) INCLUSIVE			PROJECTED HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS	TOTAL INDICATIVE HOUSING APPROVALS	PROJECTED DRAWDOWN FROM IDENTIFIED VACANT LAND STOCKS 2023 – 24 * ESL No	RESIDENTIAL ALLOTMENT SUPPLY				
	PROJECTED INFILL DEVELOPMENT	PROJECTED HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS	PROJECTED DWELLING UNIT APPROVALS				EXISTING	RESIDUAL SUPPLY	RECOMMENDED ADDITIONAL SUPPLY	SUPPLY BALANCE	
	No	No	No	No	No	ESL No	ESL No	ESL No	ESL No	ESL No	ESL No
North District	10	84	94	53	365	312	450	762			
East District	-	20	20	12	577	565	-	565			
South East District	2	32	34	21	148	127	-	127			
Central District	8	17	25	11	11	-	-	-			
South District	10	100	110	76	256	180	-	180			
West District	4	40	44	33	43	10	-	10			
South West District	4	-	4	-	-	-	-	-			
Total: City of Launceston Study Area	38	293	331	206	1,400	1,194	450	1,644			

Column (1) (2) (3) (4) (5) (6) (7) (8) (9)

Table F.4 CITY OF LAUNCESTON: STUDY AREA
RESIDENTIAL ALLOTMENTS DEMAND – SUPPLY ASSESSMENT (2025 – 2026/27)

DISTRICT	INDICATIVE HOUSING DEMAND ESTIMATED DWELLING UNIT APPROVALS (2025 – 2026) INCLUSIVE			PROJECTED DRAWDOWN FROM IDENTIFIED VACANT LAND STOCKS 2025 – 26 ESL No	RESIDENTIAL ALLOTMENT SUPPLY			
	PROJECTED INFERRED INFILL DEVELOPMENT No Units	PROJECTED HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS No	TOTAL INDICATIVE HOUSING APPROVALS No		ESTIMATED SUPPLY BALANCE EARLY 2025 ESL No	RESIDUAL SUPPLY DECEMBER 2026 ESL No	RECOMMENDED REHABILITATED SUPPLY EARLY 2027 ESL No	SUPPLY BALANCE EARLY 2027 ESL No
North District	10	140	150	84	762	678	400	1,078
East District	-	30	30	18	565	547	-	547
South East District	4	32	36	21	127	106	325	431
Central District	10	-	10	-	-	-	-	-
South District	14	100	114	76	180	104	-	104
West District	6	16	22	10	10	-	-	-
South West District	8	-	8	-	-	-	-	-
Total: City of Launceston Study Area	52	318	370	209	1,644	1,435	725	2,160
Column (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

Notes: * Two years inclusive
ESL: Equivalent Single Lots

Table F.5 CITY OF LAUNCESTON: STUDY AREA
RESIDENTIAL ALLOTMENTS DEMAND – SUPPLY ASSESSMENT (2027 – 2028/29)

DISTRICT	INDICATIVE HOUSING DEMAND ESTIMATED DWELLING UNIT APPROVALS (2027 – 28) INCLUSIVE			PROJECTED DRAWDOWN FROM IDENTIFIED VACANT LAND STOCKS 2027 – 28	RESIDENTIAL ALLOTMENT SUPPLY			
	PROJECTED INFILL DEVELOPMENT	PROJECTED HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS	TOTAL INDICATIVE HOUSING APPROVALS		ESTIMATED SUPPLY BALANCE EARLY 2027	RESIDUAL SUPPLY DECEMBER 2028	RECOMMENDED ADDITIONAL SUPPLY EARLY 2029	SUPPLY BALANCE EARLY 2029
	No	No	No	ESL No	ESL No	ESL No	ESL No	ESL No
North District	10	160	170	96	1,078	982	-	982
East District	-	40	40	24	547	523	-	523
South East District	6	40	46	32	431	399	-	399
Central District	20	-	20	-	-	-	-	-
South District	20	100	120	76	104	28	-	28
West District	8	-	8	-	-	-	-	-
South West District	8	-	8	-	-	-	1,600	1,600
Total: City of Launceston Study Area	72	340	412	228	2,160	1,932	1,600	3,532
Column (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

Table F.6 CITY OF LAUNCESTON: STUDY AREA
RESIDENTIAL ALLOTMENTS DEMAND – SUPPLY ASSESSMENT (2029 – 2032/33)

DISTRICT	INDICATIVE HOUSING DEMAND ESTIMATED DWELLING UNIT APPROVALS (2029 – 2032 INCLUSIVE)			PROJECTED DRAWDOWN FROM IDENTIFIED VACANT LAND STOCKS 2029 - 2032	RESIDENTIAL LAND ALLOTMENT SUPPLY			
	INFILL DEVELOPMENT DWELLING UNIT APPROVALS	HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS	TOTAL INDICATIVE HOUSING APPROVALS		ASSESSED SUPPLY BALANCE EARLY 2029	RESIDUAL SUPPLY DECEMBER 2032	RECOMMENDED ADDITIONAL SUPPLY EARLY 2033	SUPPLY BALANCE EARLY 2033
	No	No	No	ESL No	ESL No	ESL No	ESL No	
North District	24	320	344	192	982	790	790	
East District	-	60	60	36	523	487	487	
South East District	16	160	176	128	399	271	771	
Central District	40	-	40	-	-	-	-	
South District	40	40	80	28	28	-	-	
West District	20	-	20	-	-	-	-	
South West District	20	400	420	323	1,600	1,272	1,272	
Total: City of Launceston Study Area	160	980	1,140	712	3,532	2,820	3,320	

Column (1) (2) (3) (4) (5) (6) (7) (8) (9)

Table F.7 CITY OF LAUNCESTON: STUDY AREA
RESIDENTIAL ALLOTMENTS DEMAND – SUPPLY ASSESSMENT (2033– 2036/37)

DISTRICT	INDICATIVE HOUSING DEMAND ESTIMATED DWELLING UNIT APPROVALS (2033 – 2036/37 INCLUSIVE)			PROJECTED DRAWDOWN FROM IDENTIFIED VACANT LAND STOCKS 2033 – 36 (Inclusive)	RESIDENTIAL ALLOTMENT SUPPLY			
	INFILL DEVELOPMENT DWELLING UNIT APPROVALS	HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS	TOTAL INDICATIVE HOUSING APPROVALS		ASSESSED SUPPLY BALANCE EARLY 2033	RESIDUAL SUPPLY DECEMBER 2036	RECOMMENDED ADDITIONAL SUPPLY EARLY 2037	SUPPLY BALANCE EARLY 2037
	No	No	No	ESL No	ESL No	ESL No	ESL No	ESL No
North District	24	320	344	192	790	598	-	598
East District	-	60	60	36	487	451	-	451
South East District	16	200	216	162	771	609	500	1,109
Central District	40	-	40	-	-	-	-	-
South District	40	-	40	-	-	-	-	-
West District	20	-	20	-	-	-	-	-
South West District	20	440	460	361	1,272	911	-	911
Total: City of Launceston Study Area	160	1,020	1,180	751	3,320	2,569	500	3,069

