

Prior to the commencement of the meeting, the Mayor will make the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

COUNCIL MEETING
MONDAY 7 NOVEMBER 2016

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BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL’S WEBSITE

1. APOLOGIES

Ald Cusick

2. CONFIRMATION OF MINUTES

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 17 October 2016, as circulated, be taken as read and confirmed.

3. MAYOR'S COMMUNICATION**4. COUNCIL WORKSHOPS**

In addition to the Aldermen's Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE	DATE
Presentation Tourism and Tasmania Voluntary Mergers Kangaroo Bay Parking Proposals	24 October
Clarence Plains Environmental Plan Torrens Street Update Destination Southern Tasmania Action Plan Voluntary Mergers Mowing of Nature Strip Policy	31 October

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE
(File No)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

6. TABLING OF PETITIONS
(File No 10/03/12)

(Petitions received by Aldermen may be tabled at the next ordinary Meeting of the Council or forwarded to the General Manager within seven (7) days after receiving the petition.

Petitions are not to be tabled if they do not comply with Section 57(2) of the Local Government Act, or are defamatory, or the proposed actions are unlawful.

The General Manager will table the following petition which complies with the Act requirements:

7. PUBLIC QUESTION TIME

Public question time at ordinary Council meetings will not exceed 15 minutes. An individual may ask questions at the meeting. Questions may be submitted to Council in writing on the Friday 10 days before the meeting or may be raised from the Public Gallery during this segment of the meeting.

The Chairman may request an Alderman or Council officer to answer a question. No debate is permitted on any questions or answers. Questions and answers are to be kept as brief as possible.

7.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the General Manager of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

Questions on notice and their answers will be included in the minutes.

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

The Mayor may address Questions on Notice submitted by members of the public.

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE

The Chairperson may invite members of the public present to ask questions without notice.

Questions are to relate to the activities of the Council. Questions without notice will be dependent on available time at the meeting.

Council Policy provides that the Chairperson may refuse to allow a question on notice to be listed or refuse to respond to a question put at a meeting without notice that relates to any item listed on the agenda for the Council meeting (note: this ground for refusal is in order to avoid any procedural fairness concerns arising in respect to any matter to be determined on the Council Meeting Agenda).

When dealing with Questions without Notice that require research and a more detailed response the Chairman may require that the question be put on notice and in writing. Wherever possible, answers will be provided at the next ordinary Council Meeting.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2015 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

9. MOTIONS ON NOTICE

Nil.

10. REPORTS FROM OUTSIDE BODIES

This agenda item is listed to facilitate the receipt of both informal and formal reporting from various outside bodies upon which Council has a representative involvement.

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

Provision is made for reports from Single and Joint Authorities if required

Council is a participant in the following Single and Joint Authorities. These Authorities are required to provide quarterly reports to participating Councils, and these will be listed under this segment as and when received.

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**
Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

September Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**
Representatives: Ald Jock Campbell
(Ald James Walker, Deputy Representative)

Quarterly Reports

September Quarterly Report pending.

Representative Reporting

- **SOUTHERN WASTE STRATEGY AUTHORITY**
Representative: Ald Richard James
(Ald Sharyn von Bertouch, Proxy)

Quarterly Reports

September Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT**

(File No 12-15-01)

Chairperson's Report – Alderman Kay McFarlane

Report to Council for the 3 month period 1 July 2016 to 30 September 2016.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- advise Council on the strategic planning and management of bushland and coastal reserves and parks throughout the City;
- provide advice on Council's Reserve Activity Plans and Catchment Management Plans in the context of the "Clarence Bushland and Coastal Strategy";
- administer, in conjunction with Council, the Land and Coast Care Grants Program;
- facilitate and provide guidance for the implementation of Council's adopted "Clarence Bushland and Coastal Strategy"; and
- promote information sharing of natural resource related matters affecting the City.

In working towards these goals the Committee, in conjunction with Council's Natural Assets Officer, implemented a range of activities, which are set out below.

2. CAPITAL WORKS PROJECTS

Nil.

3. RECURRENT INITIATIVES**Green Army Program**

A Green Army Team has started a 12 month project with Clarence City Council focusing on improving natural areas in the Clarence Plains Catchment area. Acquisition of the team is a result of a successful government Green Army Grant Application in partnership with Landcare Australia and Manpower. A team of 9 participants, including a team leader, have completed training and induction to perform on-ground works they are undertaking.

The team works Monday to Friday, including some minor training commitments, and are young, enthusiastic, well-trained and productive. The team is managed by Council's Natural Assets Officer and provisions for materials and the team leader are provided by Manpower.

The team is based at Clarendon Vale but has the ability and flexibility to work in any of Council's Natural Areas as long as the objectives of the grant application are met during the 12 month program.

Work for the Dole Program

A Work for the Dole program has started in partnership with Workskills. A team of up to 10 volunteers perform various works in Council's Natural Areas. The team work Monday to Friday with 2 different groups of volunteers for each week. The program has been very successful to date and Council was recently approached to host a second Work for the Dole team, but resources are not sufficient to do this at present. The Work for the Dole Program is being managed by Council's Natural Assets Officer and the works undertaken include:

- weed control, mulching, oiling of timber fencing and landscaping at the Second Bluff, Bellerive for which Council received very positive feedback on the work completed;
- the Work for the Dole team also has performed work at North Warrane Oval Bushland. Tasks included weed management, thinning of vegetation and rubbish collection and removal; and
- Juvenile Radiata pine control has been achieved at Seven Mile Beach Coastal Reserve and behind the Fire Station at Surf Road.

Implement Natural Area Reserve Activity Plans

Various natural area works have been achieved at Thoona Bushland Reserve, Rosny/Montagu Bay Foreshore Reserve and Seven Mile Beach Coastal Reserve.

Wetland/Storm Water Retention Basins

Maintenance work, including mulching of landscaped areas with woodchips, has occurred at Cambridge Park Wetland.

A series of bioretention basins and some rock armouring has been completed at Flagstaff Gully Creek toward Bounty Street to negate serious erosion issues. The work was tested during recent storm events and performed well.

Weed control and planting of the foreshore area has occurred at Otago Bay Freshwater Lagoon to deal with increasing erosion of the foreshore.

Drainage Swales

Stormwater outlets causing erosion of foreshore areas at Limekiln Point and Bellerive Bluff below Abbott Street have had rock lined bioretention basins installed and protective armour administered to prevent loss of sediment due to wind swell action from the Derwent River.

Maintenance, including rubbish removal, brush cutting, fallen limb removal and weed control have been done at Kangaroo Bay Rivulet, Kirra Road swale, Geilston Bay Creek and Risdon Vale Rivulet.

Priority Weed Management

Serrated tussock control has been achieved in several areas including Acton Park, including the Tangara Trail Network, Sandford, Seven Mile Beach and Roscommon. A thorough “weed control sweep” was done at Roscommon with many declared weeds treated.

Mortimer Bay Coastal Reserve has been treated for weeds, predominately Spanish heath. Weed work has been administered about the Tranmere/Rokeby Hills areas including Kuynah, Carella, Toorittya and Tranmere Coastal Reserve.

Other areas where weed control work has occurred includes Thoona Bushland Reserve, Lindhill Bushland Reserve, Pilchers Hill, Flagstaff Gully and Cambridge Road.

Paterson’s Curse control has occurred at Flagstaff Gully, Lindisfarne and Risdon Vale.

The saltmarsh area behind Lauderdale Football Oval has had a primary treatment for various weeds and will require follow up for several years to come.

Landcare Grants Program

Landcare Grants Applications are now closed and applications are being assessed by the NRM and Grants Committee.

Maintenance Clarendon Vale Rivulet

Brush cutting, mulching, weed control and planting has occurred at the Clarendon Vale Rivulet. The Green Army Crew is also working in the area at present and they are making significant improvements to the natural values and aesthetics of the area.

Schools Landcare Support Program

Council has a great working relationship with several schools in the Clarence Municipality including Cambridge Primary School, Rosny College, Richmond Primary School and Bellerive Cottage School. Working bees with these schools has occurred and more work is scheduled for the remainder of the financial year.

Community Clean Up Program

Expressions of interest are being sought to participate in the program which will be up and running in the near future.

Prison Program Project

The Prison Crew spent 4 weeks working above the Rosny Treatment Plant in the Rosny Foreshore Reserve. Fallen trees from storm damage were chain sawed and removed, long grass brush cut and fuel loads on the ground heaped for burning by Council's Fire Crew.

The Prison Crew performed storm damage work about the Risdon Vale area including fallen trees in the rivulet systems and has also done track maintenance, landscaping, weed control and general maintenance about the Risdon Vale Council managed areas.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Nil.

5. GOVERNANCE MATTERS

Committee Meeting

The NRM and Grants Committee will meet on Thursday, 27 October to discuss Landcare Grant Assessments.

6. EXTERNAL LIAISON

The NRM and Grants Committee have received all Landcare Grant Applications for assessment.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman Kay McFarlane

CHAIRPERSON

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 17, 24 and 31 October 2016 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 17, 24 and 31 October 2016 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS**11.2.1 PETITION - DEVELOPMENT APPLICATION D-2016/376 – 19 BEACH STREET, BELLERIVE – 6 MULTIPLE DWELLINGS (1 EXISTING + 5 NEW)**
(File No D-2016/376)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider a petition received by Council on 17 October 2016, opposing an application for 6 Multiple Dwellings (1 existing and 5 new) at 19 Beach Street, Bellerive.

RELATION TO PLANNING PROVISIONS

Not applicable.

LEGISLATIVE REQUIREMENTS

Section 60 of the Local Government Act, 1993 (the Act) requires Council to formally consider petitions within 42 days of receipt.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

Not applicable.

RECOMMENDATION:

That Council notes the intent of the petition and that it considers the petition as a representation in relation to Development Application D-2016/376.

ASSOCIATED REPORT**1. BACKGROUND**

The property at 19 Beach Street, Bellerive is the subject of a development application proposing the construction of 6 Multiple Dwellings (1 existing and 5 new). The application was advertised as required by Section 57(3) of the Land Use Planning and Approvals Act, 1993 on 1 October 2016 until 17 October 2016. In addition to the petition, 9 other representations were received.

2. REPORT IN DETAIL

2.1. The petition was received containing 52 signatures. The petition complies with requirements of the Act and opposes the granting of a Planning Permit for the proposed development.

2.2. The petition was received during the public advertising period undertaken as part of the assessment of the development application.

3. CONSULTATION

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

Not applicable.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

The petition opposes the granting of a Planning permit for the construction of 6 Multiple Dwellings (1 existing and 5 new) at 19 Beach Street, Bellerive. It is recommended that Council notes the intent of the petition and considers the petition as a representation in relation to Development Application D-2016/376.

Attachments: Nil.

Ross Lovell
MANAGER CITY PLANNING

11.2.2 PETITION – CLARENCE STREET SAFETY ASSESSMENT

(File No 04-03-01)

EXECUTIVE SUMMARY**PURPOSE**

To consider the petition tabled at Council's Meeting of 17 October 2016 requesting community consultation regarding the Clarence Street Safety Assessment Project.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 is relevant.

LEGISLATIVE REQUIREMENTS

Section 60 of the Local Government Act, 1993 requires Council to formally consider petitions within 42 days of receipt.

CONSULTATION

Consultation has been undertaken with a collaborative user group from the local community as well as a technical advisory group in regards to the Clarence Street Safety Assessment.

FINANCIAL IMPLICATIONS

There are no financial implications arising from considering the petition received. There is longer term capital funding implications if Council adopts a different strategy to deal with Clarence Street and that will be subject to approval in future year's Annual Plans.

RECOMMENDATION:

- A. That Council notes the intent of the petition.
- B. That the petitioners be advised that Council will consider the matters raised in the petition along with any other issues resulting from the review of the operation of Clarence Street after the completion of the current safety works and their operation for a year.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. A petition signed by 574 people was tabled at Council's Meeting held on Monday, 17 October 2016 requesting:

“We, the undersigned, petition the Mayor and Aldermen of the City of Clarence to authorise the General Manager to undertake a community consultation program based on Design Options 1 and 3 of the Clarence Street Safety Assessment Project, and, once the community consultation is complete, to convene a future Council Workshop on the results of the consultation program, with the workshop deliberations informing the officer’s report and recommendations to a future Council meeting”.

- 1.2.** Given the extended timeframe that this project has been considered by Council and its community, it is important to highlight some key Council decisions in relation to this matter.

- 1.3.** At its Meeting of 3 February 2014, Council resolved:

“A The Council authorises the General Manager to arrange community participation by following the Collaborative Process presented by Twyfords Consulting in relation to Clarence Street Safety Assessment Report prepared by Sinclair, Knight and Merz.

B. The outcomes from the stakeholder group deliberations to be presented at a future Council Workshop”.

- 1.4.** At its Meeting of 2 February 2015, Council adopted:

“A. That Council receive the consultant’s report on the collaborative process in relation to safety for all road users of Clarence Street.

B. That Council authorise the General Manager to acknowledge, by letter, the valuable contributions made by all members of the Clarence Street Collaborative Reference Group.

C. That Council authorise the General Manager to arrange for the assessment of feasibility and desirability of design options for Clarence Street with key interest groups based on the 8 recommendations of the consultant’s report.

D. The outcomes from the assessment of feasibility and desirability of design options for Clarence Street to be presented at a future Council Workshop”.

- 1.5.** The Collaborative Reference Group members were not technical experts in traffic management and Council officers formed a Technical Working Group of key interest groups to arrange for the preparation of design concept options for Clarence Street based on the recommendations of the Collaborative Reference Group.
- 1.6.** The Technical Working Group met on 2 occasions, 15 and 30 September 2015. The Group considered 3 design options based on the 8 recommendations from the Clarence Street Collaborative Reference Group:
- Option 1: safety improvements retaining existing parking conditions;
- Option 2: clearway zones – shared parking and bike facilities including safety improvements; and
- Option 3: safety improvements with bike lanes on both sides and modified on-street parking.
- 1.7.** At its Meeting of 7 December 2015, Council considered the report from the Technical Working Group and resolved:
- “A. That Council supports the Technical Working Group’s agreed safety improvements for Clarence Street, being:*
- provide consistent spacing of Bus Stops and align with pedestrian movements;*
 - provide discreet turning lanes, where possible, at intersections along Clarence Street; and*
 - rationalise the frequency and location of standouts and islands.*
- B. That Council authorises the General Manager to undertake consultation with Bellerive Primary School and the Department of State Growth on the desirability and feasibility of traffic signalisation at the Scott Street/Clarence Street intersection”.*
- 1.8.** The Design Options referred to in the tabled petition are:
- Option 1: safety improvements retaining existing parking conditions; and
- Option 3: safety improvements with bike lanes on both sides and modified on-street parking.

2. REPORT IN DETAIL

- 2.1.** In the 2016/2017 Annual Plan Council allocated \$295,000 for the necessary improvements associated with Council's resolution of 7 December 2015 for the section of Clarence Street between Wentworth Street and Shoreline. With the second stage from Wentworth Street to Cambridge Road potentially allocated as part of the 2017/2018 Annual Plan (subject to Council approval).
- 2.2.** The works approved by Council are essentially Option 1.
- 2.3.** Option 3 relates to a specific set of traffic management issues and associated infrastructure. The current Capital Works Project does not pre-empt this option but is a broader more flexible response to the Collaborative Group recommendations.
- 2.4.** Given this approach to the safety initiatives adopted by Council it is recommended that the currently approved Capital Works be installed as per the 2106/2017 Annual Plan and that these works be evaluated once complete and after a year of operation.

3. CONSULTATION

3.1. Community Consultation

Consultation has been undertaken with a collaborative user group from the local community as well as a technical advisory group in regards to the Clarence Street Safety Assessment. Given Council supported the design based on the collaborative user group recommendations no broader community consultation was carried out.

3.2 State/Local Government Protocol

Nil.

3.3 Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016/2026 within the Goal Area "A well-planned liveable city" contains the following Roads and Transport Strategies to:

"Establish and review a prioritised list of outstanding road transport and alternative transport issues for the City to facilitate the appropriate ranking of projects for capital works planning and funding".

"Develop and implement traffic management plans to enhance connectivity and improve road safety".

"Provide and prioritise a safe, reliable and accessible pedestrian network".

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Section 60 of the Local Government Act, 1993 requires Council to formally consider petitions within 42 days of receipt, which expires at this meeting.

7. FINANCE

There are no short term financial impacts arising from the consideration of the petition.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

It is recommended that the petitioners be informed that the matters represented in the petition will be considered along with any other issues resulting from the review of the operation of Clarence Street after the completion of the current safety works and their operation for a year.

Attachments: Nil.

John Stevens
GROUP MANAGER ASSET MANAGEMENT

11.3 PLANNING AUTHORITY MATTERS

In accordance with Regulation 25 (1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

11.3.1 DEVELOPMENT APPLICATION D-2016/248 - 44 BINGLEY STREET, HOWRAH - 5 MULTIPLE DWELLINGS (1 EXISTING + 4 NEW)
(File No D-2016/248)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 5 Multiple Dwellings (1 existing + 4 new) at 44 Bingley Street, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Road and Railway Assets, Parking and Access, and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 9 November 2016 with the written agreement of the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 3 representations were received raising the following issues:

- location of waste storage;
- location of wheelie bins;
- privacy;
- location of internal driveway;
- overshadowing;
- traffic impact;
- car parking; and
- impact of construction works.

RECOMMENDATION:

A. That the Development Application for 5 Multiple Dwellings (1 existing + 4 new) at 44 Bingley Street, Howrah (CI Ref D-2016/248) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLANS [- the elevations of the garbage bin enclosure with a height of 1.5m;
 - the removal of the letter box enclosure; and
 - the relocation of the garbage bin enclosure into the area inside the main property and clear of the access strip].

3. A plan for the management of car parking, traffic flow and circulation during construction must be submitted and approved by Council's Manager City Planning prior to the issue of a Building Permit. The plan must outline how traffic and employee vehicles are to be managed in order to minimise loss of parking within the cul-de-sac during construction activities.
4. ENG A2 – CROSSOVER CHANGE [TSD-R09][5.5m WIDE]
Replace "A 5.5m wide sealed driveway must then continue a minimum length of 7.5m then may reduce to minimum 3.0m over the remaining length of the driveway." with "A minimum 5.5m wide sealed driveway must then be constructed over the remaining length of the driveway. Where the access strip narrows below a width of 5.5m, the driveway is to be sealed across the entire width".
5. ENG A5 – SEALED CAR PARKING.
6. ENG S1 – INFRASTRUCTURE REPAIR.
7. ENG M1 – DESIGNS DA.
8. ENG M5 – EROSION CONTROL.
9. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles or achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010.

Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) and a Maintenance Management Schedule/Regime must be submitted to Council's Group Manager Asset Management for approval prior to the issue of a building or plumbing permit. The facility must be maintained in accordance with this schedule.

10. The development must meet all required Conditions of Approval specified by TasWater notice dated 27 June 2016 (TWDA 2016/00872-CCC).

ADVICE – In accordance with the recommendations of the Architectural Acoustics Noise Control report prepared by Pearu Terts dated 23/8/2016, the developer is encouraged to consider installing double glazed windows with asymmetrical panes of glass eg 6mm/12mm air/4mm with the 6mm pane being on the inside in the bedroom windows of Unit 5 level 2/3.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2016/248 - 44 BINGLEY STREET, HOWRAH - 5 MULTIPLE DWELLINGS (1 EXISTING + 4 NEW) /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme prescribed in the General Residential Zone.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – General Residential Zone; and
- Part E – Road and Railway Assets, Parking and Access, and Stormwater Management Codes.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL**3.1. The Site**

The site has an area of 4468m² and is an internal lot, which has frontage and vehicle access from Bingley Street via an access strip. The property also has frontage to the South Arm Highway on its north-eastern boundary. The land has a slope of approximately 1 in 8.5 towards the north-west side of the lot. The site contains an existing 2 storey brick dwelling.

The surrounding area is similarly zoned General Residential containing a number of Single and Multiple Dwelling developments. The property access is from the end of the Bingley Street cul-de-sac, which also serves 7 other properties.

3.2. The Proposal

The proposal is for 4 new dwellings in addition to the existing dwelling. The dwellings would be sited around the existing dwelling which is located in the centre of the site. All 5 of the dwellings would have access to Bingley Street via the existing access strip. Two internal driveways would be constructed either side of the existing dwelling. One would service Units 3, 4 and 5 on the northern side and the other would serve Unit 2 on the southern side.

Units 1, 3 and 4 would each contain 3 bedrooms, while Units 2 and 5 would each contain 4 bedrooms. All units would feature open-plan living areas and would be constructed using brick with corrugated iron roofing. Each unit would also feature outdoor decks. Unit 5 would be 2 storey with an upper-storey balcony. Each unit would contain a 2 car garage, with the exception of Unit 4, which would have a 1 car garage. A total of 17 car parking spaces would be contained on-site.

The buildings would have a maximum height of 6.5m above natural ground level (Unit 5). Buildings would be setback a minimum of 2.25m from the eastern boundary of the site (Unit 3), 2.5m from the north-east boundary (Unit 4), 4.9m from the north-west boundary (Unit 5) and 5m from the southern boundary (Unit 2).

An existing swimming pool at the rear of the existing dwelling would be removed.

The applicant submitted an acoustic report with the application detailing the impact of road noise on the proposed dwellings. The report has recommended the installation of double glazed windows in the bedroom windows of level 2/3 of Unit 5.

4. PLANNING ASSESSMENT**4.1. Determining Applications [Section 8.10]**

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act;

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and the Parking and Access, and Stormwater Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A1	Building Envelope – Frontage Setback	Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 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; or	Complies

		(b) if the frontage is not a primary frontage, at least 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; or	Unit 4 is setback 2.5m from the secondary frontage.
		(c) if for a vacant site with existing dwellings on adjoining sites 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	Not applicable
		(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	Not applicable

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause 10.4.2 for the following reasons.

Performance Criteria	Comment
<i>“P1 A dwelling must:</i>	See below.
<i>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</i>	The north-east boundary of the site is located adjacent to the South Arm Highway and is in effect the rear of the site. The building would be setback approximately 20m from the road pavement and below the level of the road meaning that it would be barely visible, being screened by existing paling fences and acoustic barriers. It is noted that a number of other buildings on adjacent properties have been constructed with 0m – 3.5m from the Highway boundary. Streetscape is not highly valued for the Highway, which has a primary purpose of catering for large amounts of vehicles.

	On this basis the proposed setbacks are considered to be compatible with the existing dwellings in the street.
<i>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road”.</i>	The property does not abut a road listed in Table 10.4.2.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Private Outdoor Space	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(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); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(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); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p>	<p>Complies Not applicable</p> <p>Complies Not applicable</p> <p>Complies</p>

		(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and	Complies
		(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and	Does not comply – Unit 3 open space located between the dwelling and frontage to South Arm Highway
		(f) has a gradient not steeper than 1 in 10; and	Does not comply – Unit 4 gradient of 1 in 6.
		(g) is not used for vehicle access or parking.	Complies

The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause 10.4.3 for the following reasons.

Performance Criteria	Comment
<p>“P2 <i>A dwelling must have private open space that:</i></p>	See below.
<p>(a) <i>includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p>(i) <i>conveniently located in relation to a living area of the dwelling; and</i></p> <p>(ii) <i>orientated to take advantage of sunlight”.</i></p>	<p>As discussed, the north-east boundary of the site is located adjacent to the South Arm Highway and is in effect the rear of the site. The area of private open proposed would be directly accessed from the living area of Unit 3 and would have excellent access to direct sunlight being on the northern side of the building.</p> <p>Unit 4 would feature a deck of approximately 12m² and a further area of open space around the dwelling, which is directly accessible from the main living areas. The space would have excellent access to direct sunlight being on the northern side of the building.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.4 A1	Sunlight and Overshadowing - Window Orientation	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Does not comply (windows of Units 4 and 5 orientated 42 degrees east of north)

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause 10.4.4 for the following reasons.

Performance Criteria	Comment
<p><i>“P2 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)”.</i></p>	Units 4 and 5 would have windows on the north-east and north-west elevations providing for direct sunlight to enter the living/kitchen/dining areas of both dwellings. It is likely both units would receive a minimum of 5 hours of direct sunlight on 21 June.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A2	Privacy – Windows and Doors	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4m from a rear boundary; and</p>	<p>Complies</p> <p>Complies</p>

		<p>(iii) if the dwelling is a Multiple Dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a Multiple Dwelling, is to be at least 6m from the private open space of another dwelling on the same site.</p>	<p>Complies</p>
		<p>(b) The window or glazed door:</p> <p>(i) is to be off-set, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p>	<p>Does not comply (Unit 3 living room window would be 4.9m of the private open space of Unit 4)</p> <p>Not applicable</p>

		(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.	
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The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause 10.4.6 for the following reasons.