Column (1) (2) (3) (4) (5) (6) (7) (8) (9)

Table F.8 CITY OF LAUNCESTON: STUDY AREA
RESIDENTIAL ALLOTMENTS DEMAND – SUPPLY ASSESSMENT (2023– 2036/37)
SUMMARY TABLE

DISTRICT	INDICATIVE HOUSING DEMAND ESTIMATED DWELLING UNIT APPROVALS (2023 – 36 INCLUSIVE)			PROJECTED DRAWDOWN FROM IDENTIFIED VACANT LAND STOCKS 2023 – 36 (inclusive)	RESIDENTIAL LAND ALLOTMENT SUPPLY		
	ESTIMATED INFILL DEVELOPMENT	HOUSING APPROVALS ON IDENTIFIED VACANT LAND STOCKS	TOTAL INDICATIVE HOUSING APPROVALS		ASSESSED SUPPLY BALANCE	RECOMMENDED ADDITIONAL/ REHABILITATED SUPPLIES	SUPPLY BALANCE
	No	No	No	ESL No	ESL No	ESL No	EARLY 2037
North District	78	1,024	1,102	617	365	850	598
East District	-	210	210	126	577	-	451
South East District	44	464	508	364	148	1,325	1,109
Central District	118	17	135	11	11	-	-
South District	124	340	464	256	256	-	-
West District	58	56	114	43	43	-	-
South West District	60	840	900	689	-	1,600	911
Total: City of Launceston Study Area	482	2,951	3,433	2,106	1,400	3,775	3,069
Column (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

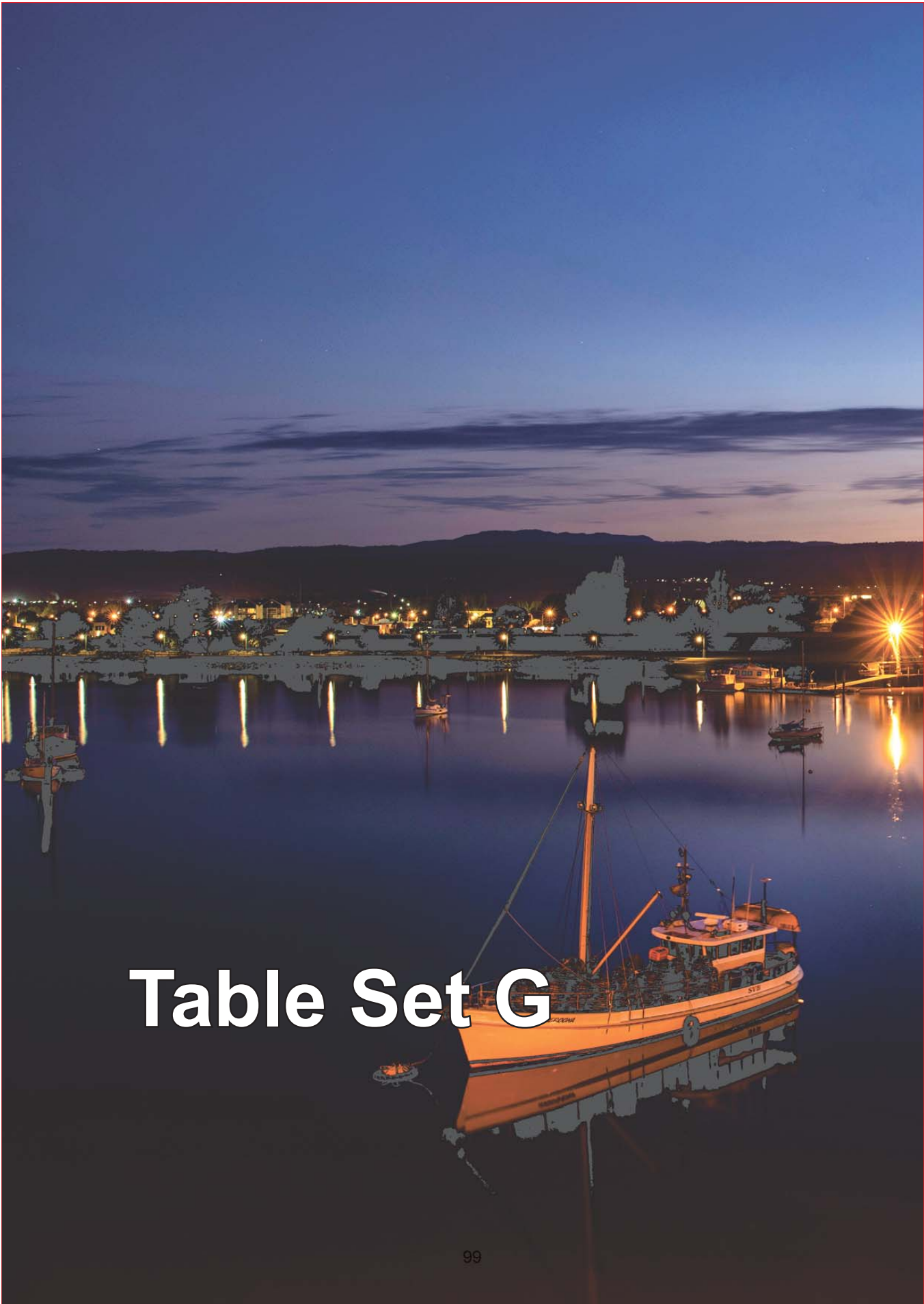


Table Set G

Table G.1 STATE OF TASMANIA (1989 – 2033)
POPULATION PROJECTIONS BY AGE COHORT
Source: Australian Government: Centre for Population: Online
Public Release, 6 January 2023
Base Year for Demography: 1989

AGE COHORT	1989				2033 PROJECTION				PROJECTED CHANGES 1989 – 2033
	ESTIMATED RESIDENT POPULATION (ERP) No				ESTIMATED ERP				
	FEMALES	MALES	TOTAL	%	FEMALES	MALES	TOTAL	%	
0 – 9	34,800	36,200	71,000	31,800	33,700	65,500	-	7.7	
10 – 19	35,800	37,400	73,200	31,900	34,500	66,400	-	9.3	
20 – 29	35,400	35,000	70,400	35,500	37,900	73,400	+	4.3	
30 – 39	35,100	35,100	70,200	40,100	39,800	79,900	+	13.8	
40 – 49	27,800	28,700	56,500	42,800	42,200	85,000	+	50.4	
50 – 59	20,400	20,800	41,200	37,300	35,100	72,400	+	75.7	
60 – 69	19,800	18,500	38,300	41,200	38,100	79,300	+	107.0	
70 – 79	13,900	10,600	24,500	38,800	35,100	73,900	+	201.6	
80+	6,400	3,400	9,800	28,000	22,600	50,600	+	416.3	
TOTAL PERSONS	229,400	225,700	455,100	327,400	319,000	646,400	+	42.0	

Table G.2 GREATER HOBART AREA
POPULATION PROJECTIONS BY AGE COHORT
Source: Australian Government: Centre for Population: Online
Public Release, 6 January 2023

AGE COHORT	2022				2033			
	ESTIMATES (ERP) No PERSONS			TOTAL	ESTIMATED ERP No PERSONS			TOTAL
	FEMALES	MALES	TOTAL		FEMALES	MALES	TOTAL	
0 – 9	13,800	14,400	28,200	15,800	16,400	32,200		
10 – 19	14,200	15,000	29,200	15,500	16,100	31,600		
20 – 29	17,200	17,600	34,800	18,300	18,800	37,100		
30 – 39	19,600	19,500	39,100	21,300	19,300	40,600		
40 – 49	15,500	14,500	30,000	21,300	21,300	42,600		
50 – 59	15,600	14,400	30,000	16,600	16,100	32,700		
60 – 69	15,400	13,900	29,300	16,200	15,200	31,400		
70 – 79	11,700	10,100	21,800	15,800	13,900	29,700		
80+	7,100	4,900	12,000	12,200	9,100	21,300		
TOTAL PERSONS	130,100	124,300	254,400	153,000	146,200	299,200		

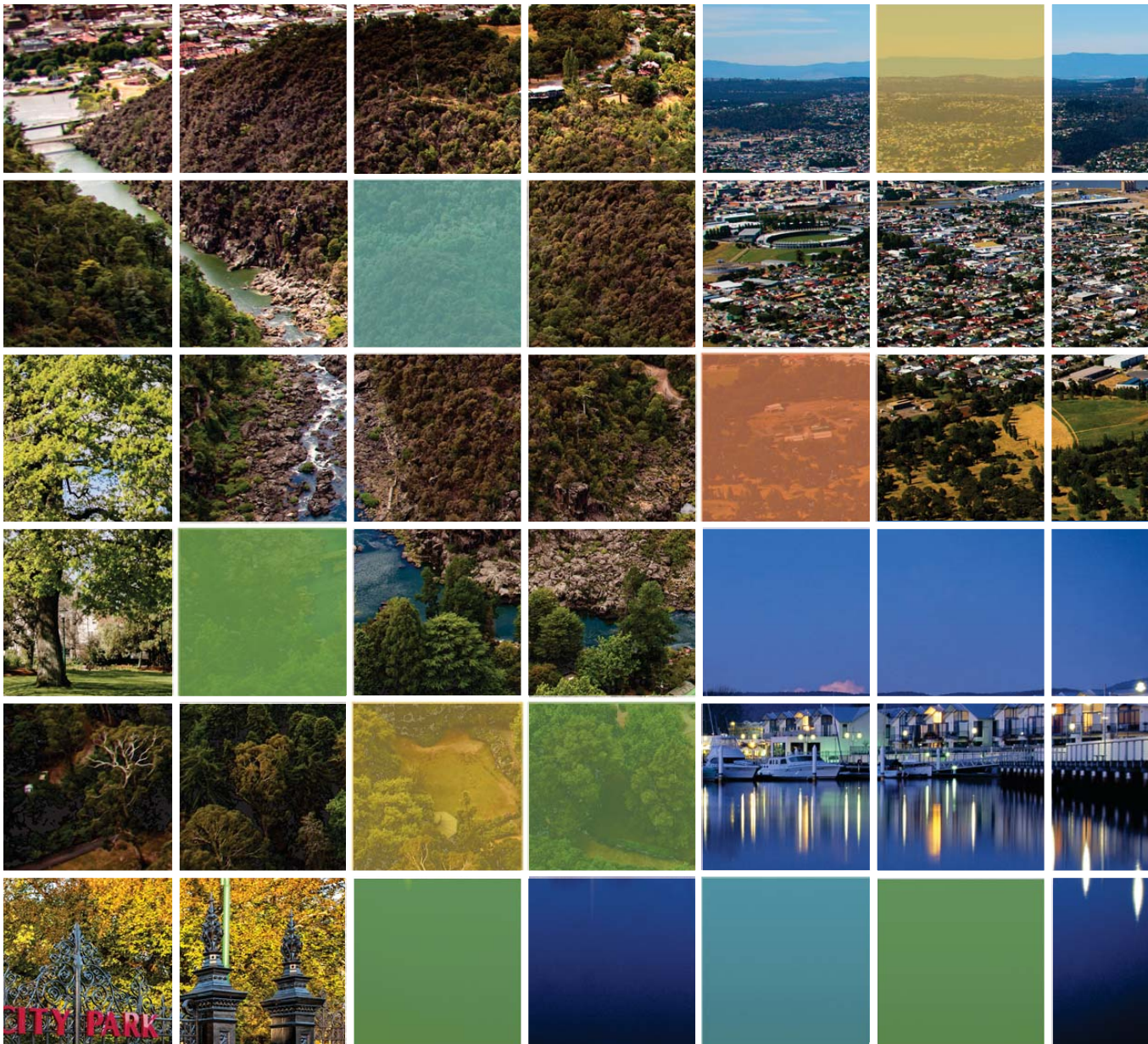
Table G.3 ESTIMATE OF PROJECTED POPULATION GROWTH
FOR TASMANIA NET OF GREATER HOBART 2021 - 2033

ITEM NO	ITEM	UNIT
1.	State of Tasmania ERP 2021	569,500
2.	Greater Hobart ERP 2021	251,100
3.	Balance Tasmania ERP 2021 (Item 1 – Item 2)	318,400
4.	Projected State of Tasmania ERP 2033 No Persons Source: Centre for Population, 6 January 2023	646,400
5.	Projected Greater Hobart ERP 2033 No Persons Source: Centre for Population, 6 January 2023	299,200
6.	Projected Balance of Tasmania – (Tasmania - Greater Hobart) ERP 2033, (Item 4 – Item 5)	347,200
7.	Estimated projected growth rate Tasmania Balance 2021 – 2033 (Item 3, Item 6) % Per Annum Compound Growth Rate	0.72 % / annum

Table G.4 GREATER LAUNCESTON STATISTICAL SUB-DIVISION
RESIDENTIAL-BASED POPULATION PROJECTION (2036)

GREATER LAUNCESTON SSD BY COMPONENT AREA	INDICATIVE PROJECTIONS 2036							
	TOTAL DWELLING STOCK (TDS)	OCCUPIED DWELLING STOCK (ODS)					RESIDENT POPULATION	POPULATION GROWTH RATE 2021 – 36 % / ANNUM COMPOUND
		No	% (of TDS)	ODS No	PERSONS PER OCCUPIED DWELLING	RESIDENT POPULATION		
Launceston (Part)	33,060	92.5	30,580	2.31	70,640	0.51		
West Tamar (Part)	12,600	89.5	11,280	2.32	26,170	0.97		
Meander Valley (Part)	5,020	92.5	4,640	2.26	10,490	0.78		
Northern Midlands (Part)	4,960	92.5	4,590	2.34	10,740	1.00		
George Town (Part)	3,210	86.5	2,780	2.20	6,120	0.35		
Total: Greater Launceston SSD	58,850	91.5	53,870	2.30	124,160	0.66		
Column (1)	(2)	(3)	(4)	(5)	(6)	(7)		





15. ORGANISATIONAL SERVICES NETWORK

15.1. 2023/2024 Budget - Budget Amendments

FILE NO: SF6940/SF7558

AUTHOR: Samuel Kelty (Manager Finance)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

For Council to:

1. consider changes to the Council's 2023/2024 Statutory Estimates.