Performance Criteria	Comment
<p><i>“P2 A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</i></p> <p><i>(a) window or glazed door, to a habitable room of another dwelling; and</i></p> <p><i>(b) the private open space of another dwelling; and</i></p> <p><i>(c) an adjoining vacant residential lot”.</i></p>	<p>The applicant proposes to locate a storage shed for Units 3 and 4 in the area of private open space which would be within 6m of the window. The area would otherwise contain a clothesline for Unit 4. The private outdoor space of Unit 4 would be fenced to a height of 1.8m. On this basis it is considered that the development would be designed to minimise direct views of the private open space of Unit 4 and that the fencing and outbuilding would act as privacy screening.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A3	Privacy – Shared Driveways	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 at least: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.	Does not comply (Unit 1 Kitchen window would be within 2.5m of the shared driveway - minimum horizontal separation of 1.4m)

The proposed variation can be supported pursuant to the Performance Criteria (P3) of the Clause 10.4.6 for the following reasons.

Performance Criteria	Comment
<p><i>“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 detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling”.</i></p>	<p>The kitchen window is located on the upper-storey of the existing dwelling and would therefore not be able to be overlooked from the driveway. The applicant proposes to retain existing screening vegetation located between the window and driveway. On this basis it is considered that the design would minimise the potential for detrimental impacts of vehicle noise or vehicle light intrusion into the kitchen.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.8 A1	Waste Storage	<p>A Multiple Dwelling must have a storage area, for waste and recycling bins that is an area of at least 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) in a communal storage area with an impervious surface that:</p> <p>(i) has a setback of at least 4.5m from a frontage; and</p> <p>(ii) is at least 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.</p>	<p>Not applicable</p> <p>Complies</p> <p>Does not comply – the enclosure would be located approximately 3m from the garage and shed at 40 Bingley Street</p> <p>Complies</p>

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause 10.4.8 for the following reasons.

Performance Criteria	Comment
<p><i>“P1 A multiple dwelling development must provide storage, for waste and recycling bins, that is:</i></p> <p>(a) capable of storing the number of bins required for the site; and</p> <p>(b) screened from the frontage and dwellings; and</p> <p>(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise”.</p>	<p>The proposed garbage bin enclosure would contain 10 bins, which would be screened from the frontage by returns on either end of the enclosure and existing vegetation so that it would remain out of view from surrounding properties. However, in order to comply with the performance criteria of Clause E7.6.3 P1 discussed below, the applicant has advised that they now propose to move the garbage bin enclosure into the main property and clear of the access strip in order to maximise the width of the driveway. A condition requiring amended plans is recommended.</p>

Parking and Access Code

Clause	Standard	Acceptable Solution	Proposed
E6.7.3 A1	Vehicular Passing Areas	<p>Vehicular passing areas must:</p> <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access. 	<p>The access would serve more than 5 parking spaces</p> <p>Does not comply – the width of the existing access strip at the frontage boundary is approximately 4.8m wide</p> <p>Complies</p>

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause E6.7.3 A1 for the following reasons.

Performance Criteria	Comment
<p><i>“P1 Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</i> <i>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</i> <i>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</i> <i>(d) ease of accessibility and recognition for users”.</i> 	<p>The applicant proposes a 4.5m wide driveway constrained by the location of the garbage bin enclosure and narrow width at the property frontage. Council’s Development Engineer is not satisfied that the width of the driveway would allow vehicles to pass sufficiently as required under the performance criteria. The issue was discussed with the applicant who has advised that garbage bin enclosure could be moved into the main property and clear of the access strip so that the driveway can be widened to a minimum width of 5.5m. Council’s Development Engineer has advised that the driveway can be less than 5.5m in width where the access strip narrows to less than 5.5m at the road alignment (to approximately 4.8m).</p>

	The Development Engineer has advised that on this basis the proposal satisfied the performance criteria and that the access would be safe efficient and convenient for road users. A suitable condition is recommended requiring same.
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Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A2	Stormwater – Water Sensitive Urban Design	<p>A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>New impervious area would exceed than 600m²</p> <p>17 car parking spaces would be provided</p> <p>Not applicable</p>

The proposed variation can be supported pursuant to the Performance Criteria P2 of Clause E7.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 – A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.</i>	Council’s Development Engineer has assessed the stormwater management information submitted with the application and has advised that the report demonstrates that the development could be designed to achieve the stormwater quality and quantity targets required by the State Stormwater Strategy.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

5.1. Location of Waste Storage

One representor has raised concern that the proposed garbage enclosure does not comply with Clause 10.4.8 of the Scheme.

- **Comment**

As discussed, the proposal satisfies Clause 10.4.8 of the Scheme. The amended location of the enclosure would result in the enclosure moving further from the road frontage and neighbouring dwellings.

5.2. Location of Wheelie Bins

One representor has raised concern that there is insufficient area on the footpaths in Bingley Street for wheelie bins for the units (up to 10) to be positioned.

- **Comment**

The Scheme does not control placement of wheelie bins and impacts on the street. Although it is preferred that bins are placed for collection outside the property to which bins belong, there is no “regulation” requiring this.

Bins may be placed for collection elsewhere in the street. Notwithstanding this, the applicant has advised that they intend to seek an agreement with Council and the garbage bin collection operator to enter the subject property to collect bins. Council’s Asset Management Group has advised that although an application for an agreement can be made, there is no guarantee that an agreement would be made, meaning that bins would have to be placed on the footpath for collection.

5.3. Privacy

Representors have raised concern that the development, in particular Unit 3, would result in a loss of privacy for surrounding properties.

- **Comment**

As discussed, the proposal satisfies the Acceptable Solutions of the Scheme, which relate to the impact of the development on the privacy of properties outside the boundary of the subject property. Unit 3 would have a minimum separation of 4m from the units at 46 Bingley Street. The deck of Unit 3 would be separated from 46 Bingley Street by privacy screening.

5.4. Location of Internal Driveway

Representors have raised concern that the proposal does not comply with Clause 10.4.6 A3 in relation to the location of windows and glazed doorways in proximity to the shared driveway.

- **Comment**

Refer to Section 4.2, assessment of Clause 10.4.6, which concludes that the proposal satisfies the Acceptable Solutions and Performance Criteria relating to appropriate separation between windows, doorways and shared driveways.

5.5. Overshadowing

One representor has raised concern that Unit 3 would cause overshadowing of Unit 2 at 46 Bingley Street.

- **Comment**

As discussed, the proposal satisfies the Acceptable Solutions for building envelope, which relate to side and rear boundary setbacks. Accordingly, any limited overshadowing has no determining weight.

5.6. Traffic Impact

Representors have raised concern that the proposal would cause additional traffic during and after construction, which would cause traffic safety issues and exacerbate current parking and manoeuvrability problems within the cul-de-sac.

- **Comment**

As discussed, the proposal satisfies the Acceptable Solutions and Performance Criteria of the Parking and Access Code Scheme. Council's Development Engineer is satisfied that the proposed on-site parking and access arrangements would not result in traffic safety or manoeuvrability problems. A condition is recommended that would require the developer to submit a construction management plan confirming how parking is to be managed during construction to minimise loss of parking within the cul-de-sac.

5.7. Car Parking

Representors have raised concern that the proposal does not include a sufficient number of car parking spaces.

- **Comment**

The proposal satisfies the Acceptable Solutions of the Parking and Access Code of the Scheme. The proposal easily exceeds the number of parking spaces required under the Code (12 Spaces required and 17 spaces provided). This would help to address the difficulties often experienced with cul-de-sac heads where parking is difficult.

5.8. Impact of Construction Works

One representor has raised concern that construction works would have an unreasonable impact on residential amenity, particularly through noise and dust generation.

- **Comment**

Construction activities would need to be carried out in accordance with the requirements of the Building Act 2000 and the Environmental Management and Pollution Control Act 1994, which control matters such as noise and dust pollution for building activities.

6. EXTERNAL REFERRALS

6.1. The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

- 6.2.** The proposal was also referred to the Department of State Growth, however, no response was forthcoming.

7. STATE POLICIES AND ACT OBJECTIVES

- 7.1.** The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

- 7.2.** The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

9. CONCLUSION

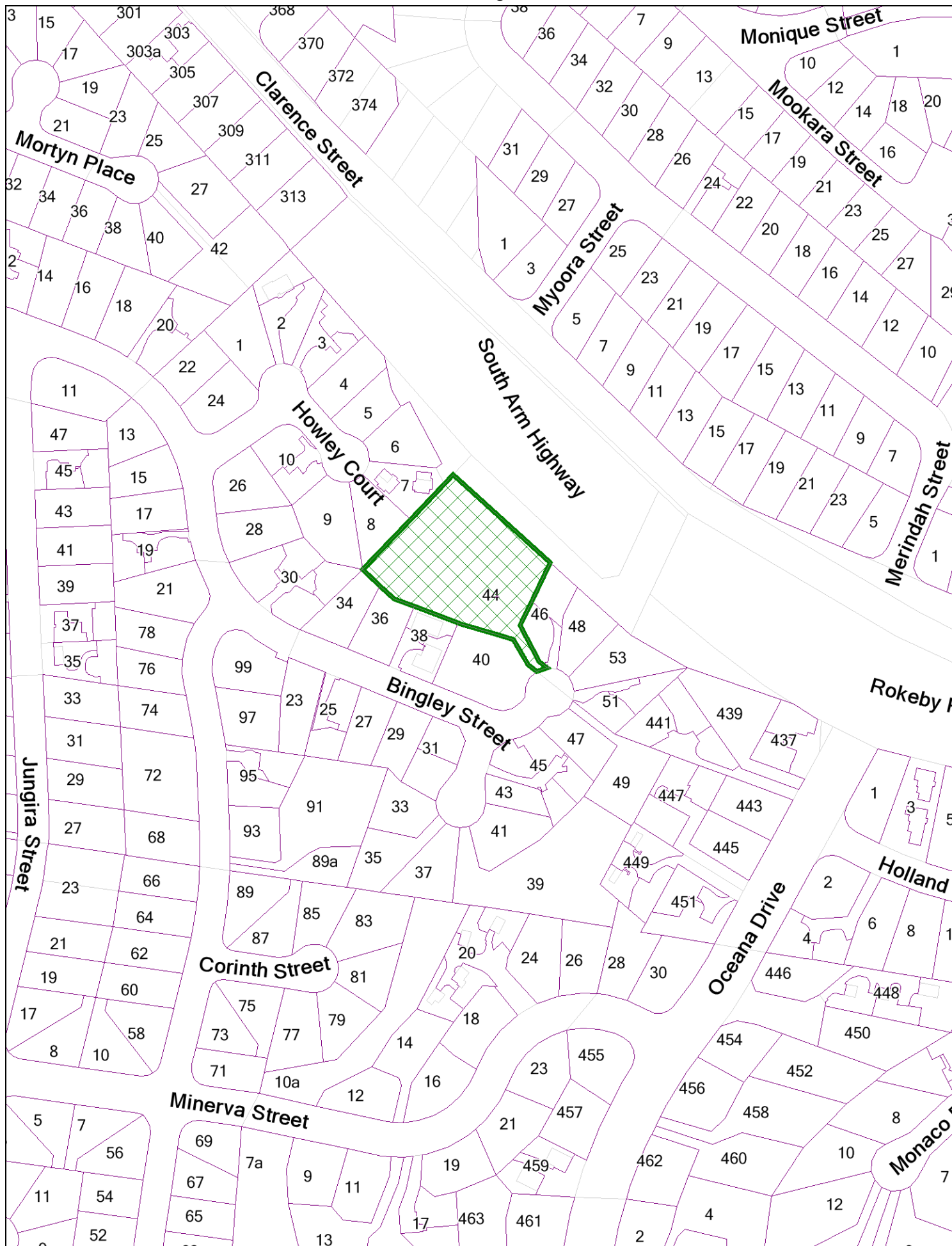
The proposal seeks approval for 5 Multiple Dwellings (1 existing + 4 new) at 44 Bingley Street, Howrah. The application meets the relevant acceptable solutions and performance criteria of the Scheme.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (16)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

Clarence City Council



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Monday, 24 October 2016 **Scale:** 1:2,452 @A4

SOUTH ARM HIGHWAY



7
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MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No.718R
(Building Designer)



PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

SCALES 1:500

DRAWN:
BRIAN

DATE:
01/06/16

LOCATION PLAN

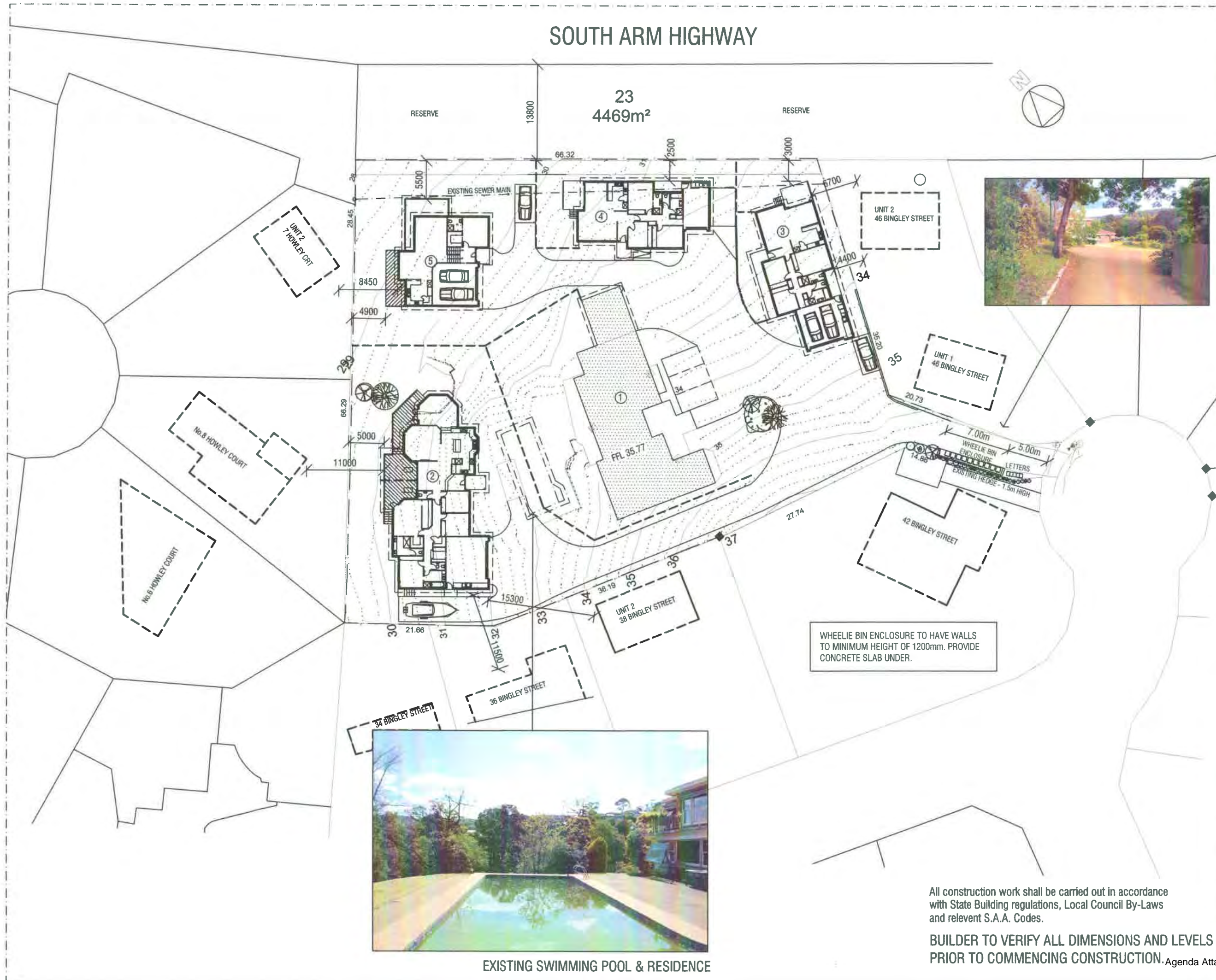
DRAWING No.
2015-045-S1
ISSUE NO. 2

All construction work shall be carried out in accordance
with State Building regulations, Local Council By-Laws
and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.



EXISTING SWIMMING POOL & RESIDENCE

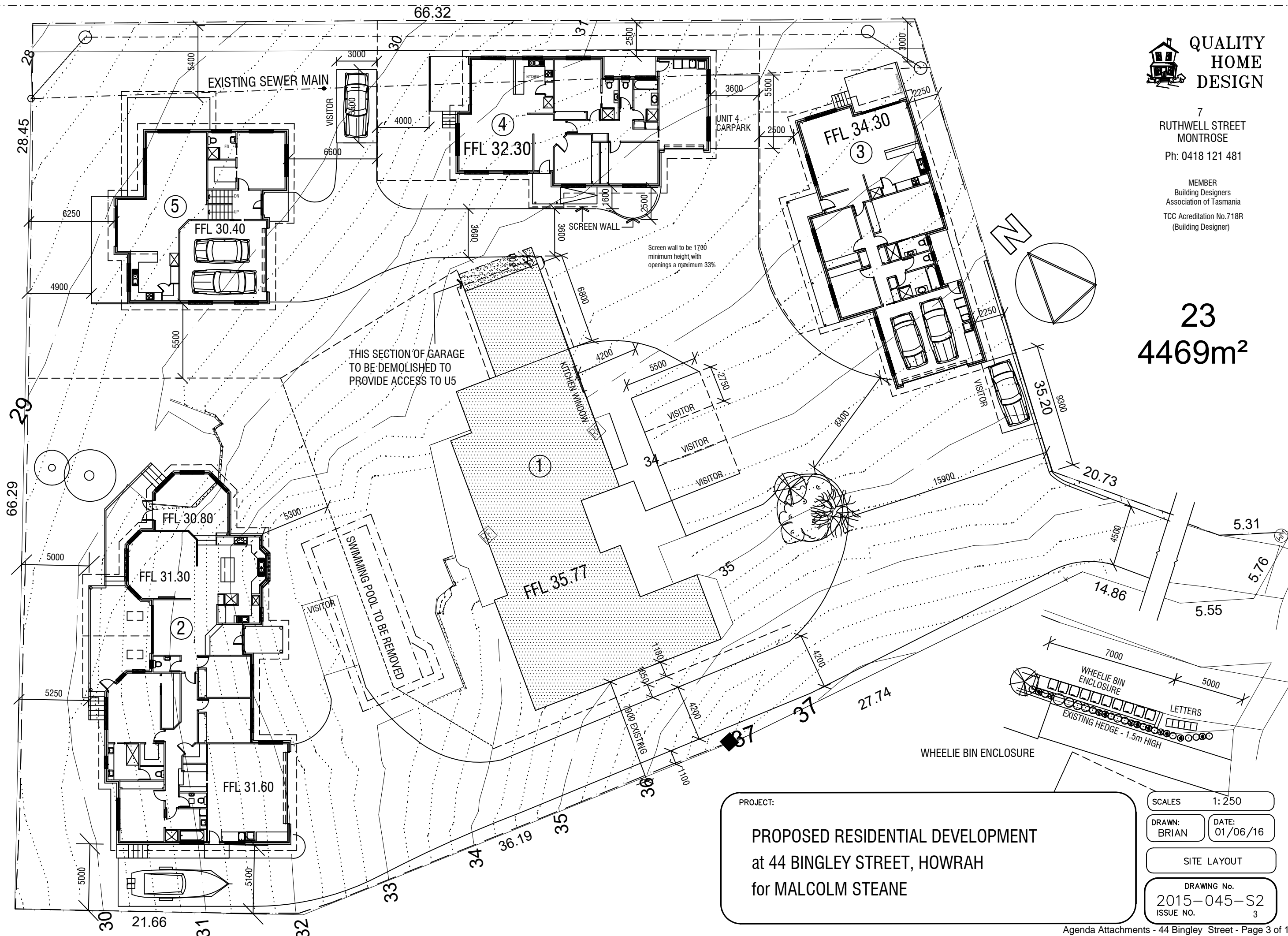


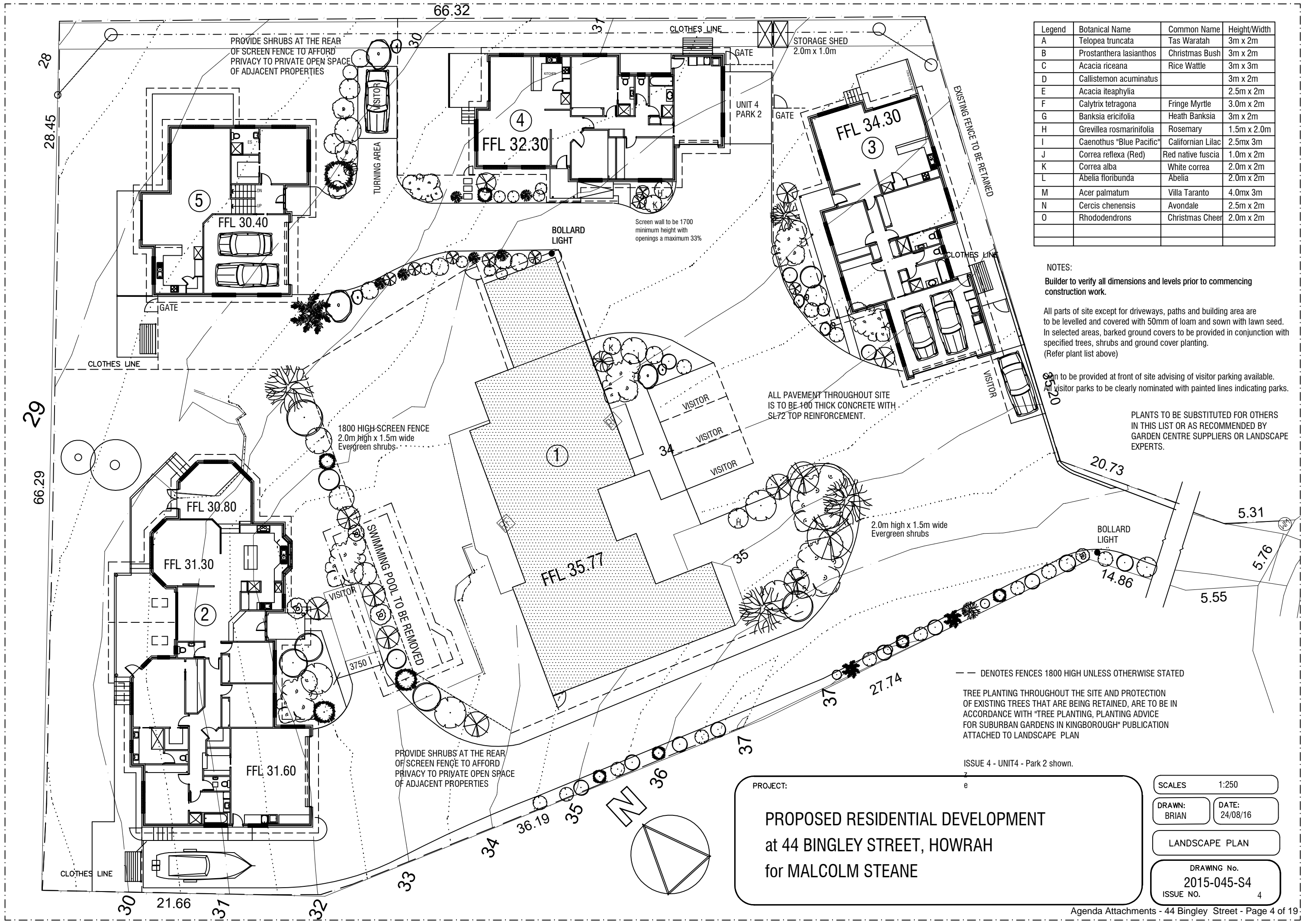


7
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(Building Designer)

23
4469m²





Legend	Botanical Name	Common Name	Height/Width
A	Teloepa truncata	Tas Waratah	3m x 2m
B	Prostanthera lasianthos	Christmas Bush	3m x 2m
C	Acacia riceana	Rice Wattle	3m x 3m
D	Callistemon acuminatus		3m x 2m
E	Acacia iteaphyllia		2.5m x 2m
F	Calytrix tetragona	Fringe Myrtle	3.0m x 2m
G	Banksia ericifolia	Heath Banksia	3m x 2m
H	Grevillea rosmarinifolia	Rosemary	1.5m x 2.0m
I	Caenothus "Blue Pacific"	Californian Lilac	2.5mx 3m
J	Correa reflexa (Red)	Red native fuscia	1.0m x 2m
K	Correa alba	White correa	2.0m x 2m
L	Abelia floribunda	Abelia	2.0m x 2m
M	Acer palmatum	Villa Taranto	4.0mx 3m
N	Cercis chenensis	Avondale	2.5m x 2m
O	Rhododendrons	Christmas Cheer	2.0m x 2m

NOTES:

Builder to verify all dimensions and levels prior to commencing construction work.