A decision for Recommendation 1. requires an absolute majority of Council in accordance with section 82(4) of the Local Government Act 1993 (Tas).

2. consider adjustments made during 1 July to 31 July 2023 by the Chief Executive Officer to the 2023/2024 Budget.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council:

1. pursuant to section 82(4) of the *Local Government Act 1993 (Tas)* and by an absolute majority, approves the following changes to the 2023/2024 Statutory Estimates:
 - (a) Revenue
 - i. the net increase in revenue from external grants and contributions of \$10,500.
 - (b) Capital Works Expenditure
 - i. the net increase in expenditure from external funds of \$10,500.
 2. notes that amendments from Recommendation 1. result in:
 - (a) the operating surplus being amended to \$13,984,641 (including capital grants of \$17,803,544) for 2023/2024.
 - (b) the capital budget being increased to \$37,026,544 for 2023/2024.
 3. pursuant to section 82(7) of the *Local Government Act 1993 (Tas)*, receives the Chief Executive Officer's report on adjustments to the 2023/2024 budget for the period 1 July to 31 July 2023.
-

REPORT:

1. Budget Amendments

The budget amendments are changes to the Statutory Estimates which require a Council decision. The changes relate to external grant revenue and transfers between Operations and Capital projects.

	Operations \$'000	Capital \$'000
Statutory Budget as 01/07/2023	(2,406)	20,636
Adjustments Approved by Council to 01/07/2023	16,380	16,380
Balance Previously Advised as at 01/07/2023	<u>13,974</u>	<u>37,016</u>
 <u>Amendments</u>		
Council Funds	0	0
Capital to Operations	0	0
Operations to Capital	0	0
Operations	0	0
External Funds	11	11
External Funds Not Received	0	0
Statutory Budget as at 31/07/2023	<u>13,985</u>	<u>37,027</u>
Deduct Capital Grants and Contributions	<u>(17,804)</u>	
Underlying Operating Budget Surplus/(Deficit)	<u>(3,819)</u>	

The table summarises all other Budget Agenda Items and includes reconciliations of the budgeted operating result and capital expenditure.

Details of the amendments are as follows:

1(a) The following items have been affected by external funding changes and affect both the Capital and Operations budgets:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
GL.10.0.1059.1000.12517	Capital Contributions - Museum	\$0	\$10,500	\$0	(\$10,500)
CP24517	QVMAG Collection Purchases 2023/2024	\$49,909	\$0	\$10,500	\$60,409
	TOTALS	\$49,909	\$10,500	\$10,500	\$49,909

The project scope of works:

The Queen Victoria Museum and Art Gallery Arts Foundation has contributed \$10,500 to fund the acquisition of the artwork by Amber Koroluk-Stephenson, titled *Australian Painted Ladies at Mills Plains*.

Budget is to be recognised on the QVMAG Collection Purchases 2023/2024 Capital project and against the income code to enable this asset purchase to be undertaken.

External Funding	Operations	Capital
QVMAG Collection Purchases 2023/2024	(\$10,500)	\$10,500
TOTAL	(\$10,500)	\$10,500

1(b) The following items need to be reallocated between Capital projects but do not alter the operating surplus:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
CP24550	Footpath Reconstruction Program 2023/2024	\$1,020,000	\$1,020,000	\$0	\$0
CP24509	Footpath Reseal Program 2023/2024	\$70,000	\$0	\$1,020,000	\$1,090,000
	TOTALS	\$1,090,000	\$1,020,000	\$1,020,000	\$1,090,000

The project scope of works:

For ease of project management and because the scope of works between the Footpath Reconstruction Program and the Footpath Reseal program are nearly identical, it is proposed that budget for the two projects are consolidated into one project.

2. Chief Executive Officer's Report on Adjustments

Pursuant to section 82(6) of the *Local Government Act 1993* (Tas), Council has authorised the General Manager (Chief Executive Officer) to adjust budgets up to \$500,000 so long as the adjustments do not alter revenue, expenditure, borrowings or capital works estimates in total. The Budget Management Policy (12-PI-001), adopted by Council on 13 October 2014, refers to section 82(7) of the *Local Government Act 1993* (Tas) which requires the Chief Executive Officer to report any adjustment and an explanation of the adjustment at the first Ordinary Meeting of the Council following the adjustment.

Project Number	Project Description	Budget Before This Adjustment	Adjustment	Revised Budget	Type of Change
24547	Transport - Other Asset Renewal	\$280,000	(\$50,000)	\$230,000	Decrease
24589	Corin Street Bridge Deck Renewal	\$0	\$50,000	\$50,000	Increase
	TOTALS	\$280,000	\$0	\$280,000	

The following capital project adjustments have occurred in the period 1 July to 31 July 2023:

Project Number	Project Description	Current Approved Amount	Transfer From	Transfer To	New Budget
24547	Transport - Other Asset Renewal	\$280,000	\$50,000	\$0	\$230,000
24589	Corin Street Bridge Deck Renewal	\$0	\$0	\$50,000	\$50,000
	TOTALS	\$280,000	\$50,000	\$50,000	\$280,000

The project scope of works:

The scope of the Transport - Other Asset Renewal project has been reduced to allow for a budget transfer to the Corin Street Bridge Deck Renewal project to fund the renewal of the failing bridge deck.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

2. To fairly and equitably discharge our statutory and governance obligations.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL ASPECTS:

As per the report.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

15.2. Remission of Rates and Fees - 316-320 Invermay Road, Mowbray

FILE NO: SF7573/SF0523

AUTHOR: Nathan Williams (Chief Financial Officer)

ACTING GENERAL MANAGER APPROVAL: Leanne Purchase (Organisational Services Network)

DECISION STATEMENT:

To consider the remission of rates levied on the property and the remission of the development application lodged for the property located at 316-320 Invermay Road, Mowbray.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council remits the following rates and fees:

1. \$13,402.27 levied against the property in respect of the Council's rates for the 2023/2024 year. This includes the General Charge and the General Rate Industrial. The State Government Fire Service Contribution of \$2,150.06 is not proposed for remission.
 2. \$34,786.00 for the Development Application and Advertising, which is in line with the Council's adopted Fees and Charges for 2023/2024.
-

REPORT:

The Tasmanian Government is delivering the Northern Suburbs Community Recreation Hub (the Hub) in partnership with the City of Launceston at 316-320 Invermay Road, Mowbray in Launceston which will assist in the revitalisation of Launceston's Northern Suburbs.