All parts of site except for driveways, paths and building area are to be levelled and covered with 50mm of loam and sown with lawn seed. In selected areas, barked ground covers to be provided in conjunction with specified trees, shrubs and ground cover planting. (Refer plant list above)

Sign to be provided at front of site advising of visitor parking available. All visitor parks to be clearly nominated with painted lines indicating parks.

PLANTS TO BE SUBSTITUTED FOR OTHERS IN THIS LIST OR AS RECOMMENDED BY GARDEN CENTRE SUPPLIERS OR LANDSCAPE EXPERTS.

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

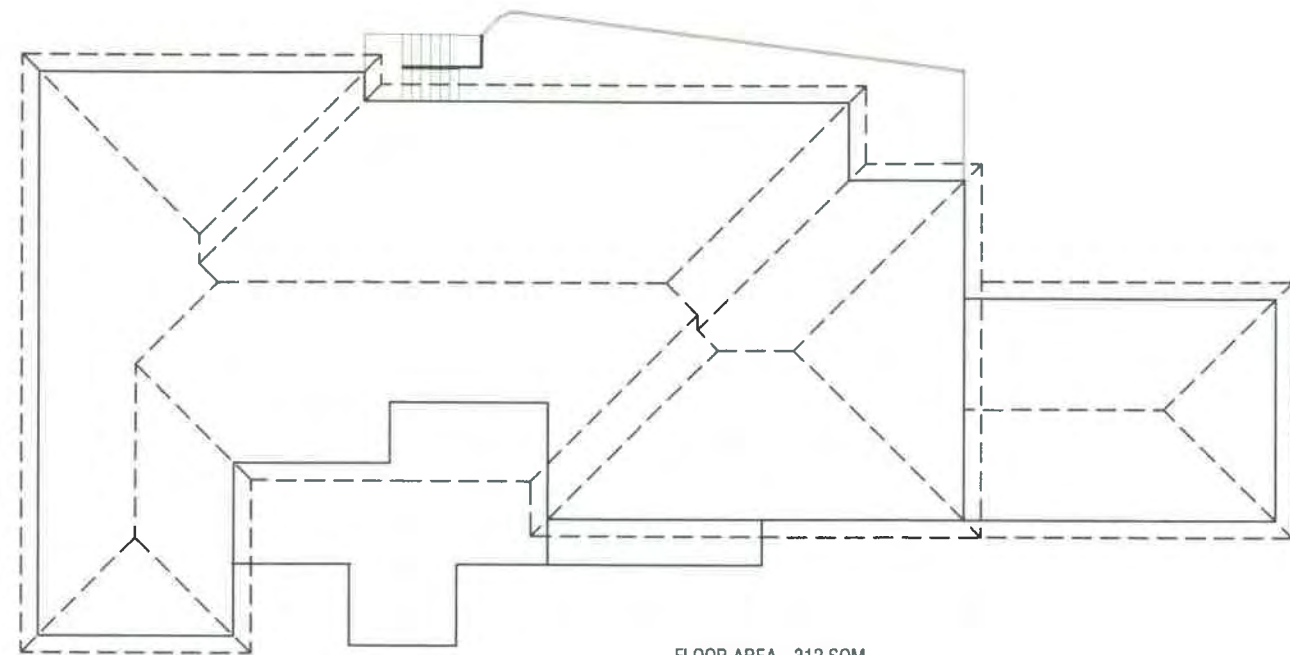
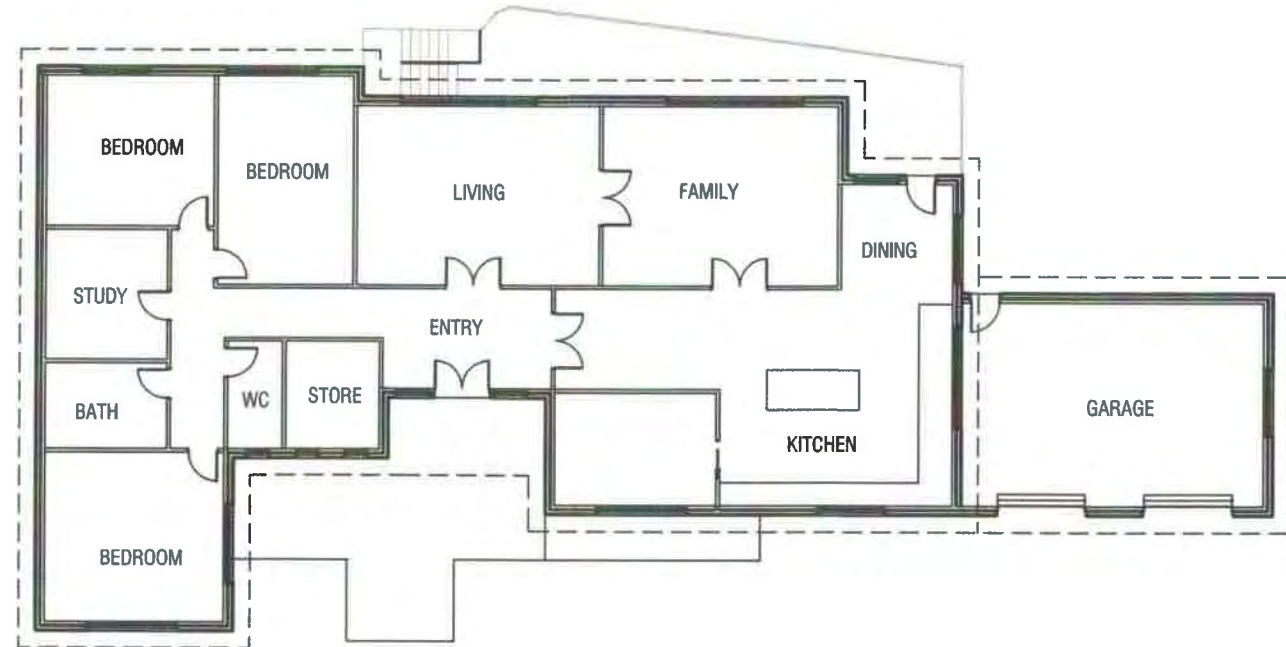
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DRAWN: BRIAN DATE: 24/08/16

LANDSCAPE PLAN

DRAWING No. 2015-045-S4
ISSUE NO. 4

LEVEL 1 IS A UTILITY AREA
AND LAUNDRY/WC



FLOOR AREA - 312 SQM



7
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TCC Accreditation No. 718R
(Building Designer)

PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

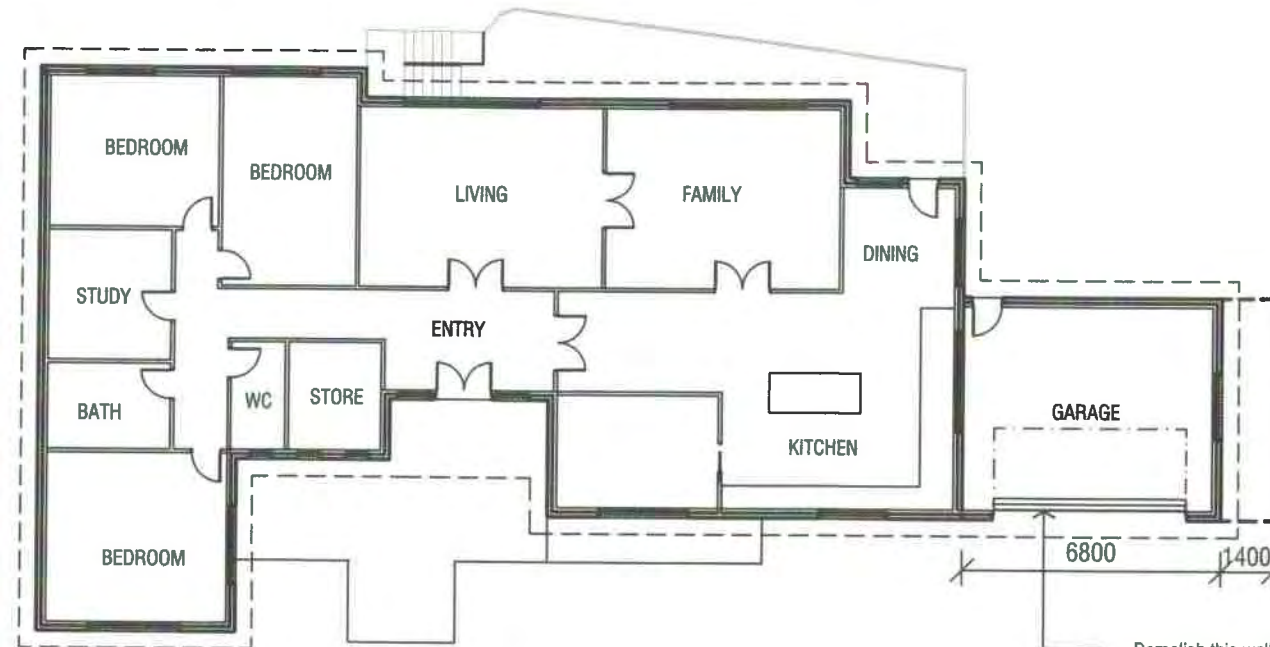
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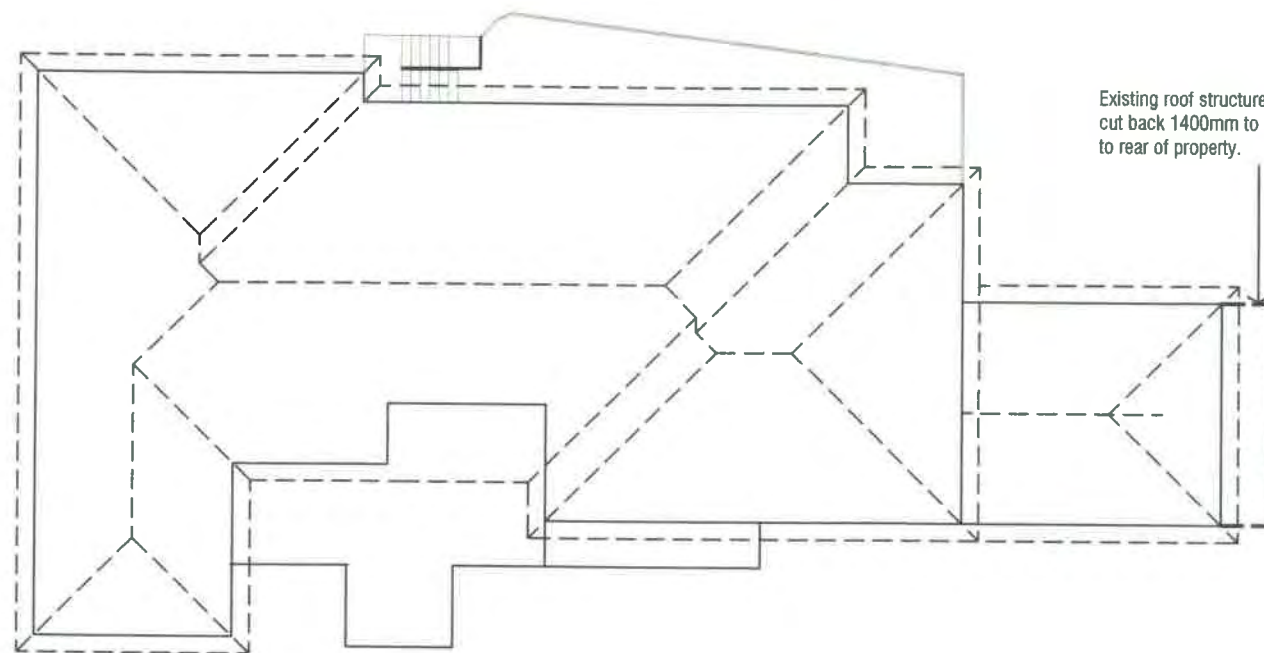
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01/06/16

EXISTING RESIDENCE

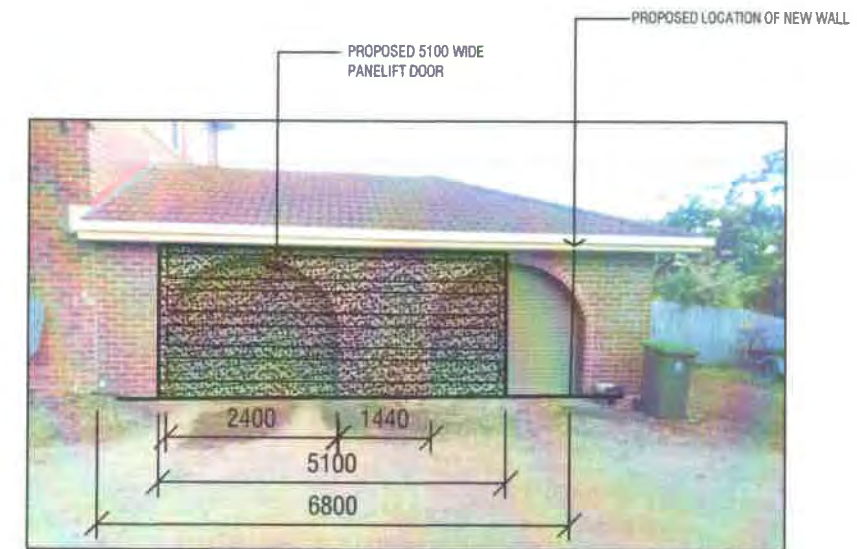
DRAWING No.
2015-045-1-01
ISSUE NO. 1



Demolish this wall and remove existing garage doors and arches. Construct a 5100 wide opening to receive new Panelift door as selected by owner.



Existing roof structure and walls to be cut back 1400mm to suit new access to rear of property.



7
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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

SCALES 1:200

DRAWN:
BRIAN

DATE:
01/06/16

PROPOSED GARAGE CHANGES

DRAWING No.
2015-045-1-02
ISSUE NO. 1



**QUALITY
HOME
DESIGN**

7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No.718R
(Building Designer)

PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

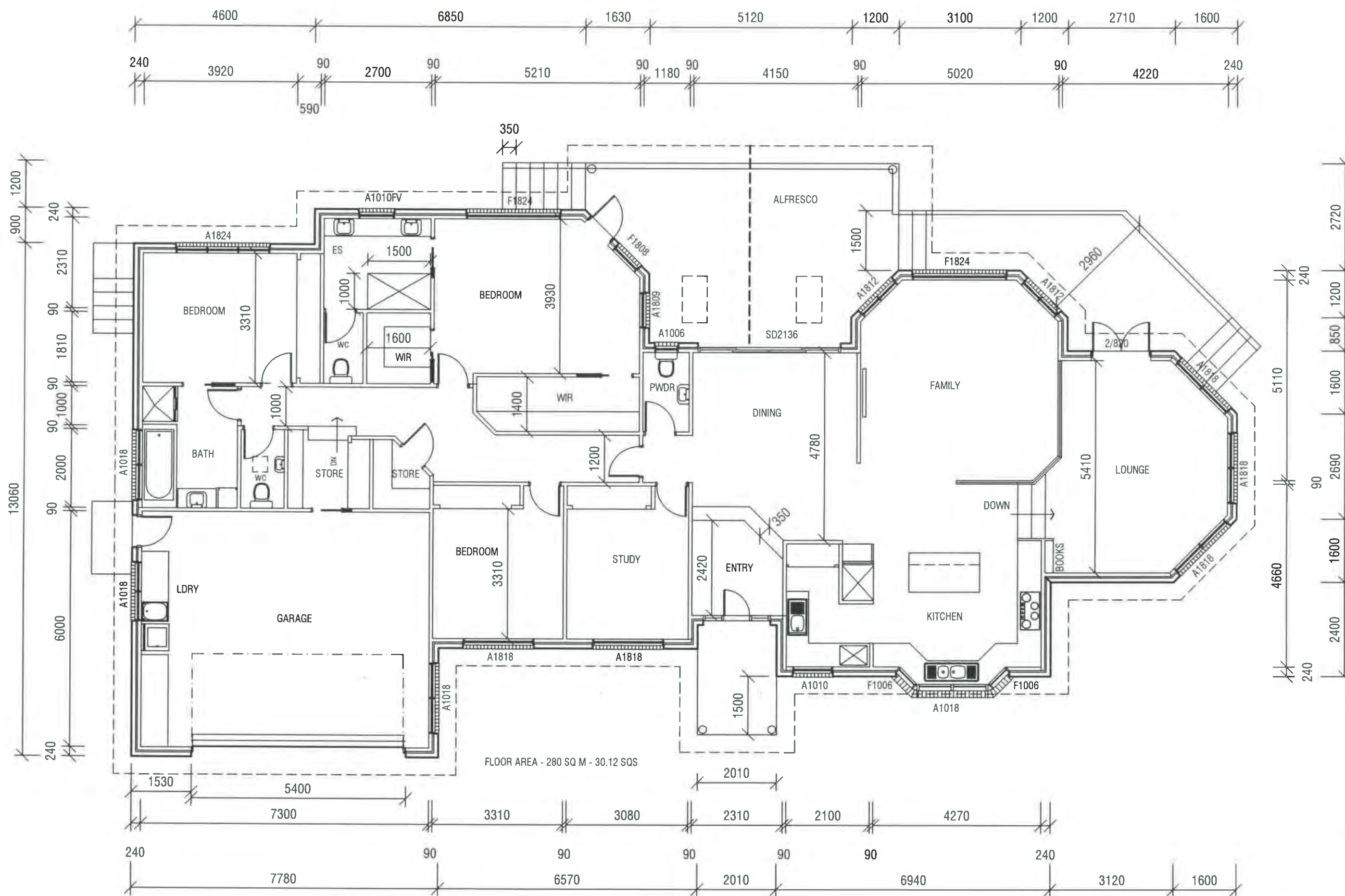
SCALE: 1:100

DRAWN:
BRIAN

DATE:
01/06/16

FLOOR PLAN

DRAWING No.
2015-045-2-03
ISSUE NO. 3





**QUALITY
HOME
DESIGN**

7
RUTHWELL STREET
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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

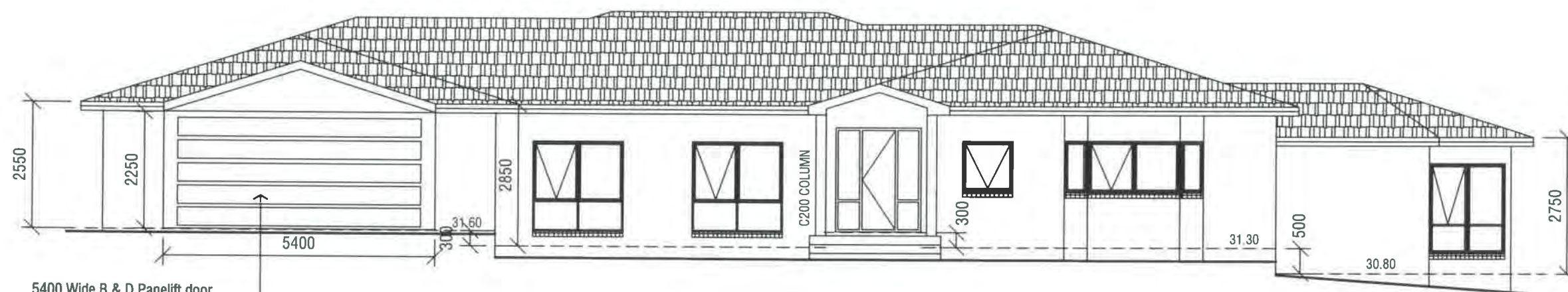
SCALE: 1:100

DRAWN:
BRIAN

DATE:
01/06/16

ELEVATIONS

DRAWING No.
2015-045-2-05
ISSUE NO. 2



5400 Wide B & D Panelift door
Colorbond finish, colour as
selected by owner/developer.

SOUTH EAST ELEVATION

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details
to be used in the construction of this residence.

All external brickwork to be extrudex bricks
Finish and colour as selected by developer

NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high ballustrade with no gaps greater than
125mm as per the Building Code of Australia.

All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

Stairs to be constructed of concrete
Risers to be nominally 186 and go 250mm.
Maximum height of risers can be 190mm.
Minimum Tread width can be 240mm
Handrail to be provided - 1000 high.

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET
WINDOWS TO HAVE OBSCURE GLASS FITTED.
FV DENOTES FIXED VENT (TOILETS)

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

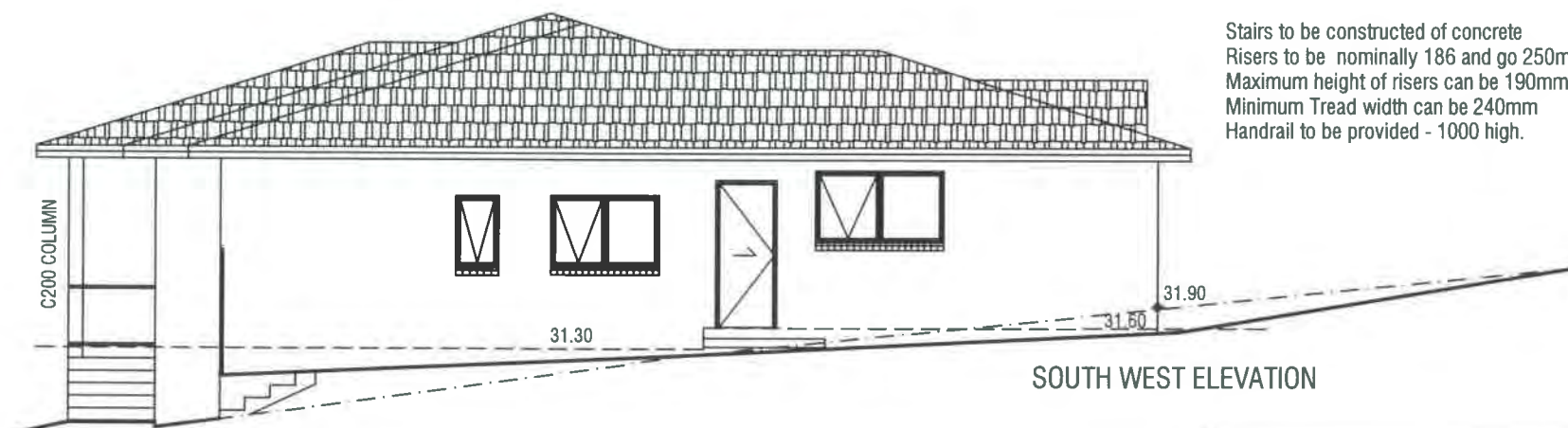
Framing shall be in accordance with the
AS1684-2 (2010) Timber Framing Manual
Timber to be MPG10 and floor joists to be
Smartframe unless otherwise noted.
Fixing to be in accordance with
the Framing Manual

TIMBER LINTELS

	SINGLE LEVEL
F17 Strength	Maximum spans
120x45	1900
170x45	2700
190x45	3000
240x45	3500

BUILDER TO PROVIDE ARTICULATION JOINTS
AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT



SOUTH WEST ELEVATION



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(Building Designer)

PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

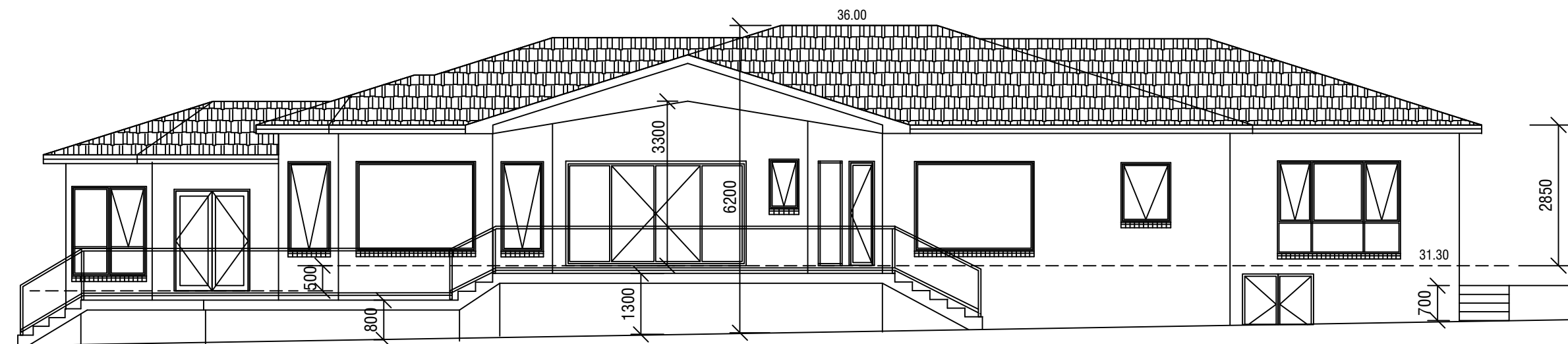
SCALES 1:100

DRAWN:
BRIAN

DATE:
24/08/16

ELEVATIONS

DRAWING No.
2015-045-2-06
ISSUE NO.



NORTH WEST ELEVATION

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

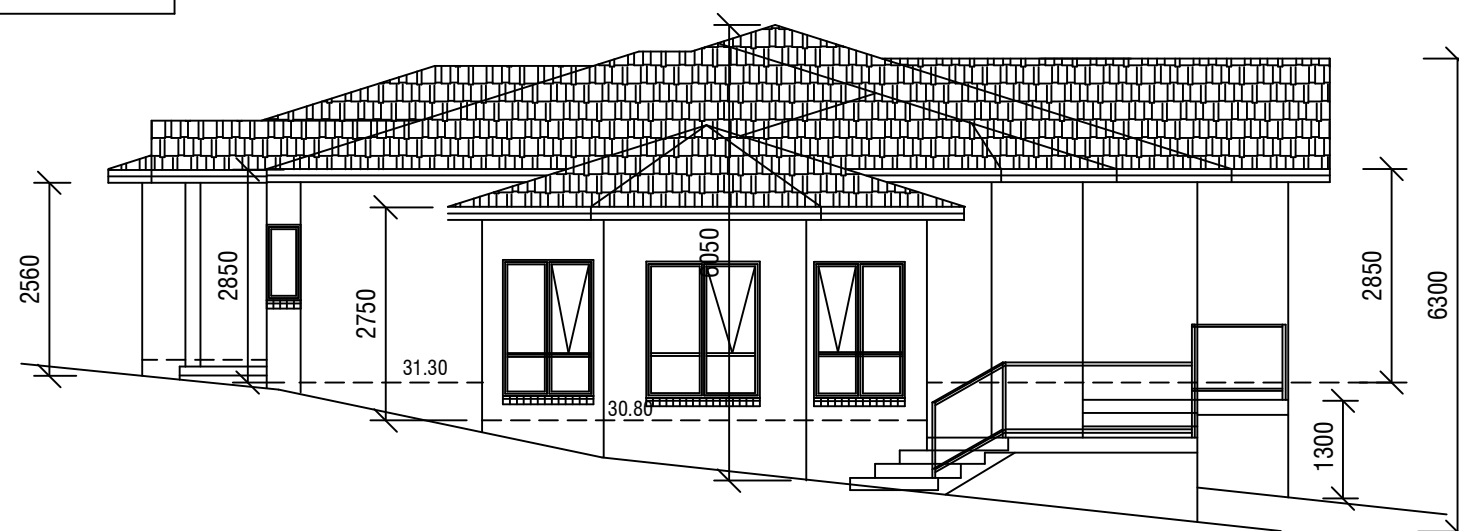
All external brickwork to be extrudex bricks
Finish and colour as selected by developer

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

Stairs to be constructed of concrete
Risers to be nominally 186 and go 250mm.
Maximum height of risers can be 190mm.
Minimum Tread width can be 240mm
Handrail to be provided - 1000 high.

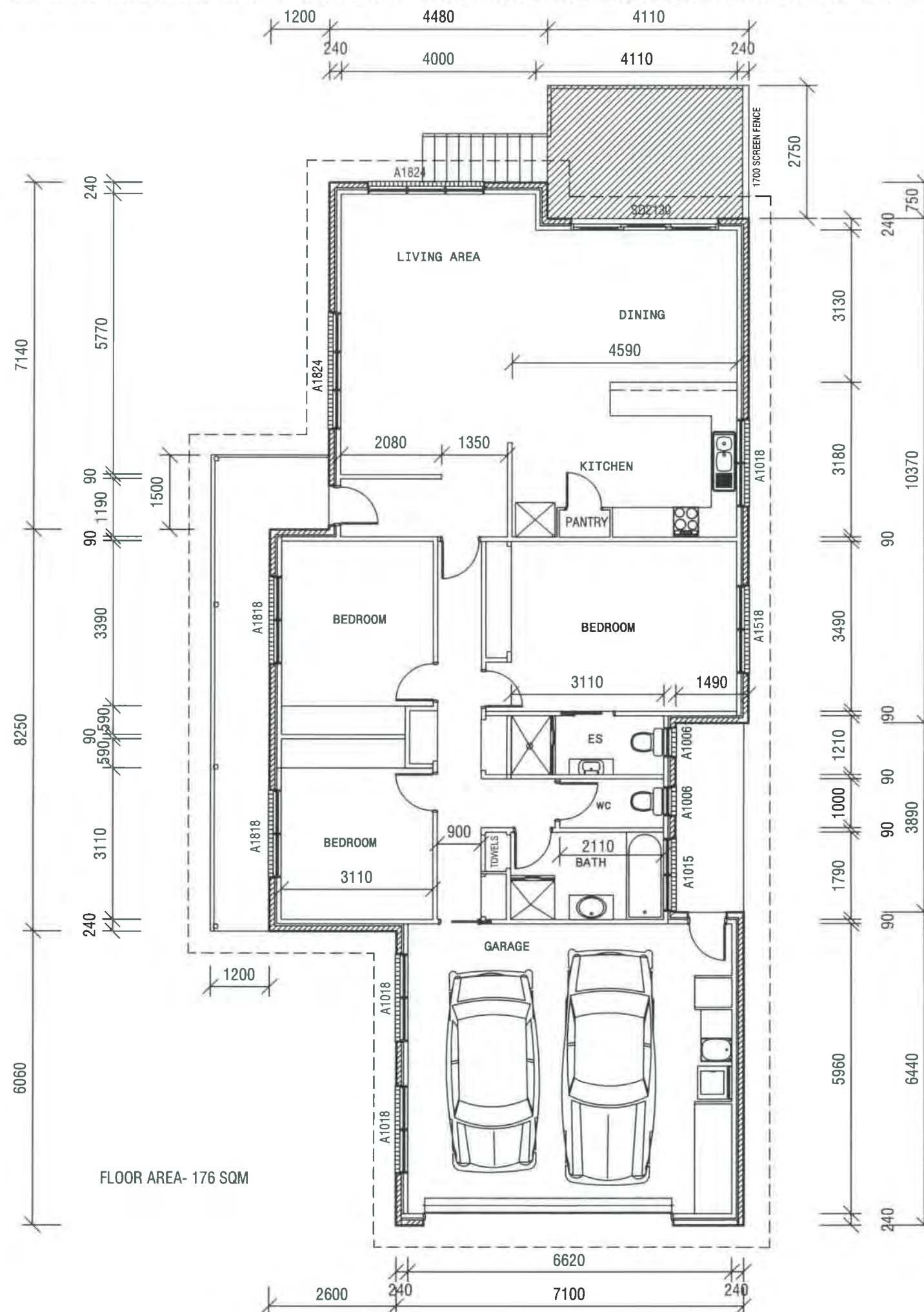
Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual
Timber to be MPG10 and floor joists to be Smartframe unless otherwise noted.
Fixing to be in accordance with the Framing Manual



NORTH EAST ELEVATION

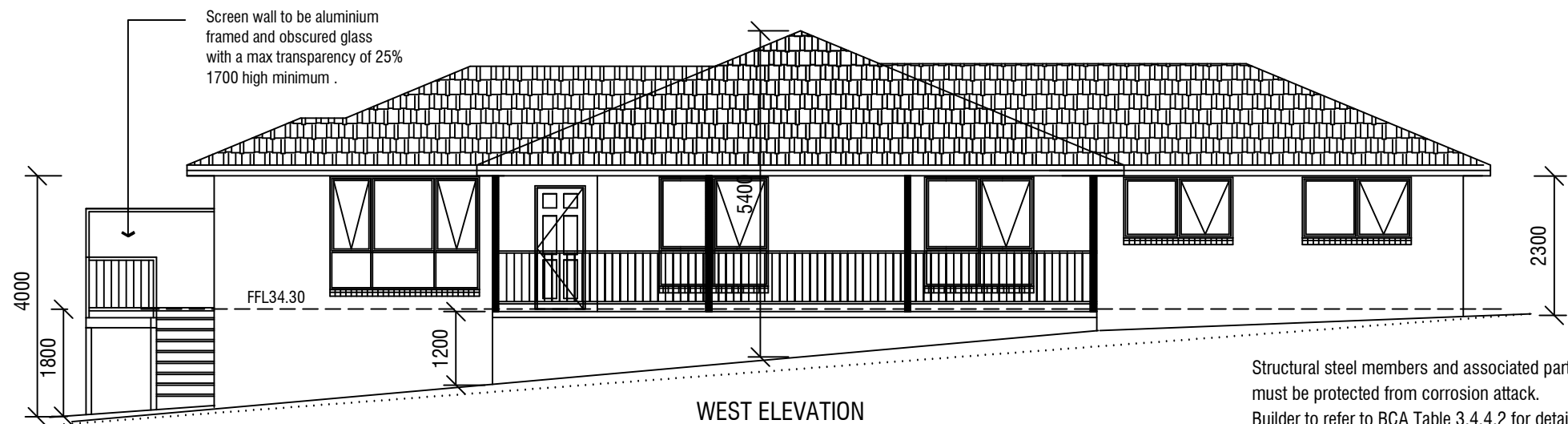
TIMBER LINTELS	
	SINGLE LEVEL
F17 Strength	Maximum spans
120x45	1900
170x45	2700
190x45	3000
240x45	3500

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET
WINDOWS TO HAVE OBSCURE GLASS FITTED.
FV DENOTES FIXED VENT (TOILETS)



- GENERAL NOTES:**
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

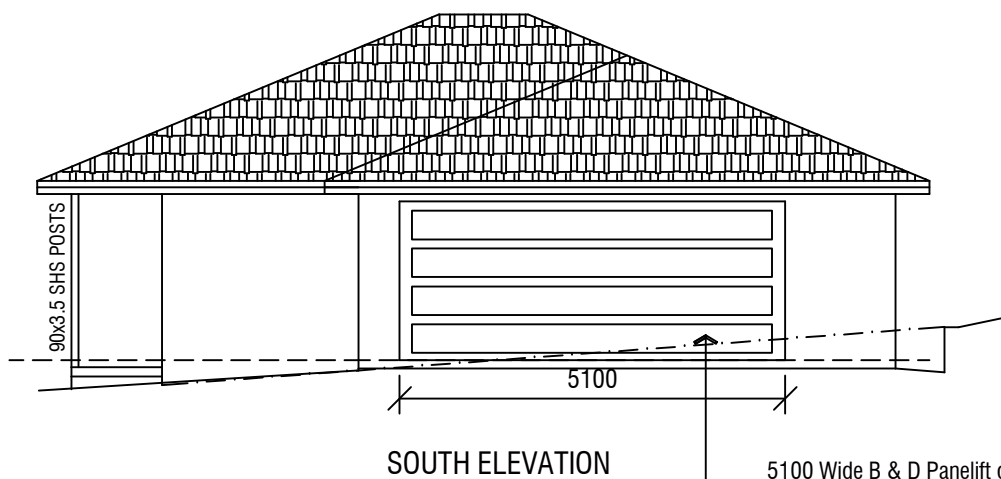
TIMBER LINTELS	
	SINGLE LEVEL
F17 Strength	Maximum spans
120x45	1900
170x45	2700
190x45	3000
240x45	3500



Stairs to be constructed of concrete
Risers to be nominally 186 and go 250mm.
Maximum height of risers can be 190mm.
Minimum Tread width can be 240mm
Handrail to be provided - 1000 high.

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All external brickwork to be extrudex bricks
Finish and colour as selected by developer



5100 Wide B & D Panelift door
Colorbond finish, colour as selected by owner/developer.

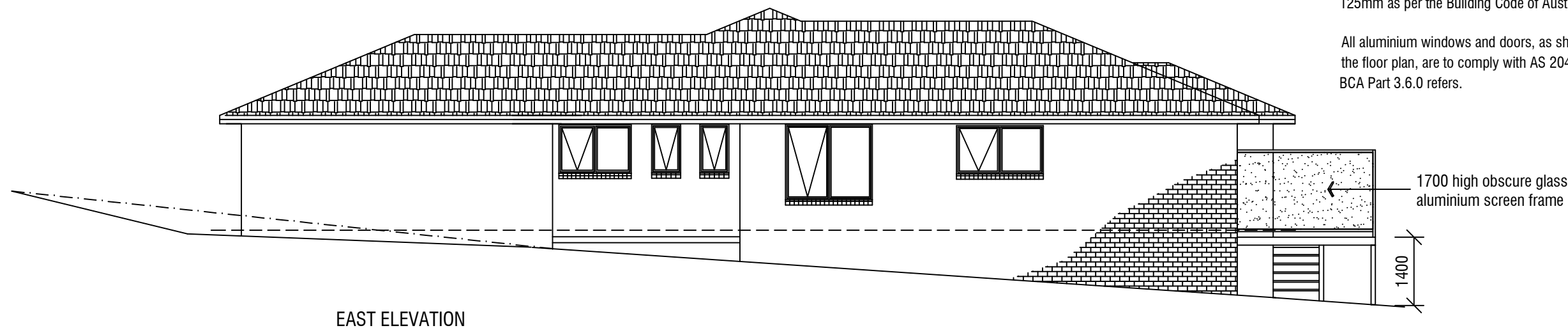


Treated pine deck
Posts: 90 x 3.5 SHS
Bearer: 200 PFC
Joists: 190 x 45 (F5) at 450 cts

NORTH ELEVATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.



1700 high obscure glass
aluminium screen frame



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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES
2 - Transparency of Privacy screen

SCALES 1:100

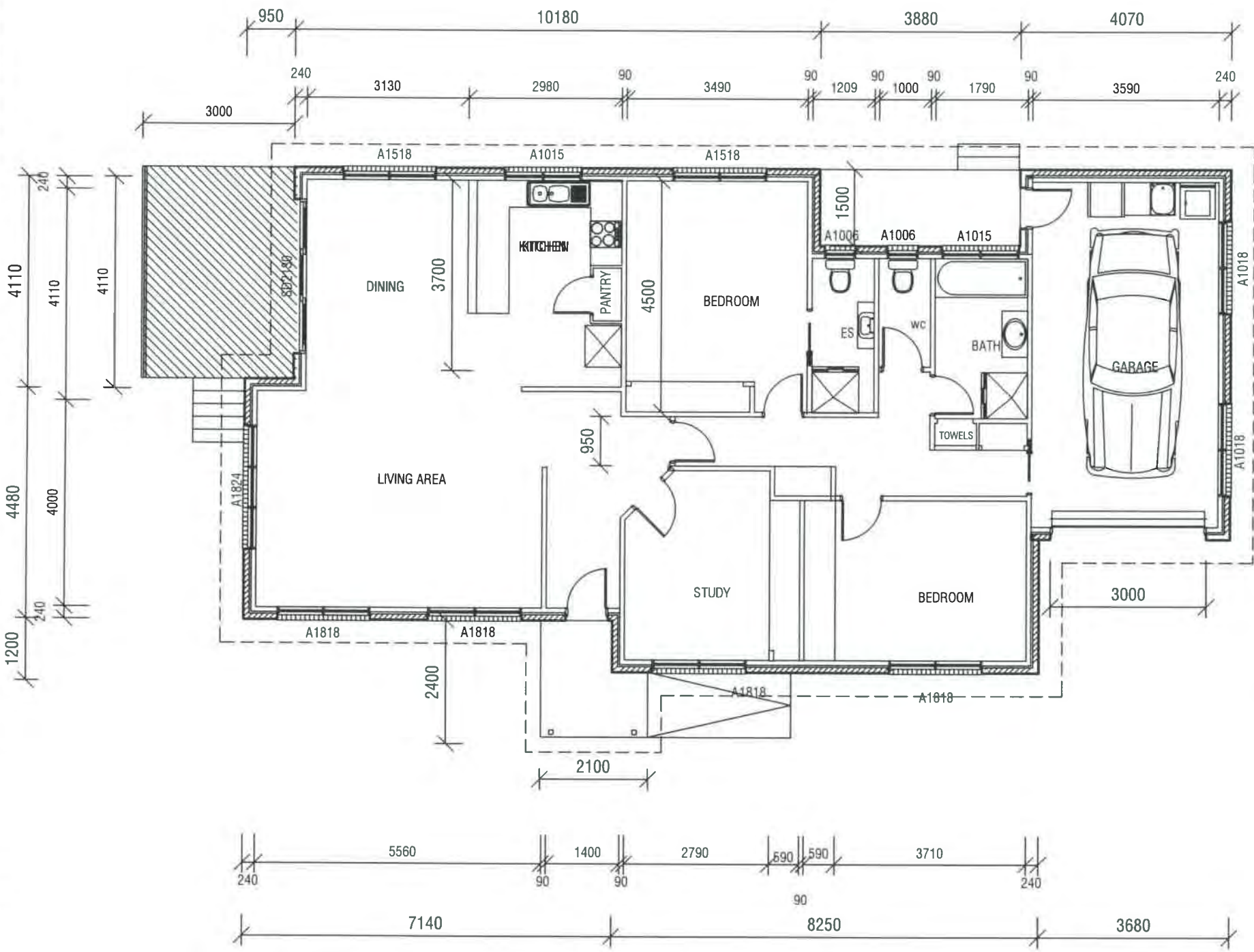
DRAWN: BRIAN
DATE: 24/08/16

ELEVATIONS

DRAWING No.
2015-045-3-03
ISSUE NO. 2

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



FLOOR AREA - 153 SQ M

- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010) All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All concrete steps and landings to be 100 thick. SL82 bottom mesh 25 min cover. Slab to be poured on 0.2 polythene membrane, 50 well bedded sand and consolidated aggregate.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS. INSTALL FLYSCREENS ON ALL OPENING SASHES. SIZES AS DESIGNATED ON FLOOR PLANS

Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual. Timber to be MPG10 and floor joists to be Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Excavate site to suit required finished levels

All external brickwork to be extrudex bricks with raked joints. Colour as selected by owner.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL

LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

22.5 degree gang nailed roof trusses by an approved manufacturer.



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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

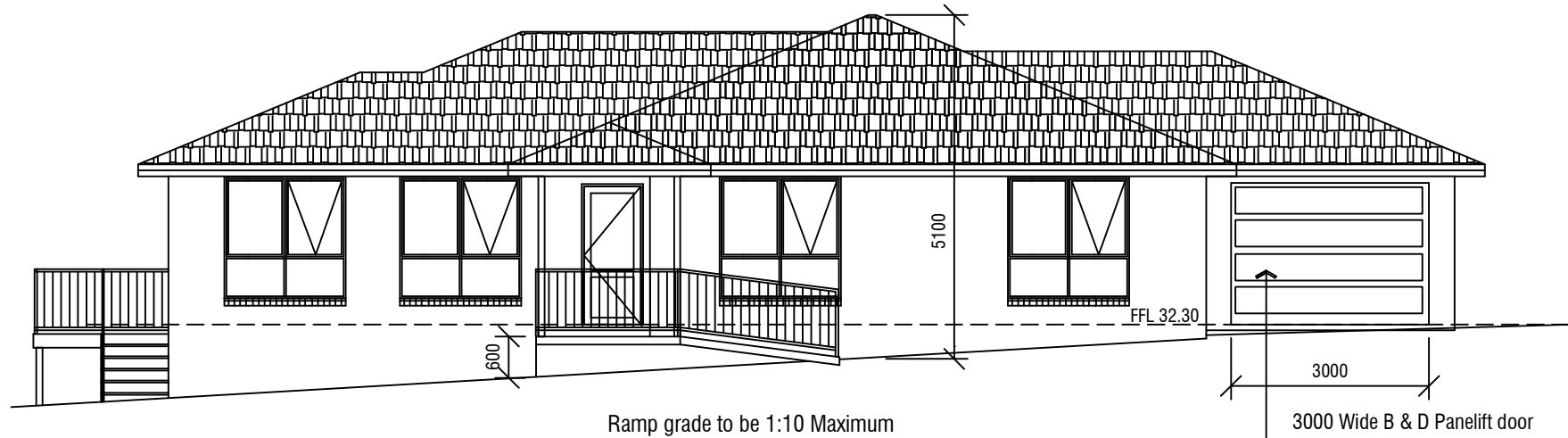
SCALES 1:100

DRAWN: BRIAN DATE: 20/05/16

FLOOR PLAN

DRAWING No.
2015-045-4-02
ISSUE NO. 1

22.5 degree gang nailed roof trusses
by an approved manufacturer.



SOUTH WEST ELEVATION

Excavate site to suit required finished levels.

All external brickwork to be extrudex
bricks with raked joints. Colour as
selected by owner.

NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high balustrade with no gaps greater than
125mm as per the Building Code of Australia.

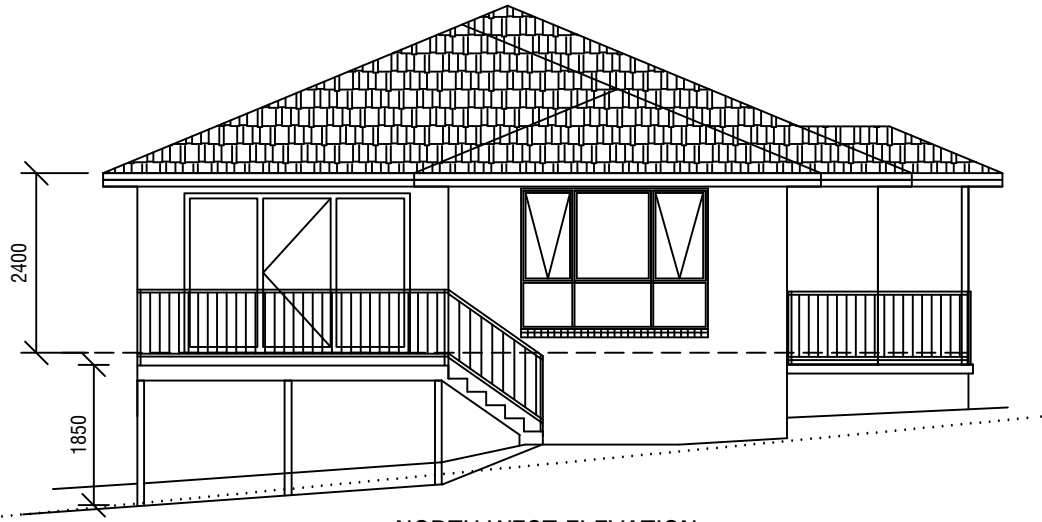
All construction work shall be carried out in accordance
with State Building regulations, Local Council By-Laws
and relevant S.A.A. Codes.

**BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.**

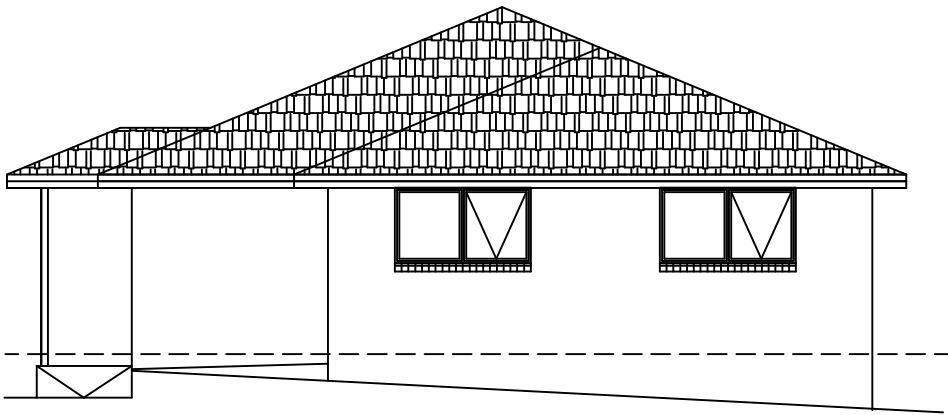
All concrete steps and landings
to be 100 thick. SL82 bottom mesh
25 min cover. Slab to be poured on
0.2 polythene membrane, 50 well bedded
sand and consolidated aggregate.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH
AWNING SASHES WHERE SHOWN. PROVIDE FIXED
VENTS TO ALL WC WINDOWS.
INSTALL FLYSCREENS ON ALL OPENING SASHES.
SIZES AS DESIGNATED ON FLOOR PLANS

Framing shall be in accordance with the
AS1684-2 (2010) Timber Framing Manual.
Timber to be MPG10 and floor joists to be
Smartframe unless noted otherwise.
Fixing to be in accordance with the
Framing manual



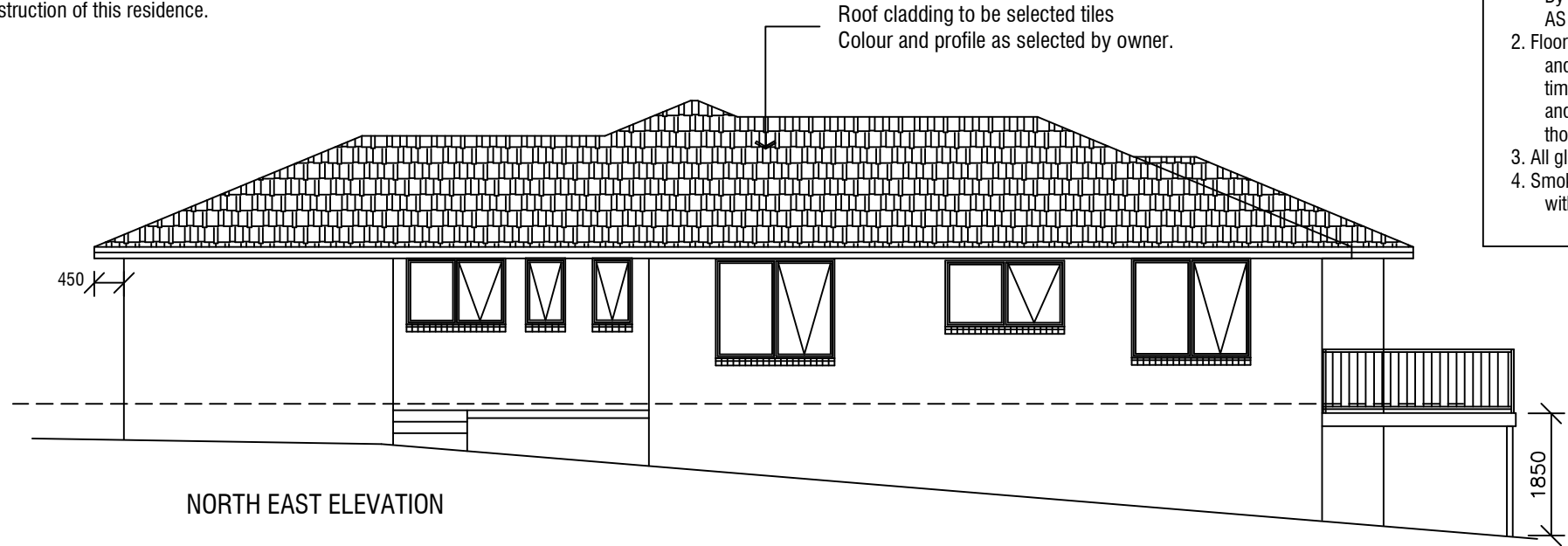
NORTH WEST ELEVATION



SOUTH EAST ELEVATION

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details
to be used in the construction of this residence.

Roof cladding to be selected tiles
Colour and profile as selected by owner.



NORTH EAST ELEVATION

- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES
2 - Level Changes

SCALES 1:100

DRAWN:
BRIAN

DATE:
24/08/16

ELEVATIONS

DRAWING No.
2015-045-4-03
ISSUE NO. 2

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

All concrete steps and landings to be 100 thick. SL82 bottom mesh 25 min cover. Slab to be poured on 0.2 polythene membrane, 50 well bedded sand and consolidated aggregate.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS. INSTALL FLYSCREENS ON ALL OPENING SASHES. SIZES AS DESIGNATED ON FLOOR PLANS

Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual. Timber to be MPG10 and floor joists to be Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Excavate site to suit required finished levels.

All external brickwork to be extrudex bricks with raked joints. Colour as selected by owner.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL

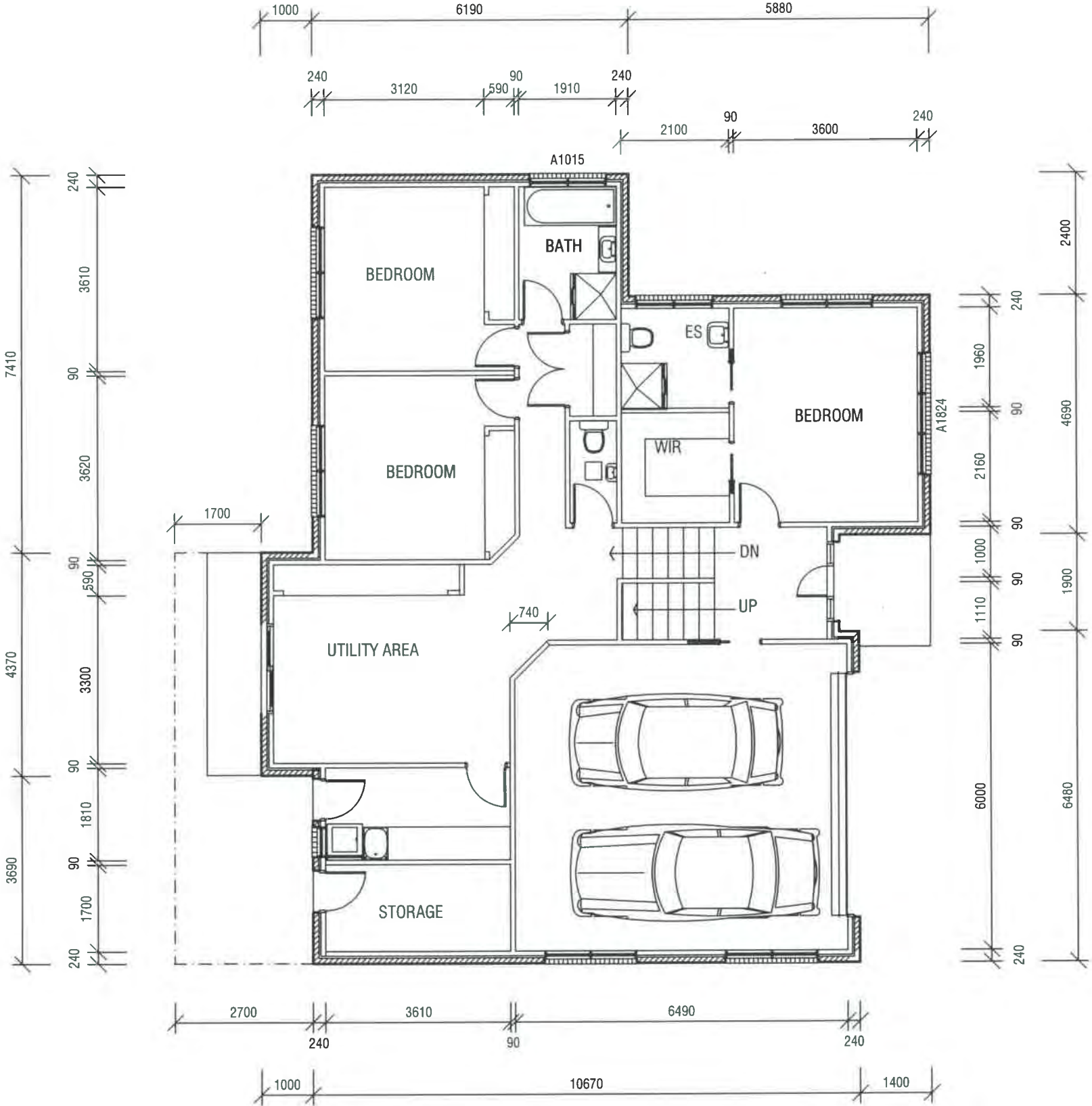
LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

22.5 degree gang nailed roof trusses by an approved manufacturer.

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



TOTAL FOOTPRINT - 164 SQ M
LEVEL 1 - 85 SQ M
LEVEL 2 - 79 SQ M



**QUALITY
HOME
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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

SCALE: 1:100

DRAWN:
BRIAN

DATE:
20/05/16

LEVELS 1 & 2 FLOOR PLAN

DRAWING No.
2015-045-5-02
ISSUE NO. 1



**QUALITY
HOME
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PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

SCALES 1:100

DRAWN: BRIAN DATE: 20/05/16

LEVEL 2 & 3 FLOOR PLAN

DRAWING No.
2015-045-5-03
ISSUE NO. 1

All concrete steps and landings
to be 100 thick. SL82 bottom mesh
25 min cover. Slab to be poured on
0.2 polythene membrane, 50 well bedded
sand and consolidated aggregate.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH
AWNING SASHES WHERE SHOWN. PROVIDE FIXED
VENTS TO ALL WC WINDOWS.
INSTALL FLYSCREENS ON ALL OPENING SASHES
SIZES AS DESIGNATED ON FLOOR PLANS

Framing shall be in accordance with the
AS1684-2 (2010) Timber Framing Manual.
Timber to be MPG10 and floor joists to be
Smartframe unless noted otherwise.
Fixing to be in accordance with the
Framing manual or QHD Specification.

Excavate site to suit required finished levels.

All external brickwork to be extrudex
bricks with raked joints. Colour as
selected by owner.

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details
to be used in the construction of this residence

All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

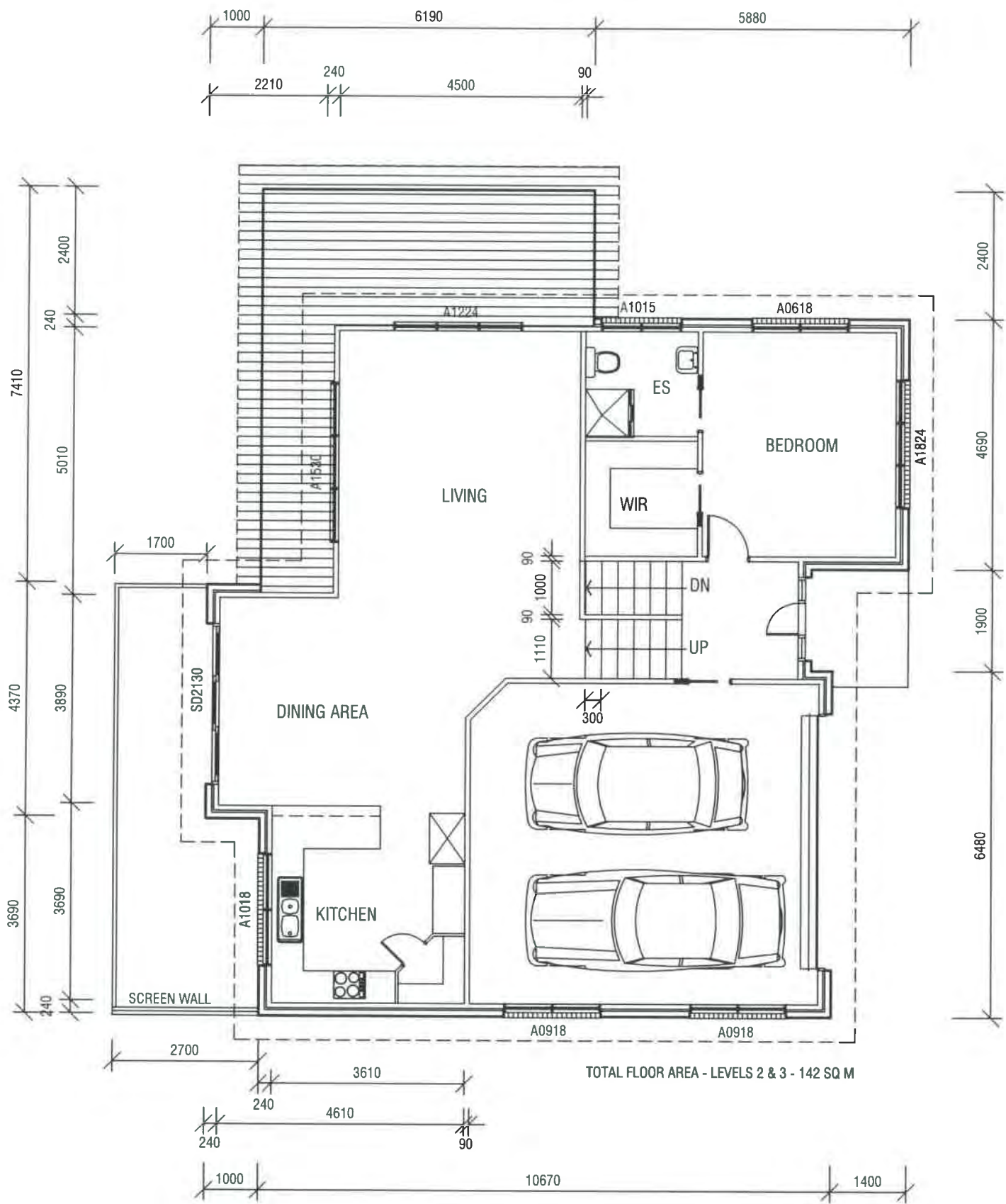
WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING MANUAL

LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

22.5 degree gang nailed roof trusses
by an approved manufacturer.

- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council
By-laws and the National Plumbing and Drainage Code
AS 3500
 2. Floors, walls and roof structures to be framed, fixed
and braced in accordance with AS1684-2 (2010). All
timber sizes are in direct reference to the Code
and manufactured sizes must not be undersized to
those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance
with AS3786 and the Building Code of Australia.



All construction work shall be carried out in accordance
with State Building regulations, Local Council By-Laws
and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.

Where articulation joints are required, a gap of not less than 10mm must be provided.
They are to be located at the following locations:

1. in straight continuous walls having no openings, at not more than 6.0m centres and not closer than the height of the wall away from the corner.
2. Where the height of the wall changes by more than 20% at the position of change in height
3. Where openings more than 900 x 900 occur, at not more than 5.0m centres, and positioned in line with one edge of the opening.
4. Where walls change in thickness
5. At control or construction joints in footing slabs
6. At junctions of walls constructed of different masonry materials
7. At deep chases (rebates) for services

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

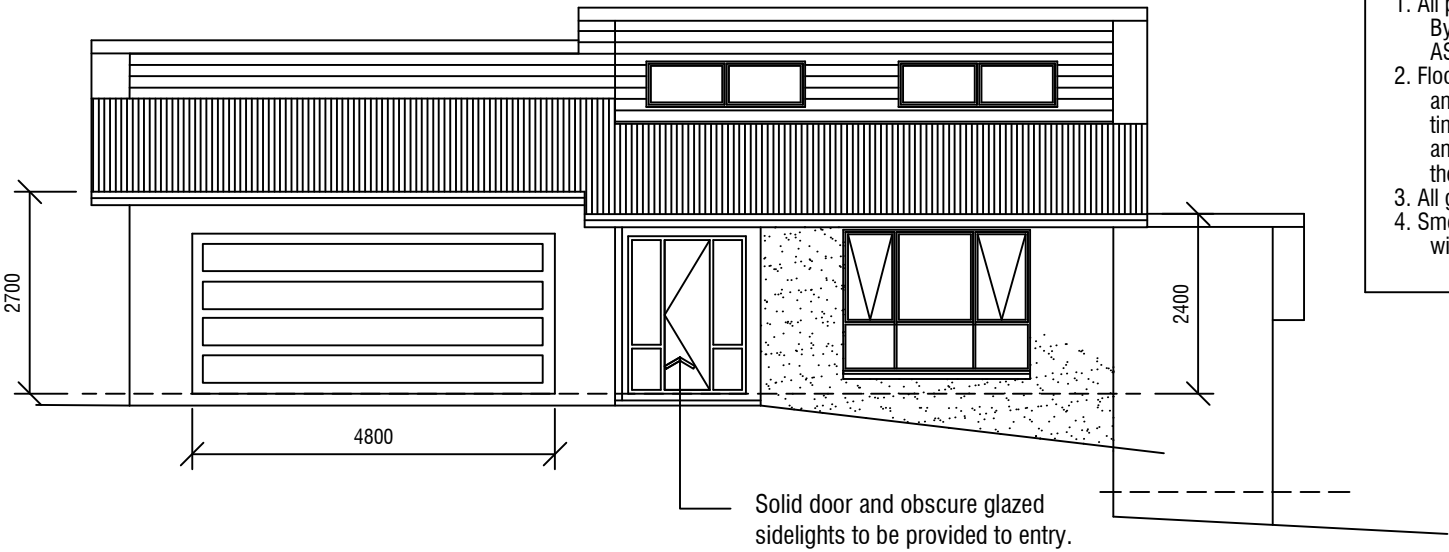
NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

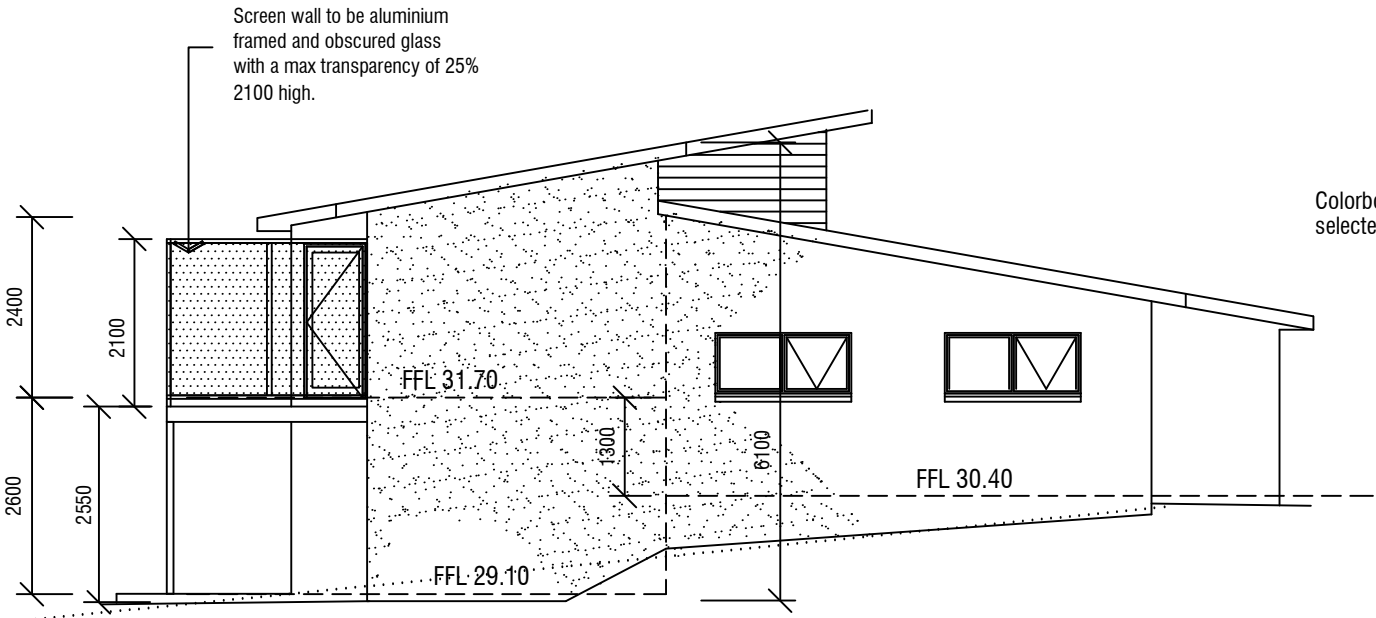
LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

GENERAL WINDOW NOTE

ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
FV DENOTES FIXED VENT (TOILETS)



QUALITY
HOME
DESIGN

7
RUTHWELL STREET
MONTROSE

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(Building Designer)

PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES

2. Entry door and screen note

SCALES 1:100

DRAWN:
BRIAN

DATE:
24/08/16

ELEVATIONS

DRAWING No.
2015-045-5-04
ISSUE NO. 2



NORTH WEST ELEVATION

All concrete steps and landings to be 100 thick. SL82 bottom mesh 25 min cover. Slab to be poured on 0.2 polythene membrane, 50 well bedded sand and consolidated aggregate.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS. INSTALL FLYSCREENS ON ALL OPENING SASHES. SIZES AS DESIGNATED ON FLOOR PLANS

Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual. Timber to be MPG10 and floor joists to be Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Excavate site to suit required finished levels.

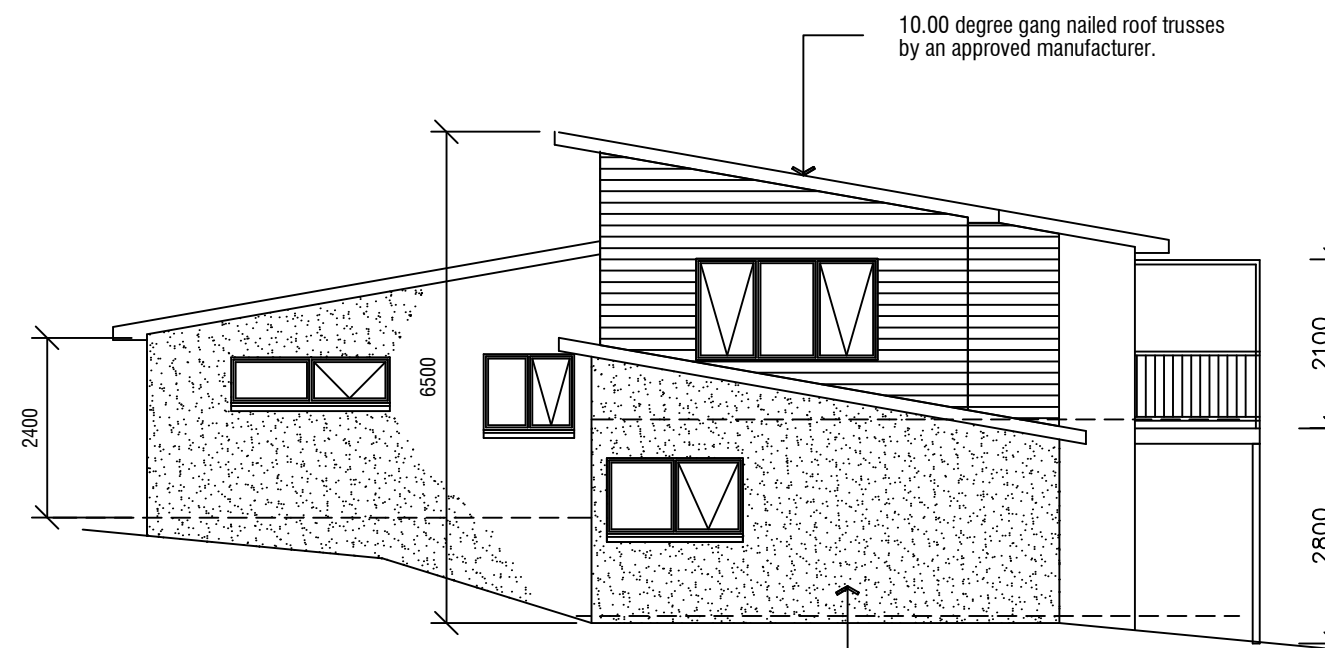
All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL



NORTH EAST ELEVATION

All external Walls to be brickwork. Colour as selected by owner.



7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No.718R
(Building Designer)

PROJECT: "EASTFIELD ESTATE"
PROPOSED RESIDENTIAL DEVELOPMENT
at 44 BINGLEY STREET, HOWRAH
for MALCOLM STEANE

ISSUES
2 - HEIGHT OF DECK SHOWN

SCALES 1:100

DRAWN: BRIAN DATE: 24/08/16

ELEVATIONS

DRAWING No.
2015-045-5-05
ISSUE NO. 2

44 Bingley Street, HOWRAH



Site viewed from Bingley Street showing existing access and adjacent properties.



Bingley Street as viewed from the existing property access.



Site viewed from access strip showing site for units 3 and 4.



Site viewed from access strip showing existing dwelling and driveway area.

**11.3.2 DEVELOPMENT APPLICATION D-2016/386 - 2/17 BLIGH STREET,
ROSNY PARK - CHANGE OF USE TO DANCE STUDIO**
(File No D-2016/386)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Change of Use to Dance Studio at 2/17 Bligh Street, Rosny Park.