The revitalisation of Launceston's Northern Suburbs is a commitment in the Launceston City Deal to support renewed economic and jobs growth in these suburbs.

The *My Place My Future Plan* (the Plan) was the beginning of a journey towards getting everyone to work together to develop and implement solutions in the future. The Plan focuses on the communities in:

1. Invermay;
 2. Mowbray;
 3. Newnham;
-

4. Mayfield;
5. Rocherlea;
6. Ravenswood; and
7. Waverley.

These suburbs, each with their own distinct identity, represent approximately one third of the population within the Launceston Municipal Area. The Plan was developed in response to extensive engagement with these very proud, resilient and vibrant communities.

The Plan includes the Strategic Action Area of Liveability, which has been included because all residents within the City of Launceston should be able to live in an area that facilitates an active and enjoyable lifestyle, feels safe, supports wellness and enhances a positive sense of belonging within the broader community.

Among the different actions that have been included in the Plan to implement the strategic action area is an action to repurpose existing spaces to create more usable, enticing recreational spaces and to identify opportunities for children, their families and young people to meaningfully engage in community, sport and recreation.

The Plan makes it clear that there needs to be greater access to recreational facilities and public spaces for people to lead a healthy lifestyle. The Hub will make a significant difference by providing local access to a high-quality community and recreation facility

The Hub will help to address a shortage of indoor sporting facilities in Launceston and will improve access to local community, sport and recreation infrastructure and programs in the northern suburbs and give locals a safe place to meet.

With approximately 10,000m² of usable indoor space and additional outdoor space the Hub will include:

- Seven indoor multi-purpose courts for netball, basketball, volleyball and other sports to address the current shortfall;
- Rock climbing, boxing and weightlifting facilities including an outdoor activities area;
- A designated gymnastics area to provide a wide range of programs for toddlers, young people and adults;
- Café and spectator amenities (grandstand seating) with change room facilities and onsite parking; and
- Opportunities for the whole community to come together in a positive space offering diverse services and opportunities.

The Council has supported the project both through officer time and financial support totalling \$1,201,521, comprised of:

- \$101,521 for initial feasibility studies and due diligence on the site of the Hub; and
- \$1,100,000 for the removal of asbestos from the site.

Aside from the Council's contribution, the project is being funded through a \$15m contribution from the Federal Government and \$27.5m from the State Government.

While the funding amount is sufficient to deliver the project, it is a very tight envelope and the Project Control Group is looking for every opportunity to find non-infrastructure savings in the project. There is still the possibility that facilities will need to be deleted from the proposal due to the funding restrictions and therefore, any savings that can be achieved will enable the full scope of the project to be delivered, which will maximise the community benefit that the Hub will ultimately provide.

It has been identified that there is a further opportunity for the Council to assist in the delivery of the Hub by providing a remission of development Application Fees for the proposal as well as the rates over the duration of the construction period.

Accordingly, it is recommended that the Council grant a remission of Rates and the Development Application fee of \$48,188, bringing the City of Launceston's total contribution to the project to \$1,249,709.

The State Government will own and operate the Hub, so the Council's contributions have been and continue to be operational in a financial sense. The Council will have no ongoing operational, maintenance or depreciation obligations upon completion of construction of the Hub.

RISK IMPLICATIONS:

With the rising cost of construction, it is important that funding for this project from the Commonwealth and State Governments be best utilised to facilitate the best possible community outcomes. By providing the recommended remission of rates and fees, Council is seeking to enable that funding can be fully focused on the construction of the facility.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Hub is a vital development for the City which, will not only deliver much needed indoor courts and facilities for the City but, will also make a significant contribution to delivering on the *My Place My Future* Plan by ensuring that all residents within the City of Launceston are given the opportunity to live in an area that facilitates an active and enjoyable lifestyle, feels safe, supports wellness and enhances a positive sense of belonging within the broader community.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

Strategic Priority 1: We connect with our community and our region through meaningful engagement, cooperation and representation.

10-Year Goal: To seek out and champion positive engagement and collaboration to capitalise on the major opportunities and address the future challenges facing our community and region.

Focus Areas:

- 3 To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.

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

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

Focus Areas:

1. To provide for the health, safety and welfare of the community.
3. To ensure decisions are made on the basis of accurate and relevant information.
5. To maintain a financially sustainable organisation.

BUDGET AND FINANCIAL IMPLICATIONS:

The Council has an annual budget for remission of rates of \$299,555. The recommendation can be accommodated within the existing budget.

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

Nil

16. CHIEF EXECUTIVE OFFICER NETWORK

16.1. Code of Conduct Panel Determination Report

FILE NO: SF2213

AUTHOR: Leanne Purchase (Acting General Manager Organisational Services Network)

CHIEF EXECUTIVE OFFICER: Michael Stretton

DECISION STATEMENT:

To consider a Code of Conduct Panel Determination Report.

RELEVANT LEGISLATION:

Local Government Act 1993 (Tas)

RECOMMENDATION:

That Council, pursuant to section 28ZK(7) of the *Local Government Act 1993 (Tas)*, receives the Code of Conduct Panel Determination Report dated 2 August 2023 (ECM Doc Set ID 4945552) in relation to a complaint against Councillor Joe Pentridge.

REPORT:

Section 28ZK(7) of the *Local Government Act 1993 (Tas)* requires the Chief Executive Officer to table the Determination Report at the first Open Meeting of the Council at which it is practicable to do so.

RISK IMPLICATIONS:

It is a legislative requirement that the Determination Report is tabled.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2014 - 2024

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

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

Focus Areas:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Costs associated with the Code of Conduct Panel in relation to this matter were not available at the time of writing. Total costs met by the Council in relation to Code of Conduct complaints in the 2023/2024 financial year will be published in the 2023/2024 Annual Report.

DISCLOSURE OF INTERESTS:

The Author and Chief Executive Officer have no interests to declare in this matter.

ATTACHMENTS:

1. Code of Conduct Panel Determination Report [**16.1.1** - 8 pages]

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council. Failure to do so may result in a fine of up to 50 penalty units.

Local Government Act 1993

**CODE OF CONDUCT PANEL DETERMINATION REPORT
LAUNCESTON CITY COUNCIL CODE OF CONDUCT**

Complaint brought by Mr Dean Murray Cocker on behalf of JAC Group against Councillor Joe Pintarich (also known as Pentridge)

Code of Conduct Panel

- Rob Winter (Chairperson),
- Andrew Paul (Local Government Member)
- Don Jones (Legal Member)

Date of Determination: 2 August 2023

Content Manager Reference: C27074

Summary of the complaint

A code of conduct complaint was submitted by Mr Dean Cocker, the Managing Director of the JAC Group to the General Manager of the Launceston City Council (LCC) on 16 January 2023.

In the initial complaint it was alleged that Councillor Joe Pintarich had breached the following parts of the LCC's Code of Conduct effective from 7 March 2019, in relation to Councillor Pintarich's participation in and voting on a specific Planning matter listed on the agenda of a LCC council meeting held on 15 December 2022.