RELATION TO PLANNING PROVISIONS

The land is zoned Central Business Zone and is also subject to the Parking and Access Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary use.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on the 9 November 2016 in agreement with the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of noise impacts upon adjoining office and consulting room tenancies.

RECOMMENDATION:

- A. That the Development Application for Change of Use to Dance Studio at 2/17 Bligh Street, Rosny Park (CI Ref D-2016/386) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AM5 - TRADING HOURS [Monday – Thursday 3.30pm – 7.00pm and Saturdays 2.00pm – 7.00pm].
 3. GEN S1 – SIGN CONSENT.
 4. Dance classes must not exceed 15 students at any given time.
 5. ADVICE - The dance studio tenancy should be fitted out to attenuate any noise generated by any activity within the tenancy such that a noise nuisance as defined under the Environmental Management and Pollution Control Act, 1994 is not caused to any adjoining or nearby business.

It must be noted that if in the opinion of an Authorised Officer, the activity causes a noise nuisance, an Environment Protection Notice under Environmental Management and Pollution Control Act, 1994 may be issued to vary or restrict the conditions of this permit.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** A planning permit was granted on 27 July 2010 to convert Flat 1, contained on the lower ground floor of 17 Bligh Street, from a shop to a dance studio. The proposal generated a lesser demand for on-site car parking than its former use as a shop therefore no additional on-site car parking was required as part of this approval. The dance studio was approved to operate between the hours of 4.00pm – 8.00pm Monday to Friday and Saturdays from 9.00am to 2.00pm. The application currently before Council would serve as an extension to this existing use, albeit on the upper level.
- 1.2.** The use of the tenancy subject to this application commenced in 2015 therefore the application seeks retrospective approval.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Central Business under the Scheme.
- 2.2.** The proposal is discretionary by virtue of use.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Part 22.0 – Central Business Zone;
 - Part E6.0 – Parking and Access Code.

- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 378m² tenancy located on the first floor of a commercial building located on the corner of Bligh Street and Ross Avenue. The lower and upper levels have been stratum titled with the upper level forming stratum Lot 2. The upper level stratum lot contains 3 individual suites. The proposed change of use relates to Suite 3 contained on the first floor which contains a floor area of 155m².

3.2. The Proposal

Application is made to retrospectively convert the use of Suite 3 of Unit 2/17 Bligh Street from an office to a dance studio. The dance studio would serve as an extension to the existing approved dance studio contained on the lower level with the upper level providing an additional studio space. It is proposed to utilise the additional floor space between the hours of 3.30pm-7.00pm Monday – Thursday and Saturday afternoons. One staff member is required for each class with only 1 class held at a time within the tenancy. Class numbers are expected to vary, however, they are intended to cater for 10 – 15 dancing students at any one time.

No signage is proposed as part of this application.

No on-site car parking is proposed.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal is categorised as “General Retail and Hire” as opposed to “Sport and Recreation” which is a discretionary use in the Central Business Zone.

The proposal complies with all relevant Acceptable Solutions of the Scheme relating to the Central Business Zone and Parking and Access Code.

Other Matters

The previous use of Suite 3 was an office as defined under the Clarence Planning Scheme 2007. Based on the floor area of 155m², this would generate a car parking credit of 4 spaces. Council’s Interim Car Parking Plan applies to the assessment of this application given the site is located within the Central Business Zone. The Interim Car Parking Plan provides that despite the car parking rate specified for a particular use within Table E6.1 of the Parking and Access Code, the maximum number of car spaces required shall be no more than would have been required for that use under the Clarence Planning Scheme 2007.

The proposed use requires 0.2 car parking spaces to be provided for each student and 1 space to each staff member for use as a community building (use class applied under the 2007 Scheme). Given class numbers would not exceed 15 and 1 staff member would run each class, a total of 4 on-site car parking spaces would be required. Given a car parking credit of 4 car parking spaces exists, there will be no requirement for additional on-site car parking for the change of use. An appropriate permit condition is required to ensure no additional parking is necessary.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Noise Impacts upon other Office and Consulting Room Tenancies

The representor has raised concern that the use of the suite will be incompatible with the needs of existing tenancies within the building due to noise impacts. The representor has indicated that the noise impacts have been prohibitive to being able to conduct normal business expected within an office/work environment. The representor has suggested that appropriate sound mitigation measures be put in place to reduce the impact of noise on tenants including the use of rubber matting, soundproofing all walls with foam and the ceiling as well as closure of the old and unused air conditioning unit pipes.

- **Comment**

Whilst the Zone includes use standards to specifically address noise emissions and hours of operation under Section 22.3 of the Scheme, they only apply to a non-residential use conducted within 50m of a residential zone. The site is located 150m from the nearest General Residential zoned land to the west therefore there is no mechanism to apply the use standards relating to noise emissions and hours of operation.

Whilst the Planning Scheme does not regulate noise occurring between commercial tenancies, unreasonable noise impacts resulting in an environmental nuisance can be controlled by Council under the Environmental Management and Pollution Control Act, 1994 (EMPCA). Given the use of the tenancy has occurred, the noise impacts arising from the dance studio have been brought to the attention of Council's Senior Environmental Health Officer and investigations are presently underway in terms of noise monitoring to determine the level of impact experienced by other businesses within the building.

If in the opinion of an authorised Council officer the activity causes a noise nuisance, an Environmental Protection Notice (EPN) may be issued with conditions to vary or restrict the business operation.

Council's Senior Environmental Health Officer has recommended an advice clause be included within the granting of any permit alerting the developer that the tenancy should be fitted out to such a standard to attenuate any noise generated by any activity within the tenancy such that a noise nuisance is not caused to any adjoining or nearby business.

Despite the above, Council officers have undertaken inspections whilst lessons are in progress whereby no unreasonable noise impacts have been detected.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

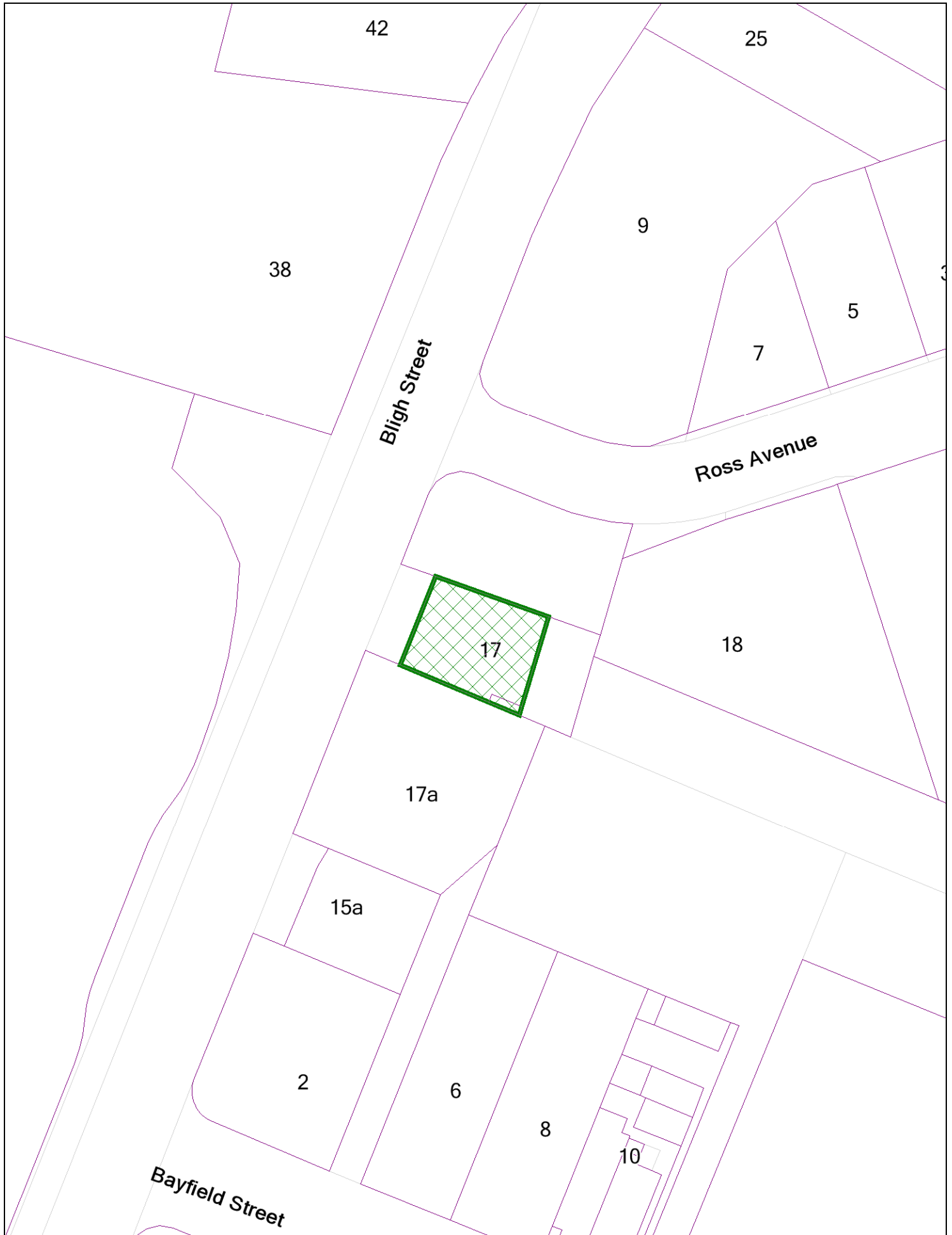
9. CONCLUSION

The proposal seeks approval for a Change of Use to Dance Studio at 2/17 Bligh Street, Rosny Park. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme. The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (3)
3. Site Photo (1)

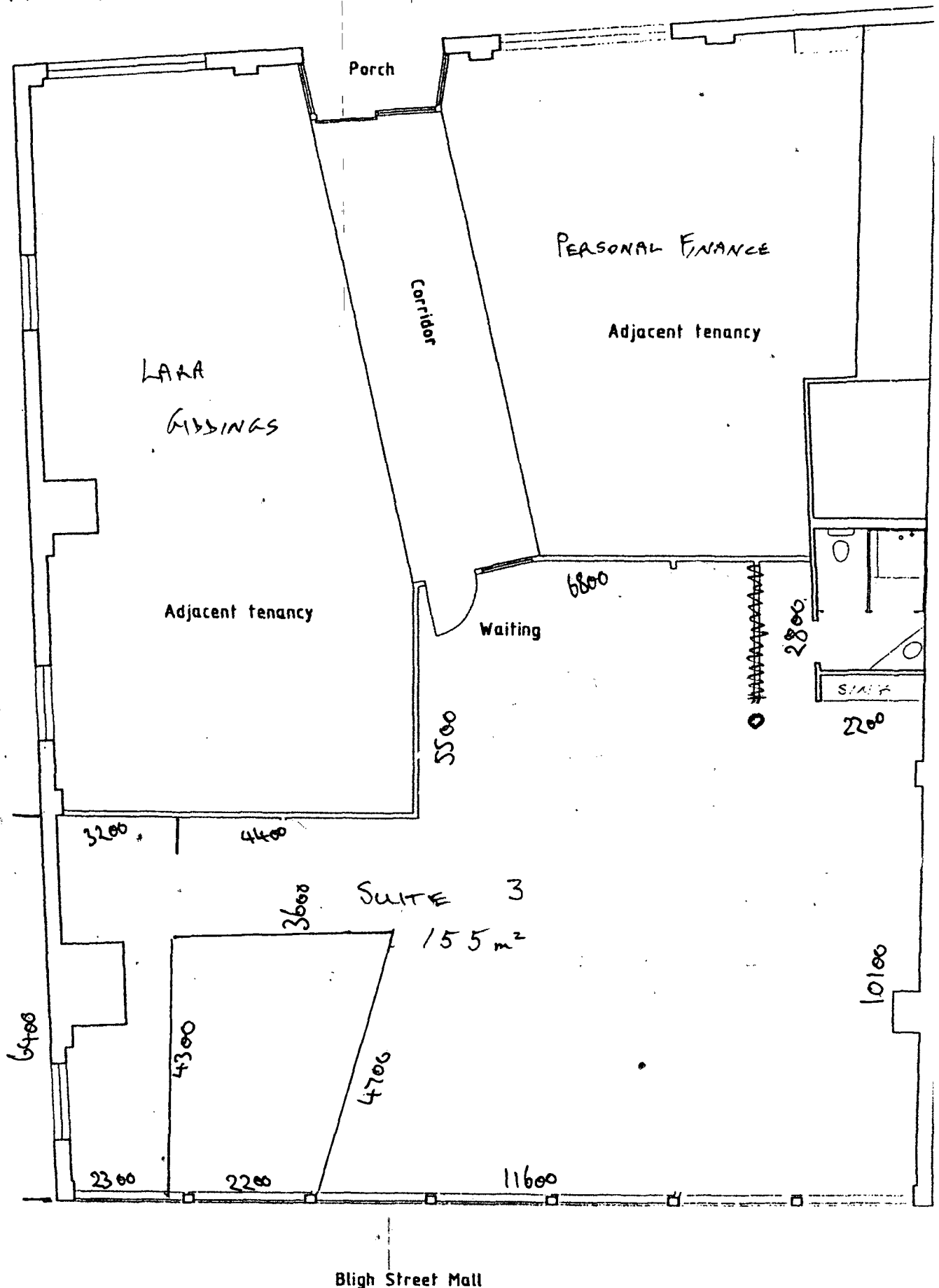
Ross Lovell
MANAGER CITY PLANNING

LOCATION PLAN – 2/17 BLIGH STREET, BELLERIVE



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Tuesday, 18 October 2016 **Scale:** 1:861.4 @A4

17 Bligh St
upper floor





D-2014/404

RECEIVED

01 SEP 2016

BY: RECORDS

1 September 2016

Mr Bruce Gibbs
Senior Statutory Planner
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

ATTENTION: AMANDA BEYER

Dear Mr Gibbs

**3/17 BLIGH ST, ROSNY PARK
CHANGE OF USE TO DANCE STUDIO**

Further to your letter dated 4 August 2016 I am now pleased to provide information as requested.

The area leased by me at Suite 3 (Upper Ground Floor) 17 Bligh St, Rosny Park (hereafter referred to as "Studio 3") is used for various dance classes between the hours of 3:30 – 7:00pm Mondays to Thursdays and Saturday afternoons (periodically) predominantly throughout school terms (it is not usual to have dance classes during school holiday periods). One staff member is required for each class and whilst class numbers may vary they cater for approximately 10-15 dancers at any one time.

Parents are not able to stay and watch any of these classes and dancers are therefore dropped off before and picked up after class.

My staff and I are very aware of sound levels whilst using the Studio 3 area and I have invested substantial funds into providing convolute to the walls which are between the studio and other tenancies. This product is the same as is used in recording studios to reduce sound levels. I have also recently installed a rubber matting product to the floor (Tarkett) which is specifically designed for the dance industry and which also absorbs noise and reduces the sound levels. In addition we are also mindful of the volume used for music and in our general teaching approach, and are prepared to install anything additional if need be (eg sound curtaining).

On approval of our planning application I would like to arrange signage advertising NRD Studios and propose it would be approximately 3m x 3m, using our studios logo (as above and attached). I would propose it be installed on the building wall which is visible on Ross Avenue in a similar area as the current advertising by Lara Giddings, however I have no plans to illuminate the signage. Colours used would be similar to those in our current studio logo (as above

and attached). I would include contact details and possibly a brief outline of dance classes available (eg jazz, tap; competitive and non-competitive; from tiny tots to adult etc).

As requested I attached copies of

- A Floor Plan
- A Site Plan

Both the above have been provided by my Landlord's property manager – Creese Property. Creese Property have also made arrangements to engage a Building Surveyor to ensure the proposed change of use is capable of meeting the requirements of the National Construction Code. I await further information from Creese Property in this regard and will forward same to you as soon as it is received in our office.

Please let me know if you require anything further to keep this proposed change of use moving forward.

Kind regards



Nicole Rosson
Director

enc

2/17 Bligh Street, Rosny Park



Figure 1: The site viewed from the Rosny Park Buss Mall (Bligh Street).



Figure 2: The site viewed from the intersection of Bligh Street and Ross Avenue.

11.3.3 DEVELOPMENT APPLICATION D-2016/376 - 19 BEACH STREET, BELLERIVE - 6 MULTIPLE DWELLINGS (1 EXISTING + 5 NEW)
(File No D-2016/376)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 6 Multiple Dwellings (1 existing + 5 new) at 19 Beach Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access and Stormwater Management and Road and Railway Asset Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 8 November 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 9 representations were received. In addition, 2 petitions containing 52 and 7 signatures respectively were received in opposition to the proposal. The matters raised in the petitions are dealt with together with the 9 representations. The representations raised the following issues:

- privacy;
- building height;
- architectural design;
- dwelling density;
- vegetation removal;
- overshadowing;
- traffic impact;
- storage of excavator;
- loss of views;
- impact on property values;
- traffic noise;
- streetscape;
- visual impact;
- private outdoor space;
- boundary fence; and
- frontage setback.

RECOMMENDATION:

- A. That the Development Application for 6 Multiple Dwellings (1 existing + 5 new) at 19 Beach Street, Bellerive (CI Ref D-2016/376) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. ENG A2 – CROSSOVER CHANGE [TSD-R09][5.5m WIDE].
 3. ENG A5 – SEALED CAR PARKING.
 4. ENG S1 – INFRASTRUCTURE REPAIR.
 5. ENG S11 – SEALING OF SERVICES.
 6. ENG M8 – EASEMENTS.
 7. ENG M1 – DESIGNS DA.
 8. ENG M5 – EROSION CONTROL.
 9. ENG S1 – INFRASTRUCTURE REPAIR.
 10. ENG S11 – SEALING OF SERVICES.
 11. The existing 150mm Council Stormwater main must be upgraded to a 225mm diameter pipe from the boundary of 31 Beach Street to Council's reticulated stormwater system in South Street. Each unit must be provided with a stormwater connection point to this pipe. Designs of this pipe must be included in the engineering designs to be submitted and approved by Council's Group Manager Asset Management.
 12. The development must meet all required Conditions of Approval specified by TasWater notice dated 13 September 2016 (TWDA 2016/01306-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

The site contains a dwelling and printers workshop which was approved in 1980 (D-1979/79). An extension to the workshop was approved in 1982 (1982/11).

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme prescribed in the General Residential Zone and Stormwater Management Code.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Part D – General Residential Zone; and
 - Part E – Parking and Access, Road and Railway Assets and Stormwater Management Codes.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site has an area of 2061m² and has dual frontage to Beach Street and South Street. The property contains an existing 2 storey Single Dwelling and a former printer’s workshop. The lot is L-shaped with a large section of the lot situated beside 4 South Street and 4 other properties fronting South Street. The property has 3 existing vehicle accesses – 1 onto South Street and 2 onto Beach Street. The land has a slope of approximately 1 in 14 towards the southern side of the lot.

The surrounding area is similarly zoned General Residential containing a number of Single and Multiple Dwelling developments. Bellerive Oval is located approximately 60m from the site.

3.2. The Proposal

The proposal is for 5 new dwellings in addition to the existing dwelling. The majority of the existing printer's workshop at the rear of the dwelling would be demolished with a 2 storey portion of the building to be retained as additional residential floor area for the exiting dwelling.

The existing dwelling contains a single car garage, with another space available on the driveway outside. The driveway at the rear of the dwelling would cater for 3 cars if jockey-parked.

The 5 new Multiple Dwellings would be identical and sited on the northern side of the property with access from South Street. The units would be 2 storey and each contain a 2 car garage under. The units would each contain 3 bedrooms, 2 bathrooms and open-plan living areas. The buildings would be constructed using concrete panelling with corrugated iron roofing. Each unit would feature an upper-storey balcony on the western side. A total of 14 car parking spaces would be contained on-site (17 including the existing tandem parking for the existing dwelling).

The buildings would have a maximum height of 6.13m above natural ground level (Unit 2). Buildings would be setback a minimum of 2.01m from the western boundary of the site (Unit 6), 4.9m from the eastern boundary and 1.5m from the rear boundary. Unit 2 would have a minimum setback of 3m from the frontage boundary.

New front fencing is proposed along the Beach Street and South Street road frontages which would consist of a 1.8m high fence, the first 1.2m of which is a solid masonry fence and the remaining 600mm consists of horizontal slat screening with a minimum 25% transparency.

4. PLANNING ASSESSMENT**4.1. Determining Applications [Section 8.10]**

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act;

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and the Parking and Access, and Stormwater Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Building Envelope – Side and Rear Building Setbacks	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p>	Complies

		<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>Proposed Unit 6 would be sited 1.5m from the northern property boundary (side boundary) which requires a variation to the standard of 3m. A portion of the upper floor will protrude from the building envelope for a distance of 0.8m (see drawing A07).</p> <p>Complies</p>
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The proposed variation can be supported pursuant to the Performance Criteria (P3) of the Clause 10.4.2 for the following reasons.

Performance Criteria	Comment
<p><i>“P3 The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p> <p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>See below.</p> <p>The proposed encroachment would be located entirely to the south of the adjoining property to the north at number 31 Beach Street therefore would not subject this adjoining property to any adverse overshadowing impacts. The dwelling and main area of private open space located on the adjoining property to the north is separated by existing development associated with number 29 Beach Street therefore would be unlikely to be subjected to adverse visual bulk.</p> <p>The proposed 1.5m setback from the northern property boundary is in keeping with the setback offered by the row of Multiple Dwelling developments to the east at numbers 4, 6 and 8a South Street as these properties display a setback varying between 0.9m – 5.5m.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Private Outdoor Space	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in 1 location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12 m², 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); and</p>	Complies

		<p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(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); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>The private open space allocated to Units 3, 4, 5 and 6 do not have the minimum horizontal dimension of 4m.</p> <p>Units 2 – 6 do not comply as the private open space is not directly accessible from a habitable room (other than a bedroom).</p> <p>Complies</p> <p>Complies</p>
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The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause 10.4.3 for the following reasons.

Performance Criteria	
<p><i>“P2 A dwelling must have private open space that: (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p>	<p>See below.</p>
<p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>Units 2-6 are each provided with an upper level west facing deck with a dimension of 9m x 2m. The decks would include privacy screening and would be directly accessible from the living room via large sliding doors. The upper level decks would therefore be capable of facilitating convenient access to private outdoor space likely to be used for outdoor relaxation, dining and entertaining.</p> <p>Access to the ground level private open space (grassed/landscaped areas) would be accessible from the living area via a stairway and small laundry room which is considered reasonable to facilitate access to outdoor services such as clothes drying facilities.</p> <p>The private open space is designed to wrap around the southern, western and northern elevations of each dwelling with dimensions varying between 3-4m which is sufficiently wide to facilitate outdoor recreation including children’s play.</p>
<p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>The applicant has provided sun shadow diagrams demonstrating that the decks and the garden area to the west) will be overshadowed during the morning on 21 June 2016 but will receive sunlight from 12.00pm. On this basis, the proposal is considered reasonable.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.4 A2	Sunlight and Overshadowing – Dwelling on same Site	<p>A Multiple Dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The Multiple Dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3m from the window; and</p> <p>(ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The Multiple Dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>(c) That part, of a Multiple Dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the Multiple Dwelling.</p>	<p>Units 2, 3, 4, 5 and 6 do not comply as do not provide the required separation (see drawing A07).</p> <p>Units 2, 3, 4, 5 and 6 do not comply as the shadow diagrams indicate that the north facing upper level living room would receive 2 hours of sunlight between 1.00pm and 3.00pm on 21 June.</p> <p>Units 3 – 6 do not comply as 0.5m of the building protrudes outside the vertical separation required by (a).</p>

The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause 10.4.4 for the following reasons.

Performance Criteria	Comment
<i>“P2 - A Multiple Dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A)”.</i>	Shadow diagrams have been provided demonstrating that the north facing living room window associated with Units 2, 3, 4 and 5 would be capable of receiving partial sun between the hours of 12.00pm (midday) to 1.00pm and full sun between the hours of 1.00pm to 3.00pm. In addition, the living room on the upper floor will also receive sunlight though the west facing windows from 11.00am.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.7 A1	Frontage Fencing	<p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>No applicable.</p> <p>A 1.8m high wall is proposed along both frontages; 1.2m of the wall will be solid brick and the upper 600mm screen is a timber screen with a minimum transparency of 25%. The fencing does not satisfy the minimum transparency requirement of 30%.</p>

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause 10.4.7 for the following reasons.