Part 1.2 of the Code of Conduct –

Decision-making – a Councillor must make decisions free from personal bias or pre-judgement.

Initial assessment

Following receipt of the initial complaint, the Chairperson conducted an initial assessment of the complaint in accordance with the requirements of section 28ZA (1) (d) and section 28ZC (1) of the *Local Government Act 1993* (the Act) to assess whether the complaint disclosed whether an offence may have been committed or that the complaint may be dealt with more appropriately by another person or authority.

Having undertaken that initial assessment, the Chairperson determined that the complaint may be best dealt with by the Director of the Office of Local Government and referred the complaint to him on 16 February 2023.

On 10 March 2023, the Director of Local Government refused to accept the Chairperson's referral, as a consequence of which, by virtue of section 28ZC (5) of the Act, the Chairperson undertook further assessment which was required to be conducted in accordance with section 28ZA of the Act.

Having undertaken that further assessment, the Chairperson determined that, due to Councillor Pintarich's participation in a specific item listed on the Agenda the initial complaint of an alleged breach of Part 1.2 of the Code – decision making – *a Councillor must make decisions free from personal bias or pre-judgement*, should be further investigated as it substantially related to a contravention of the LCC 's code of conduct,

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as if the allegations in relation to Part 1.2 of the Code are proven, they are capable of constituting a breach in relation to the LCC's Code of Conduct.

The complaint material provided by the complainant also indicated evidence to the Chairperson of the following further potential breaches of the Code arising out of the same issues before the LCC in its 15 December 2022 meeting:

Part 2 - Conflicts of interest that are not pecuniary:

5. A Councillor must avoid, remove himself or herself from positions of conflict of interest so far as reasonably practicable and

6. A Councillor, who has an actual potential perceived conflict of interest in a matter before the council must –

(a) Declare the conflict of interest and the nature of the interest before discussion of the matter begins.

(b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider the conflict of interest requires a councillor to remove him or herself physically from the council discussion and remain out of the room until the matter is decided by the council.

The Chairperson determined that these allegations should also be further investigated as they too substantially related to a contravention of the LCCs code of conduct, as if the allegations in relation to Part 2- 5 and 6 (a)(b) of the Code are proven, they are also capable of constituting a breach in relation to the LCC's Code of Conduct.

A copy of the complaint was provided to the other members of the Panel appointed to investigate the complaints. The complainant, respondent Councillor and the General Manager were notified of the outcome of the further initial assessment by letter dated 30 March 2023.

Investigation

In accordance with section 28ZE of the Act, the Code of Conduct Panel (the Panel) investigated the complaint.

The Panel determined that further information was required to investigate the complaint. The Panel wrote to the respondent on 30 March, providing him with a copy of the complaint requesting a response thereto within 14 days.

After the Panel's granting of a short extension for the provision of a response to the complaint, on 15 May 2023 the Panel received a detailed written response from the respondents' solicitor, Mr Chris Groves of Messrs Dobson, Mitchell and Allport.

In this correspondence Mr Groves, on behalf of Councillor Pintarich, indicated that Councillor Pintarich was also content for the Panel to determine the complaint without the need for a hearing.

Noting the requirements of section 28ZE (3) of the Act, on 17 May the respondent was requested to provide his response to the Panel by Statutory Declaration, which he did on 19 May 2023.

Although Mr Groves' letter and its attachments were not referred to in that Statutory Declaration as an attachment to avoid further delay, the Panel determined to accept the Statutory Declaration and Mr Groves' letter and its attachments as part of the material for its consideration,

On 24 May the respondents Statutory Declaration and Mr Groves' letter and attachments were forwarded to the complainant, seeking a response by Wednesday 7 June 2023.

As with the correspondence sent by the Panel to the respondent, in this correspondence the complainant was also advised that pursuant to section 28ZG2 (a) and (b) of the Act the Panel had determined that the complaint could be investigated without a hearing, as it was considered that neither the complainant nor the councillor against whom the complaint was made, would be disadvantaged if a hearing was not

held and it is appropriate in the circumstances not to hold a hearing or a hearing is unnecessary in the circumstances because the investigation can be adequately conducted by means of written submissions or examination of documentary evidence or both.

On Tuesday 6 June, a copy of the complainant's response to Councillor Pintarich's statutory declaration and other documentation was received from Mr Anthony Spence SC of Messrs Page, Seager Lawyers. As this too was not provided under cover of a statutory declaration, a statutory declaration was requested. Mr Cocker's statutory declaration adopting and confirming the accuracy of the contents of the letter from Page Seager being received by the Panel on 13 June 2023

On 26 June, subsequent to a Panel Zoom meeting on 23 June, a copy of a letter and article from the Examiner Newspaper of 15 December 2022, which were received from Mr Cocker on 30 March 2023, was also provided to Mr Groves for Councillor Pintarich's comment.

On the 7 of July 2023 a response was received from Mr Groves on behalf of Councillor Pintarich. Although not provided under cover of a statutory declaration, the Panel decided to consider this letter in its determination.

Material considered by the Panel

The following documents have been presented to the Panel to consider as evidence in this matter:

1. All material received with the Complainant's complaint.
2. Statutory Declaration from Councillor Pintarich dated 9 May 2023 and letter from Dobson, Mitchell & Allport dated 5 May 2023 and attachments A and B
3. Statutory Declaration from Mr Cocker dated 30 June 2023 attaching a copy of a letter from Page Seager Lawyers dated 6 June 2023 (with amendments)
4. Letter from the complainant dated 30 March 2023 attaching a copy of an Examiner article of 15 December 2022.
5. Letter from Dobson Mitchell & Allport to Local Government Code of Conduct Panel dated 7 July 2023

As indicated previously in this determination/decision, both Councillor Pintarich and Mr Cocker through their respective lawyers, indicated that they were content for the Panel to determine the complaint without the need for a hearing.

Determination

Pursuant to section 28ZI of the Act, the Code of Conduct Panel determines that Councillor Pintarich has breached the Code of Conduct, and therefore the Panel upholds the complaint.

Reasons for determination

The factual basis for Mr Cocker's complaint is not in dispute, and the panel finds them to be as follows.

1. Prior to Councillor Pintarich being elected to the LCC in October 2022 he was the sole director/ shareholder of Connector Park Pty Ltd, which for some considerable time, as early as 2006, had been involved in ongoing alleged breach of contract litigation in the Supreme Court of Tasmania, with RV Pty Ltd, being a wholly owned subsidiary of the JAC Group.
2. Councillor Pintarich remained in his role with Connector Park Pty Ltd subsequent to his election to the LCC, and the litigation remained on foot. (the most recent development in this litigation being a decision of His Honour, Chief Justice Blow on 6 December 2022- RV Pty Ltd v Connector Park Pty Ltd (No 4) [2022]TASSC 66.)

3. On 8 November 2022 Mr Cocker, the Managing Director of the JAC Group raised concerns with The LCC regarding Councillor Pintarich attending workshops and voting on applications made by the JAC Group and its wholly owned subsidiaries due to "apprehended bias".
4. On 8 December 2022, the LCC CEO, advised the complainant by letter that he had personally met with Councillor Pintarich and advised him of his duties and obligations to manage conflicts of interest. This letter noted that it was ultimately a matter for Councillor Pintarich to determine whether to remove himself from the discussion and decision in respect of applications by the JAC Group and its subsidiaries.
5. In the LCC meeting on 15 December, during which a development application lodged by the JAC Group's wholly owned subsidiary Paterson Bridge Pty Ltd was being considered, Councillor Pintarich did not declare any actual, potential, or perceived conflict of interest, remained in the meeting, and voted in favour of the development application.
6. Mr Cocker's complaint was lodged on 16 January 2023

Having considered the Complaint, the material accompanying it, the other materials referred to in this determination, and especially the content of the respective submissions of Mr Groves for Councillor Pintarich, and Mr Spence SC for the complainant, the Panel has determined that that the complaint is substantiated for the following reasons.

Whilst Mr Groves submissions on behalf of Councillor Pintarich correctly states the law in part, it fails to consider the further comments of the Judges in the decision of *Isbester v, Knox City Council* [2015] HCA20 at para when they stated:

"23 How the principle respecting apprehension of bias is applied may be said generally to depend upon the nature of the decision and its statutory context, what is involved in making the decision and the identity of the decision-maker. The principle is an aspect of wider principles of natural justice, which have been regarded as having a flexible quality, differing according to the circumstances in which a power is exercised²². The hypothetical fair-minded observer assessing possible bias is to be taken to be aware of the nature of the decision and the context in which it was made²³ as well as to have knowledge of the circumstances leading to the decision²⁴.

24 The two cases referred to in the Courts below, *Jia Legeng* and *McGovern*, furnish examples of how the above-mentioned factors assume relevance to the question of what a fair-minded observer may reasonably expect as to the level, or standard, of impartiality which should be brought to decision-making by certain non-judicial decision-makers. Whether those factors assume particular relevance to a case such as the present, where the essential question concerns **incompatibility** of roles, or a conflict of interest, is another question."

And again, later in their Honour's judgement they stated:

"49 The majority reasons in *Ebner* should not be understood to exclude cases of the kind here in question from the application of the principle by the test there stated. The test directs attention, as a first step in cases where apprehended bias is alleged, to the critical question of the decision-maker's interest. The difference in the application of the test is that in cases like the present one that concern **incompatibility** of roles, once the interest is identified as one which

points to a conflict of interest, the connection between that interest and the possibility of deviation from proper decision-making is obvious.

Conclusion and order

50 A fair-minded observer might reasonably apprehend that Ms Hughes **might** not have brought an impartial mind to the decision under s 84P(e). This conclusion implies nothing about how Ms Hughes in fact approached the matter. It does not imply that she acted otherwise than diligently, and in accordance with her duties, as the primary judge found⁴², or that she was not in fact impartial. Natural justice required, however, that she not participate in the decision and because that occurred, the decision must be quashed.”

While Mr Justice Gageler did not join in the joint judgement, he did say:

“ Ms Hughes might have developed, as Ms Isbester's prosecutor, a frame of mind incompatible with the dispassionate evaluation of whether administrative action should be taken against Ms Isbester's interests in light of Ms Isbester's conviction. Ms Hughes' frame of mind might have affected the views she expressed as a member of the Panel, and the expression of those views might have influenced not only the recommendation made by the Panel, which included Mr Kourambas, but also the acceptance of that recommendation by Mr Kourambas in his capacity as delegate of the Council. Those are all possibilities which fairly arise from the established facts. There is nothing fanciful or extravagant about them. A hypothetical fair-minded observer with knowledge of all of the circumstances would be quite reasonable to apprehend them.”

From the decision it can be discerned that **where incompatibility** of roles is concerned greater consideration must be given to procedural fairness and natural justice.

The basis of this complaint does not relate to any specific action or commentary by Councillor Pintarich before the meeting of 15 December 2022. The basis of the complaint is clearly the apprehension of bias in Councillor Pintarich given the long history of, and ongoing litigation between, the two companies.

To use the words of Mr Spence SC in his letter of 6 June 2023, that is the “gravamen “of the complaint.

As stated by Mr Spence SC, in his letter of 6 June 2023, the test with respect to apprehension of bias arising from a conflict of interest is far stricter than with respect to prejudgement.

The proper test to be applied in assessing whether Councillor Pintarich was effected by apprehended bias in the two stage test enunciated in *Ebner v Official Trustee in Bankruptcy* [2000] HCA 63: (2000) 205 CLR 337. namely:

1. The identification of what is said might lead a decision-maker to decide a case other than on its legal and factual merits; and
2. The articulation of the logical connection between the matter and the feared deviation from the course of deciding the case on its merits.

As alluded to by Archer J in *Dain Pty Ltd v Shire of Peppermint Grove* [2019] WASC 264, when adopting and applying the 2 stage test in *Ebner v Official Trustee in Bankruptcy*(supra), there is no need to demonstrate in the stage 1 test that the factor identified “ will” affect the decision, but rather it” might”, and for the stage 2 test the measure is the “ capability” of the identified factor to affect the decision rather than “ actual affection”.

The panel finds that the stage 1 factor in this complaint is the relationship between Councillor Pintarich and the JAC Group, of which the Complainant is General Manager, and both the history and ongoing litigation between Councillor Pintarich’s company, and the JAC Group.

The Panel finds that the stage 2 factor is the fact that Councillor Pintarich may reasonably be perceived as being unable to bring an impartial mind to the decision because of his personal relationship with the complainant.

There is clear evidence of the history, and ongoing nature of the litigation, and there is also clear evidence of the perception of the litigation in the broader community.

Although Mr Groves in his letter to the Panel of 7 July 2023 refers to this article as “ irrelevant to the issues requiring attention”, the Panel finds that the article published in the Examiner Newspaper on 15th December 2022 on the same day as the LCC Meeting in which Councillor Pintarich voted, is clear evidence capable of supporting the perception in the broader community that Councillor Pintarich has, or may have a non- pecuniary conflict of interest in the matter.

This article is evidence of the public and high-profile nature of the litigation and alludes to the fact that the companies involved in the litigation are effectively the alter egos of their; ‘respective corporate minds, referring to the “battle” between Mr Chromy and Councillor Pintarich. This is case where there is, as referred to by their Honours in *lbester V Knox City Council*(supra) an incompatibility of roles.

As Mr Spence SC as stated in para 8.6 of his letter of 7 June 2023” A fair- minded and informed member of the public reading this article would conclude that there is plainly a long history of dispute between Councillor Pintarich and the JAC Group. It is clear that Councillor Pintarich must have a great deal of personal knowledge of the JAC Group, and it could hardly be expected that his opinions of the JAC Group and its operations would be neutral or impartial.”