Performance Criteria	Comment
<p><i>“P1 A fence (including a free-standing wall) within 4.5m of a frontage must:</i></p> <p><i>(a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and</i></p> <p><i>(b) be compatible with the height and transparency of fences in the street, taking into account the:</i></p> <p><i>(i) topography of the site; and</i></p> <p><i>(ii) traffic volumes on the adjoining road”.</i></p>	<p>(a) The proposed fence provides 25% transparency which will provide for passive surveillance between the road and proposed Unit 2.</p> <p>(b) The properties along Beach Street contain a variety of front fence treatments from solid 1.8m high paling fences to low picket fences and in some cases, no fences. On this basis, the proposed fences are compatible with the height and transparency in the street.</p>

Stormwater Management Code

Clause	Standard	Acceptable Solution	Proposed
E7.7.1 A2	Stormwater Management – Water Sensitive Urban Design	<p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>On-site stormwater treatment system to be connected to the reticulated stormwater system. However, Council’s Engineer has assessed the proposal and considers that it is not feasible to require the developer to provide and maintain stormwater treatment facility that will have to allow for run-off from multiple upstream developments. Therefore, the proposal must be assessed against the Performance Criteria.</p>

The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause E7.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P2 A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.</i>	Council’s Engineers recommend that a condition be included requiring the developer to upgrade the stormwater pipe and provide a connection point to this pipe from each unit.

Road and Railway Asset Code

Clause	Standard	Acceptable Solution	Proposed
E5.5.1 A3	Existing road accesses and junctions	The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	5 proposed units which generate 50 vehicle movements per day.

The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause E7.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P3 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use;</i>	Council’s Engineers have assessed the access arrangements for the site and consider that the development will meet all relevant Australian Standards for the location and design of the access which will ensure that the development will not have an unreasonable impact on the efficiency of the road.

<p>(b) <i>the nature of the traffic generated by the use;</i></p> <p>(c) <i>the nature and efficiency of the access or the junction;</i></p> <p>(d) <i>the nature and category of the road;</i></p> <p>(e) <i>the speed limit and traffic flow of the road;</i></p> <p>(f) <i>any alternative access to a road;</i></p> <p>(g) <i>the need for the use;</i></p> <p>(h) <i>any traffic impact assessment; and</i></p> <p>(i) <i>any written advice received from the road authority”.</i></p>	
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5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 9 representations were received, including 2 petitions 1 containing 52 signatures and 1 containing 7 signatures. The following issues were raised by the representors.

5.1. Privacy

Concern was raised that the development will result in a loss of privacy for the adjoining residential properties at 21, 23, 25 and 27 Beach Street and the units at 4 South Street.

- **Comment**

The development meets the Acceptable Solution for privacy as each unit provides screening up to 1.7m above the finished floor level of the deck, which will prevent overlooking of the adjoining properties at 21, 23, 25 and 27 Beach Street. The existing dwelling also meets the Acceptable Solution as the deck is located in excess of 6m from the nearest boundary.

The upper floor of Units 2 – 6 are located 4.9m from the common boundary with the units on 4 Beach Street which exceeds the minimum setback of 3m required by Clause 10.4.6 A2 (Privacy for all dwellings) of the Scheme.

5.2. Building Height

Concern was raised that the development will be too high and will impact the visual amenity and streetscape of the area.

- **Comment**

The Scheme allows the maximum height of buildings in the zone to be 8.5m from natural ground level. The maximum height of the units is 6.13m which is well under the maximum height allowed by the Scheme.

5.3. Architectural Design

Concern was raised about the building materials used for the units appear “cheap” and unattractive.

- **Comment**

The Scheme does not provide any controls regarding the types of materials that may be used in a development and therefore this issue cannot have determining weight.

5.4. Dwelling Density

Concern was raised that the density of the proposed units is too high and not in accordance with the prevailing character in the area and that the density should be calculated on that part of the site containing the units and should not include the existing dwelling and associated land area.

- **Comment**

The development meets the Acceptable Solution of the Scheme regarding density which is based on the area of the title which includes the existing dwelling. Accordingly, the issue cannot have determining weight.

5.5. Vegetation Removal

Concern raised that a large blackwood tree which is located on an adjoining property at 27 Beach Street will be damaged by the development. Suggestions were made to include permit conditions to protect the tree and to require advice from an arborist regarding the future maintenance and protection of the tree.

- **Comment**

The tree is located on the adjoining property, however, its branches extend over into the subject site. Given its size it is likely that the tree will need to be trimmed to provide sufficient space for Unit 6, which may have an impact on the future of the tree. However, as the tree is not located on the subject site and 27 Beach Street is not covered by the Natural Assets Code or Heritage Code, Council is unable to impose permit conditions requiring the protection of the tree or obtaining an arborists advice.

The proposal plan shows the tree being retained, although given its proximity to the proposed buildings; however, it is not a matter that can be controlled by the Scheme.

5.6. Overshadowing

Concern was raised that the development will result in overshadowing to the adjoining properties.

- **Comment**

The development is contained within the prescribed building envelope except for Unit 6 which is located 1.5m from the northern boundary and protrudes from the building envelope for a distance of 0.8m. The proposed encroachment would be located entirely to the south of the adjoining property to the north at number 31 Beach Street therefore, would not subject this adjoining property to any adverse overshadowing impacts.

Notwithstanding the above, the applicant has provided overshadowing diagrams that demonstrate that a portion of the private open space at the rear of the dwellings at 21, 23, 25 and 27 will be in shadow to around 10.30 in the morning.

The diagrams also show that the units located to the east of the site, at 4 Beach Street, will not be overshadowed until after 2.00pm. On this basis, the development will not result in an unreasonable level of overshadowing to the adjoining properties.

5.7. Traffic Impact

Concern was raised that the driveway and access arrangements are inadequate and that additional traffic generated by the proposed units will result in vehicle conflict due to the proximity of the intersection of Beach Street and South Street. It was also raised that a Traffic Impact Assessment should have been provided.

- **Comment**

The development meets all Acceptable Solutions of the Parking and Access Code which includes the location of the access and driveway and car parking design. The Scheme provides that a Traffic Impact Assessment may be requested by Council to demonstrate compliance with performance criteria when the development results in the increase in vehicle movements per day to more than 40. In this case, there are no discretions relating to the provision of access and parking on-site and therefore no requirement for the applicant to provide a Traffic Impact Assessment.

Councils' Engineers have assessed the development and consider that the location of the access complies with the relevant Australian Standards and therefore will be safe for users.

5.8. Storage of Excavator

Concern was raised that an excavator is already on-site.

- **Comment**

This is not a relevant planning consideration. However, following a complaint that an excavator was already on-site, the developer was contacted to advise that work was not to commence until all permits had been obtained.

5.9. Loss of Views

Concern was raised that the development will result in a loss of view from the surrounding properties due to their height over 6m.

- **Comment**

As discussed previously, the units are well below the maximum height of 8.5m allowed by the Scheme with the only variation to the building being in relation to the northern boundary. On this basis, any loss of views cannot have determining weight.

5.10. Impact on Property Values

Concern was raised that the development will result in a loss of property values in the area.

- **Comment**

This issue is not a relevant planning consideration.

5.11. Traffic Noise

Concern was raised that the development will result in an increase in traffic noise.

- **Comment**

Whilst it is to be expected that there will be increased traffic noise generated by the development, this is not controlled by the Scheme and therefore this issue cannot have determining weight.

5.12. Streetscape

Concern was raised that the 2 storey units are inconsistent with the streetscape in the area.

- **Comment**

As discussed above, the development is compliant with the building envelope requirements except for a minor protrusion on the northern elevation which has no impact on the streetscape. Accordingly, this issue cannot be considered as a relevant planning consideration.

5.13. Visual Impact

Concern was raised that the development is visually intrusive to the adjoining properties.

- **Comment**

As discussed previously, the development meets the maximum height and density requirements under the Scheme and therefore this issue cannot have determining weight.

5.14. Private Outdoor Space

Concern was raised that the private open space does not meet the Acceptable Solution A2 (a) and (b) of Clause 10.4.3 in terms of area and width of the private open space.

- **Comment**

This issue is discussed in Part 4.2 of this report.

5.15. Boundary Fence

Concern was raised regarding the demolition of the existing carport/garage which includes a 4m high wall which may result in a loss of privacy for the adjoining property. The representor would like to see the wall retained or alternatively, constructed to an agreed height.

- **Comment**

Boundary fences are regulated by the Boundary Fences Act and the type and height of a future boundary fence needs to be negotiated by the property owners. Given that there are no discretions relating to privacy for the existing dwelling, permit conditions cannot be imposed on the height of the boundary fence.

5.16. Setbacks

Concern was raised that the definitions of front, rear and side setbacks under the Scheme results in the development not providing separation between dwellings compatible with the surrounding area. This concern relates to which boundaries of the site are regarded as front, side and rear, which are more complicated due to the shape of the lot and it having 2 street frontages.

- **Comment**

The development meets the front setbacks under the Scheme. The South Street frontage is defined as a secondary frontage which has a minimum setback of 3m. Unit 2 is setback 3m from the boundary and therefore meets the minimum required. It is worth noting that the setback is also the same as the existing commercial building proposed to be demolished. As discussed previously in this report, the development meets the building envelope provisions apart from a protrusion on the northern boundary.

In addition, the development is in keeping with development in the surrounding area which includes conjoined Multiple Dwellings on the 2 lots immediately east of the site.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

9. CONCLUSION

The proposal seeks approval for Multiple Dwellings (1 existing + 5 new) at 19 Beach Street, Bellerive. The application meets the relevant acceptable solutions and performance criteria of the Scheme.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (16)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Clarence City Council



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 28 October 2016 **Scale:** 1:1,103 @A4

issue	description	date



SITE PLAN (existing) 1:200

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTORS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THE DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL, AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA, AND PRODUCT MANUFACTURERS' WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT, ALWAYS CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

EXISTING SITE COVERAGE (as per clearance interim planning scheme 2015)

EXISTING BRICK RESIDENCE (two storey) - 142.67m²

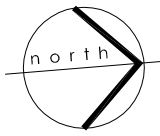
EXISTING BRICK GARAGE & CARPORT - 97.33m²

EXISTING VACANT BRICK BUILDING (one storey) - 473.16m²

TOTAL - 713.16m²

SITE AREA - 2 061m²

TOTAL EXISTING SITE COVERAGE - 34.60%



MATT GILLEY | building designer

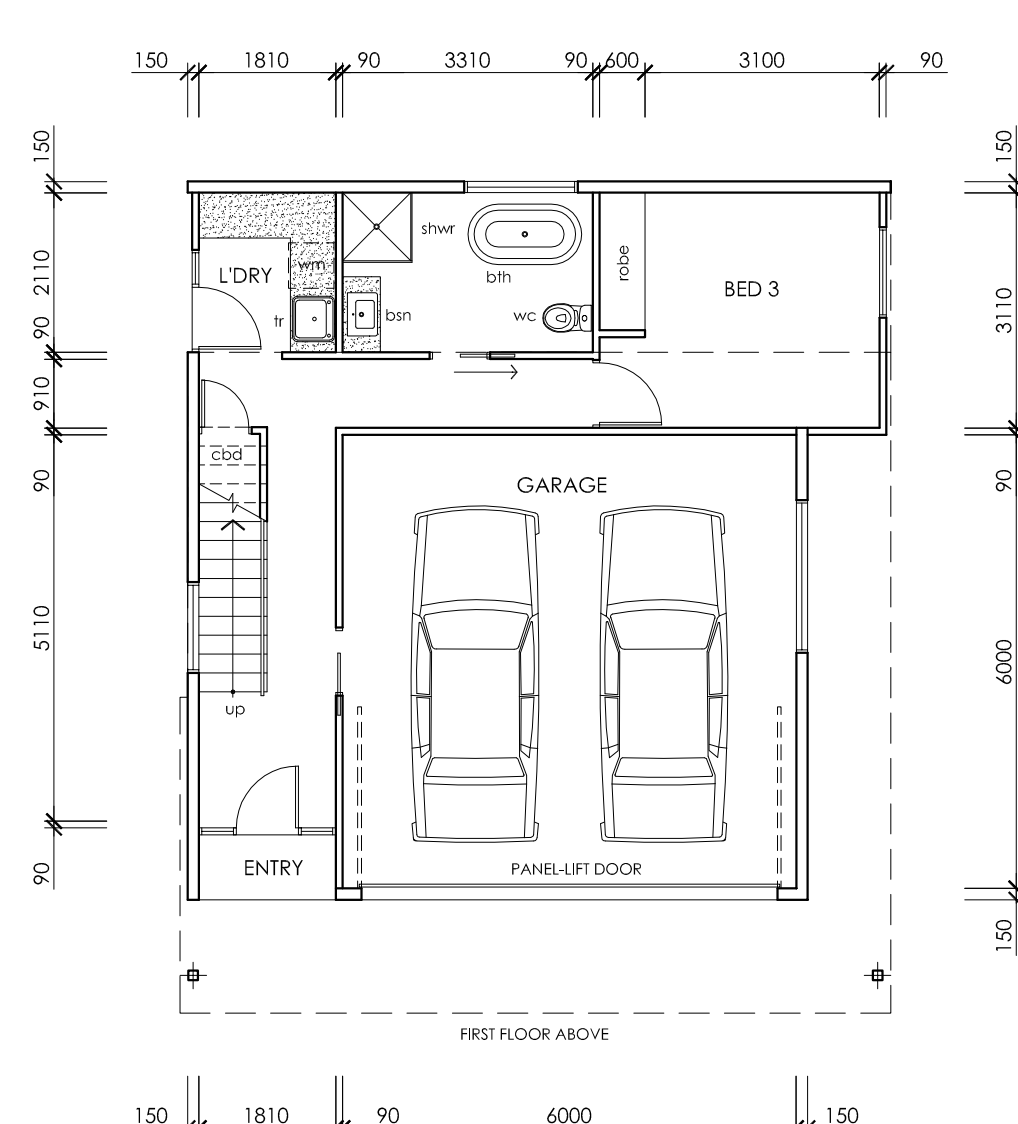
PO Box 824 Lindisfarne Tasmania 7015
p: 0437499238 e: matt.gilley@bigpond.com

project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLERIVE**

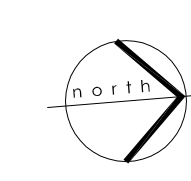
proprietor:
YOUNG & CO. PROPERTY

drawing: **SITE PLAN - EXISTING**

scale: A1 1:200	project no.: 1303	drawing no.: A01 1 of 18
date: SEP 2018	drawn: MG	Agenda Attachments - 19 Beach Street - Page 2 of 18



SITE PLAN (ground floor level) 1:100



GROUND FLOOR PLAN 1:100
TYPICAL DIMENSIONS
BUILDING AREA - 79.83m²

- IMPORTANT**
1. USE WRITTEN DIMENSIONS ONLY.
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 8. IF IN DOUBT, ASK CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

issue	description	date

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project: **PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLERIVE**

proprietor: **YOUNG & CO. PROPERTY**

drawing: GROUND FLOOR PLAN	project no: 1903	drawing no: A04
scale: A1 1:100	drawn: M/G	4 of 16
date: SEP 2018		

Agenda Attachments - 19 Beach Street - Page 5 of 18

SOUTH STREET



SITE PLAN (first floor level) 1:100

IMPORTANT

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8. IF IN DOUBT, ASK CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

FIRST FLOOR PLAN 1:100

TYPICAL DIMENSIONS
BUILDING AREA - 81.70m²

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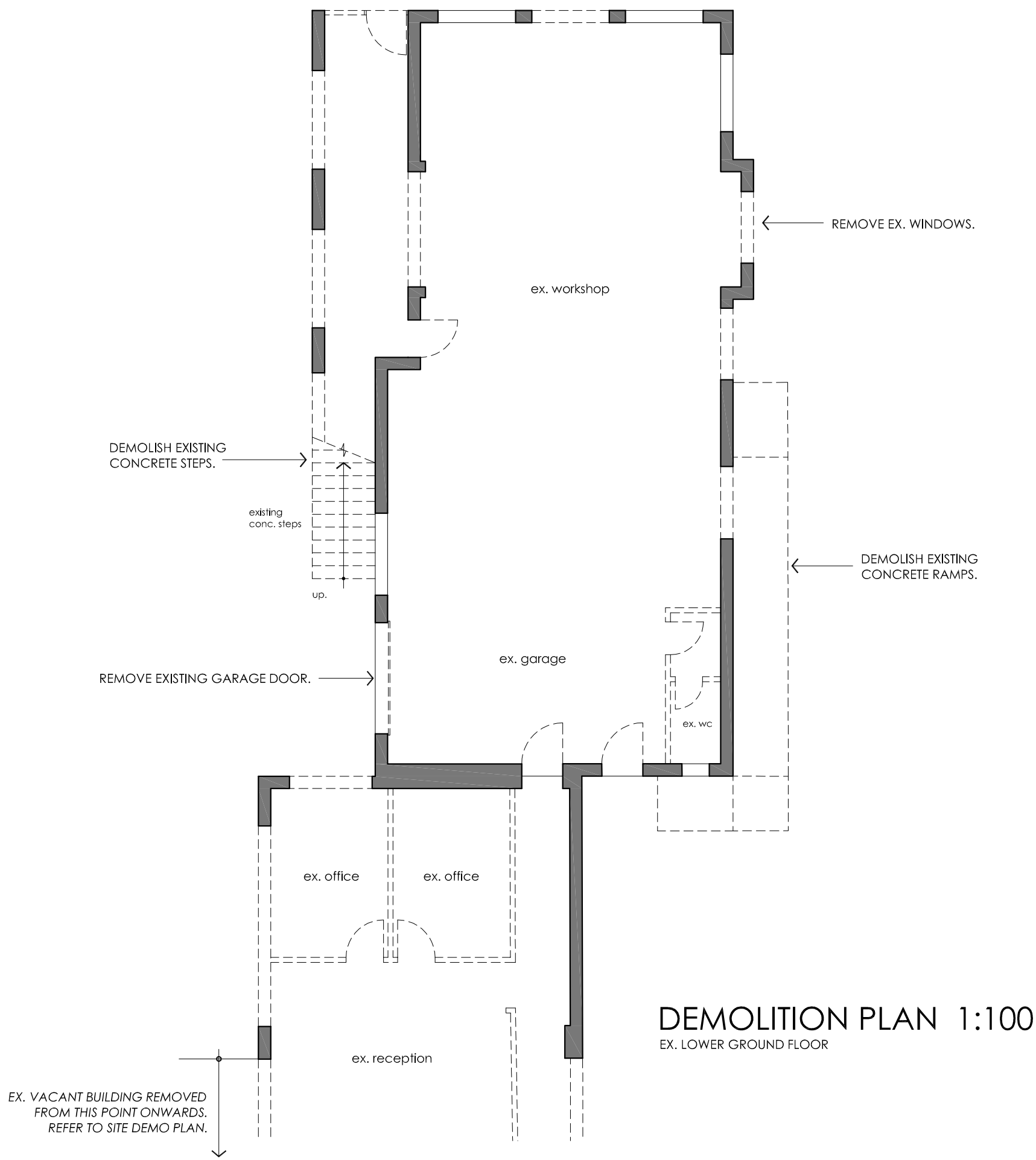
project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLERIVE**