The Panel also adopts Mr Spence SC’s comments in para 8.10 of his letter of 6 June 2023, where he states.

“Finally and putting aside for the moment the correctness or otherwise of the decision to vote on the application, the decision of Councillor Pintarich not to declare any “actual, potential or perceived conflict” in respect of the application, is plainly a breach of Part 2 of the Code of Conduct. Councillor Pintarich had actual knowledge that (at least) a “perceived “conflict of interest existed, as he had been informed of the letter from the Managing Director of JAC Group to the CEO of the Launceston City Council dated 8 November 2022”.

The Panel in considering the comments of their Honours at para 48 of the *lbester v Knox City Council*(supra) decision noted they implied that even if the employee diligently carried out her duty and the decision had not been made by her would not impact on a decision as to whether there was apprehended bias.

In referring to the decisions of *Dickason v Edwards* (1910)10 CLR 243 and *Stollery v Greyhound Racing Control Board* their Honours said the participation of others in the decision-making does not overcome the apprehension that a person’s interest in an outcome might affect not only that person’s decision-making, but that of others. The mere presence of that person on a Panel could be a material part of the decision.

As stated by their Honours at Para 49 of *lbester v Knox City Council* (supra), the difference in the application of the Elmer Test, is that in a matter that concerns incompatibility of roles, and once the interest is identified as one which points to a conflict of interest, the connection between the interest and the possibility of deviation from proper decision-making is obvious.

As referred to earlier in these findings, the Panel accepts the long-standing conflict between the complainant and the respondent is well-known throughout the business community, through newspaper articles and general discussion. It could not be discounted that the fair-minded observer would have some knowledge of the ongoing dispute between the parties. The interest of the Respondent could be to exact punishment for the delays or the proceedings, it might be to create obstacles in the path of the Complainant, and a development, to obtain an advantage over the Complainant, to name a few.

In all the circumstances, the Panel has determined that Councillor Pintarch should have declared the conflict of interest prior to any discussion of the matter and the nature of the interest. He was aware and should have been aware of a potential or perceived conflict, particularly, after having the issue raised with him by the General Manager. Once Councillor Pintarch had declared a conflict it was a matter for Councillor Pintarch to act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest required him to remove himself physically from any Council discussion and remain out of the room until the matter was decided by the Council in accordance with Paragraph 6 of Part. 2 of the Code of Conduct adopted by the City of Launceston on the 7 March 2019. The Panel was of the view that a reasonable person, would acting in good faith and exercising reasonable judgement would have removed himself or herself from the room. Councillor Pintarch's failure to do so was a breach of the Code of Conduct.

Sanctions

Where a code of conduct complaint or part of it is upheld, the Panel may impose one or more of the sanctions referred to in section 28ZI (2) of the Act. These include cautioning or reprimanding the councillor, requiring the councillor to apologise to the complainant or other person affected by their behaviour, requiring the councillor to attend a counselling or training course; or suspending the councillor from office for a period of up to three months.

Both in his complaint, and in Mr Spence's letter of 6 June 2023, the complainant has sought either a caution s28ZI (2) (a), and/or a reprimand s 28ZI(2)(b)

In his letter of 5 May 2023, Mr Groves states that if the complaint is upheld, the Panel should either impose no sanction or if not content to do so, impose a caution.

Section 28ZI (1) of the Act provides that (emphasis added) "after completing its investigation of a code of conduct complaint, the Panel is to determine the complaint" by upholding the complaint or dismissing it or upholding part and dismissing the remainder. Section 28ZI (2) of the Act then says "If the code of conduct complaint or part of it is upheld, the Panel may impose one or more" of several listed sanctions.

Section 10A(1)(c) of the Act Interpretation Act 1931 ("AIA") provides that in any Act the word "may" is to be construed as being discretionary or enabling, as the context requires, so long as the relevant provision in the Act was passed after the commencement of the Justice Legislation (Miscellaneous Amendments) Act 2000. Division 3A of the Act, which includes Section 28ZI, was inserted in the Act in 2015 and so Section 10A(1) of the AIA will apply to Section 28ZI of the Act. Section 10A(1)(a) of the AIA provides that the word "must" is to be construed as being mandatory and (b) provides that the words "is to" and "are to" are to be construed as being directory. In light of the above provisions of the AIA, it could be argued that if a complaint is upheld the Panel must impose a sanction and the use of "may" in Section 28ZI of the Act only creates a discretion to impose either one sanction or more than one sanction, but if that was the intention it could have been made clear by Parliament by the use of mandatory or directory language.

A better interpretation is that the use of "may" gives the Panel, pursuant to Sections 28ZI (2) of the Act, the discretion to either impose a sanction or not impose a sanction. This interpretation is given weight by the use of the directory "is to" in Section 28ZI (1) of the Act

while the discretionary “may” is used in s28ZI (2) of the Act. 7 The least sanction that is available to the Panel is to order counselling.

There is little point ordering Councillor Pintarich to undergo counselling. No doubt his involvement in the process of the complaint will have made him more acutely aware of the need to consider perceptions of conflict.

With the issues basing this complaint clearly being brought to Councillor Pintarich’s attention before the meeting on the 15th of December 2022, and him proceeding to participate in and vote on the Development Application made by the JAC Group, and the potential consequences flowing from such a decision, the Panel considers that a caution is an appropriate sanction to impose on Councillor Pintarich.

Timing of the Determination

In accordance with section 28ZD (1) of the Act, a Code of Conduct Panel is to make every endeavour to investigate and determine a code of conduct complaint within 90 days of the chairperson’s determination that the complaint is to be investigated.

The Panel has been unable to determine the complaint within 90 days, owing to granting extension for responses, and the other commitments by Panel members preventing preparation of the final report within 90 days.

Right to review

A person aggrieved by the determination of the Panel, on the ground that the Panel failed to comply with the rules of natural justice, is entitled under section 28ZP of the Act to apply to the Magistrates Court (Administrative Appeals Division) for a review of that determination. In accordance with section 17 of the *Magistrates Court (Administrative Appeals Division) Act 2001*, an appeal must be lodged within 28 days of the date of notification of the determination.



Rob Winter

Chairperson

Date: 2 August 2023



Don Jones

Legal Member



Andrew Paul

Member

17. CLOSED COUNCIL

This decision requires an absolute majority of Council

RECOMMENDATION:

That Council moves into Closed Session to consider the following matters:

17.1 Confirmation of the Minutes

Regulation 35(6) of the *Local Government (Meeting Procedures) Regulations 2015* 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.

17.2 Hardship and Other Remissions 2022/2023

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.
- (j) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.

17.3 Charitable Remissions 2022/2023

Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015* states that a part of a meeting may be closed to the public to discuss:

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

17.4 End of Closed Session

To be determined in Closed Council.

18. MEETING CLOSURE

19. NEXT COUNCIL MEETING DATE

The next Ordinary Meeting of Council will be held at 1.00pm on 21 September 2023 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.