proprietor:
YOUNG & CO. PROPERTY

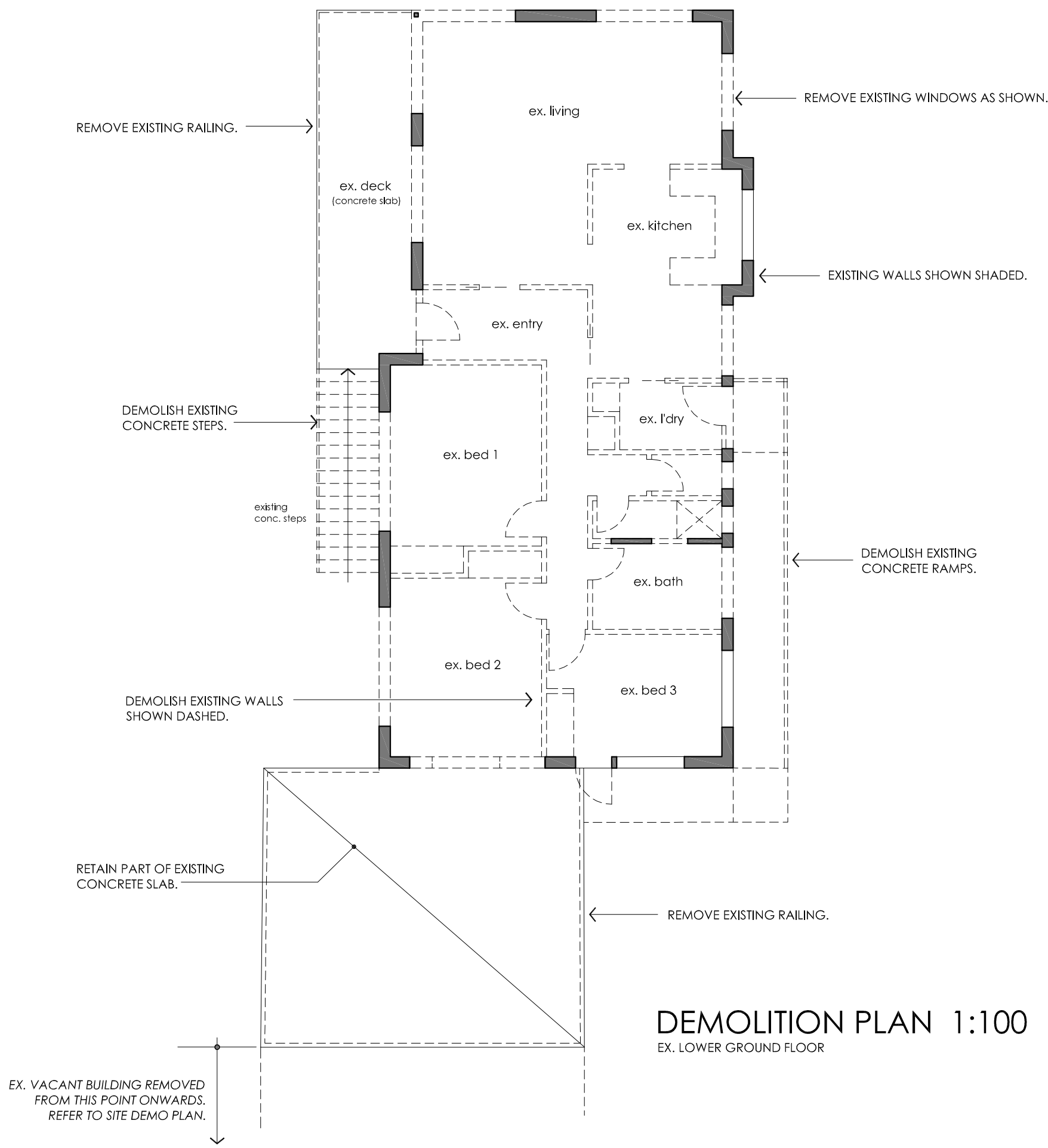
drawing
FIRST FLOOR PLAN

scale A1 1:100	project no. 1303	drawing no. A05
date SEP 2016	drawn MG	5 of 16

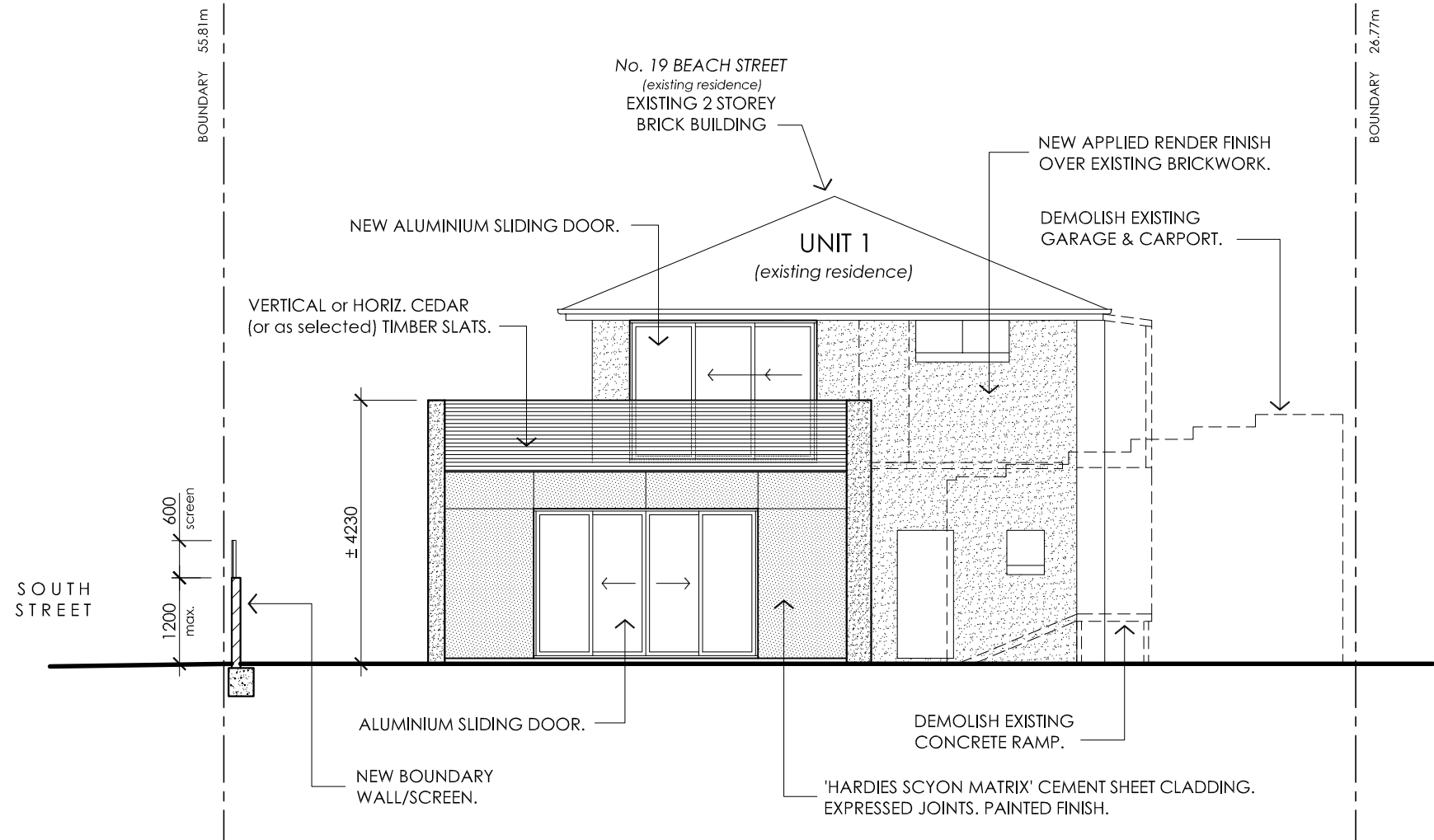
issue	description	date



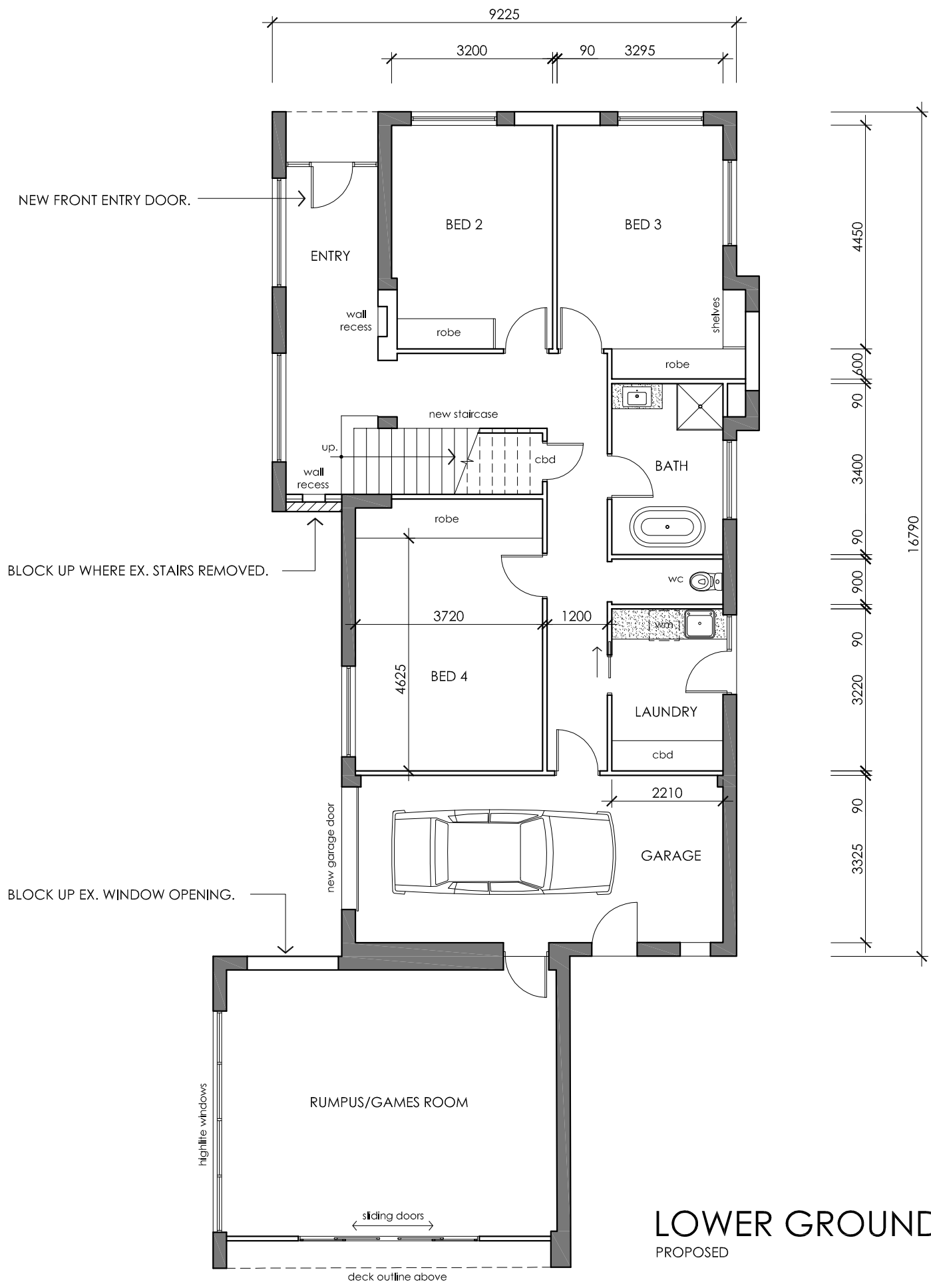
DEMOLITION PLAN 1:100
EX. LOWER GROUND FLOOR



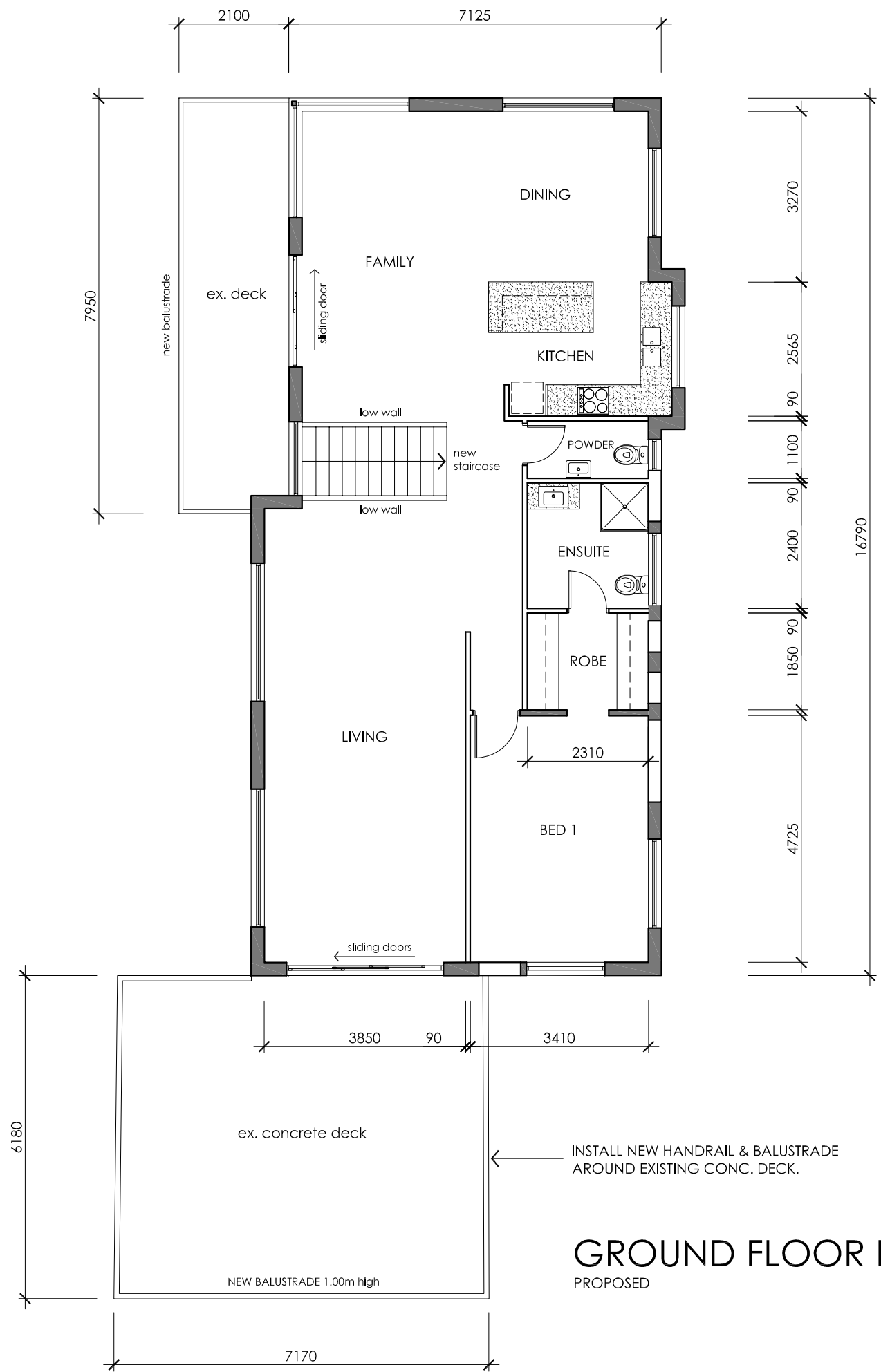
DEMOLITION PLAN 1:100
EX. LOWER GROUND FLOOR



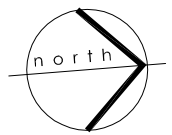
EAST ELEVATION 1:100
UNIT 1



LOWER GROUND FLOOR PLAN 1:100
PROPOSED



GROUND FLOOR PLAN 1:100
PROPOSED



MATT GILLEY building designer		
PO Box 224 Lindisfarne Tasmania 7015 p: 0437489238 e: matt.gilley@bigpond.com		
project: PROPOSED UNIT DEVELOPMENT 19 BEACH STREET BELLERIVE		
proprietor: YOUNG & CO. PROPERTY		
drawing: UNIT 1 FLOOR PLANS		
scale: A1 1:100	project no: 1303	drawing no: A06
date: SEP 2016	drawn: MG	6 of 16

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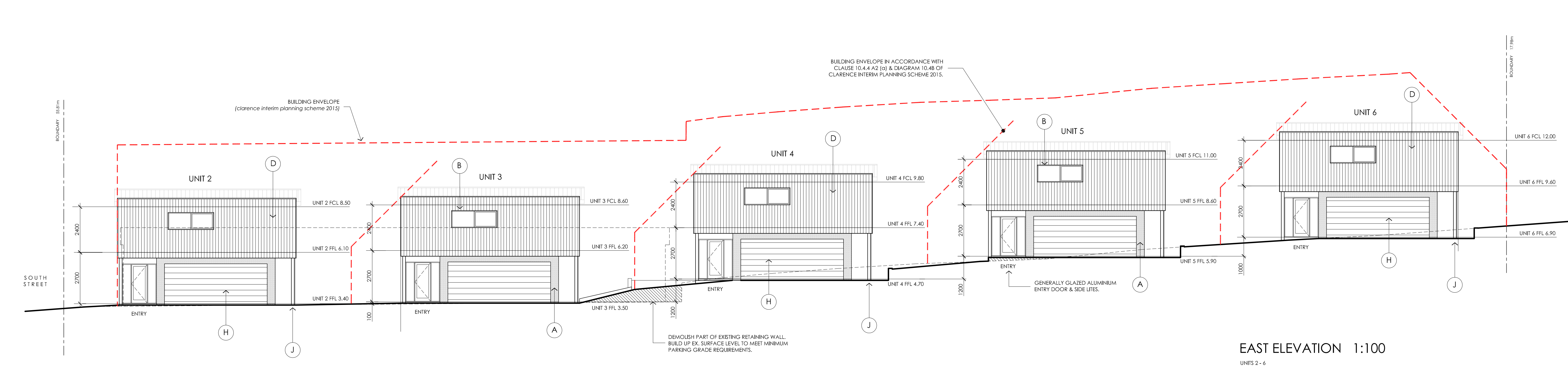
project
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLERIVE**

proprietor
YOUNG & CO. PROPERTY

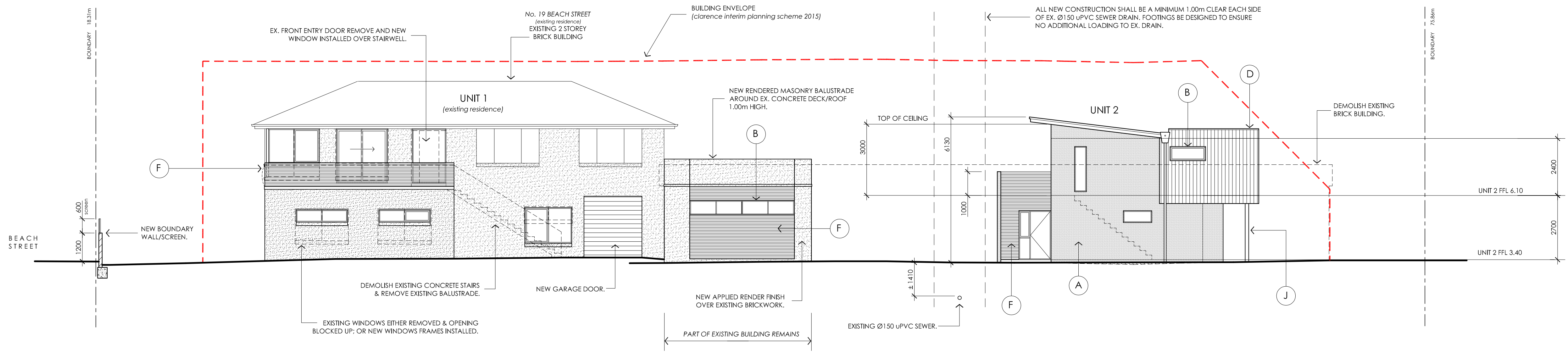
drawing
ELEVATIONS

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date 15 SEP 2015	drawn	7 of 18

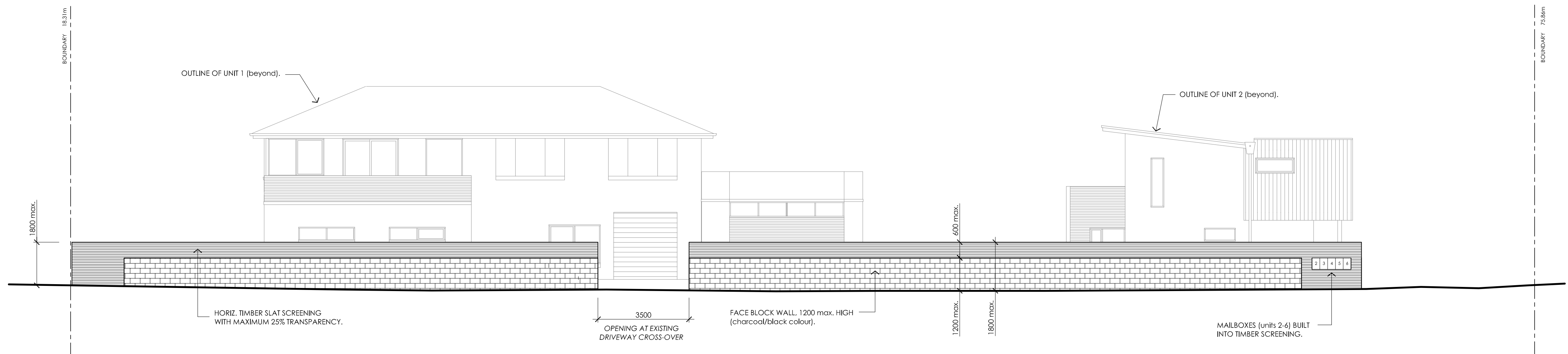
Agenda Attachments - 19 Beach Street - Page 8 of 18



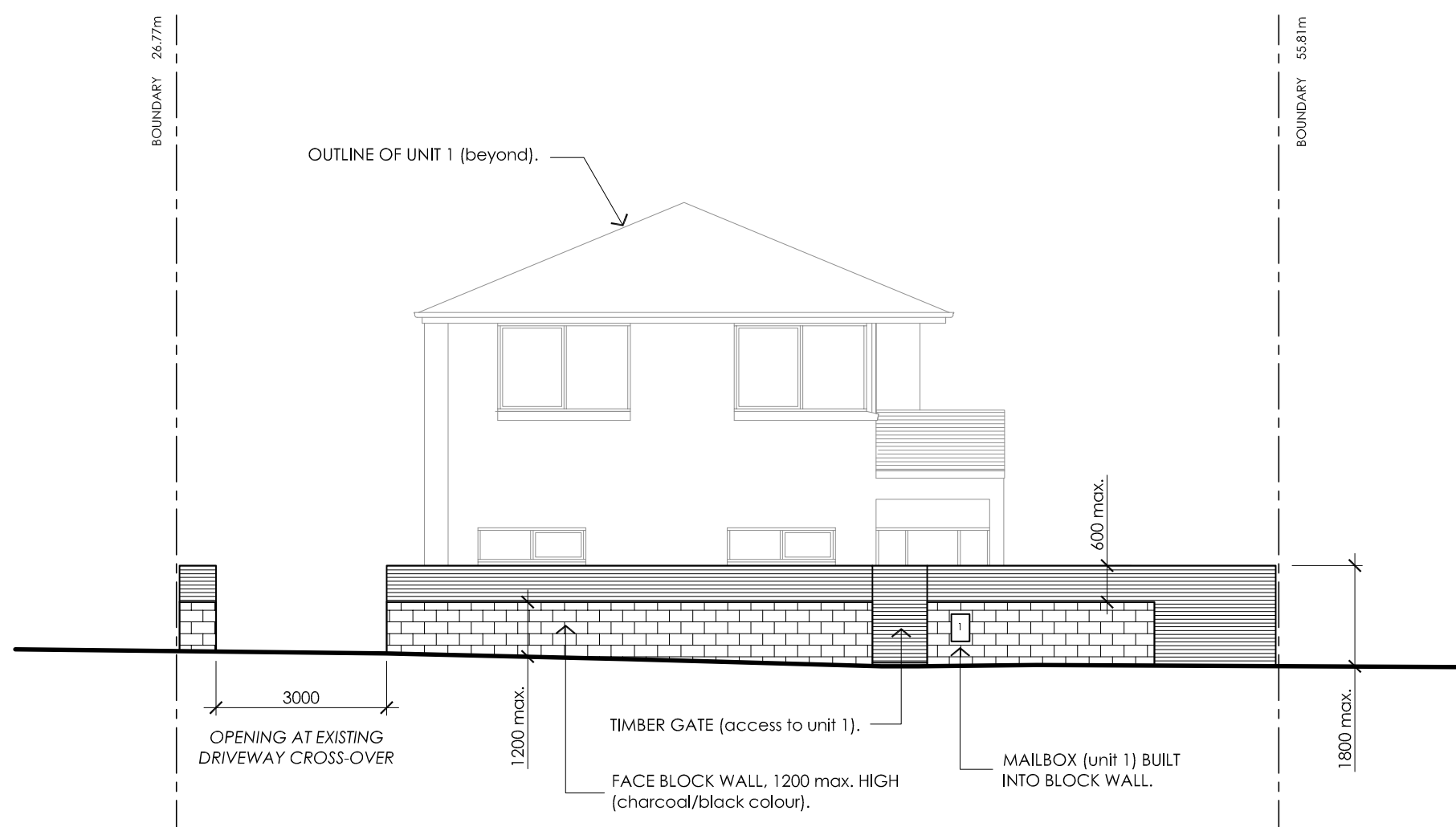
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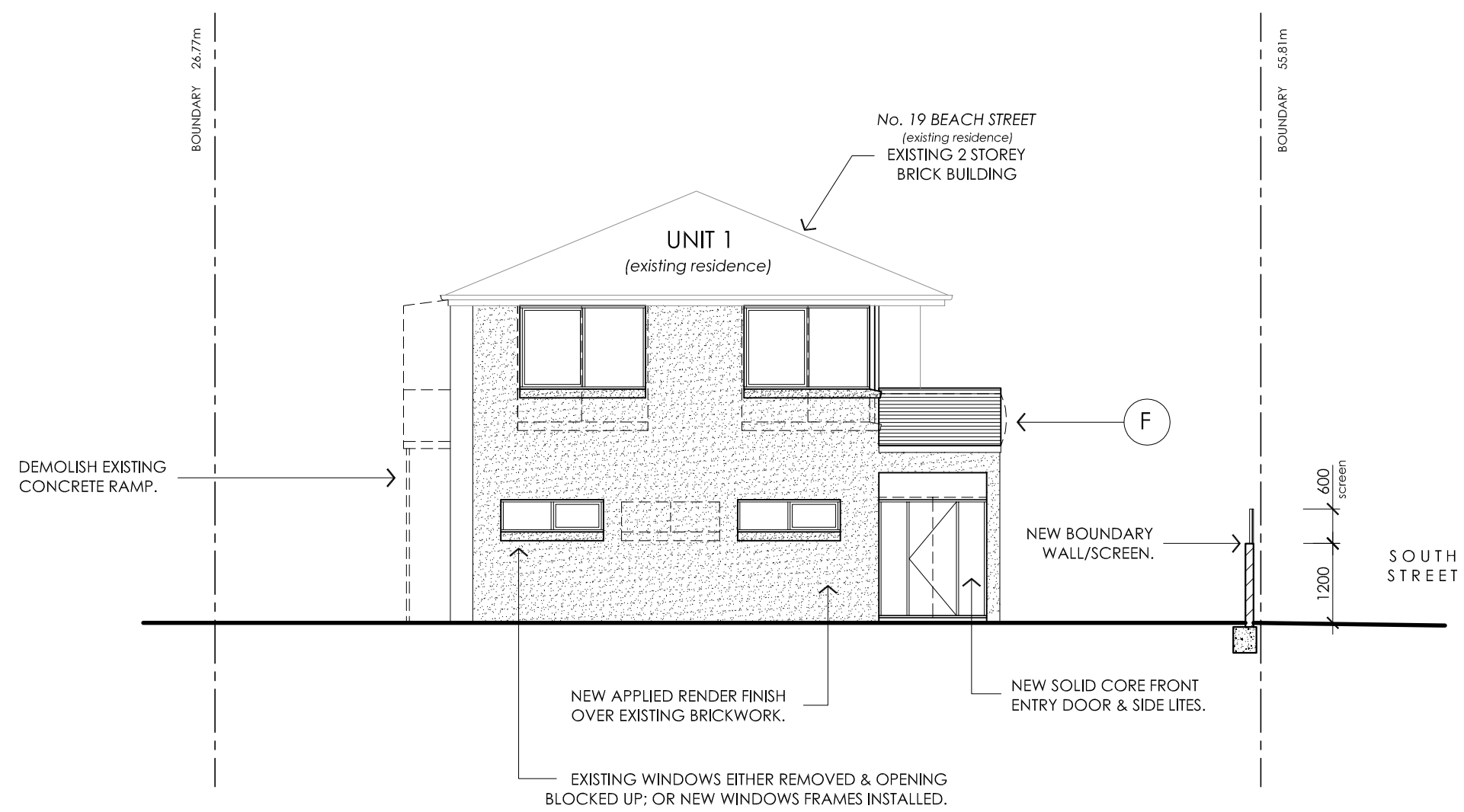
SOUTH ELEVATION 1:100
UNITS 1 & 2 - FACING SOUTH STREET



SOUTH ELEVATION 1:100
PROPOSED BOUNDARY WALL/FENCE - FACING SOUTH STREET



WEST ELEVATION 1:100
PROPOSED BOUNDARY WALL/FENCE - FACING BEACH STREET



WEST ELEVATION 1:100
UNIT 1 (alterations to ex. residence) - FACING BEACH STREET

EXTERNAL MATERIALS & FINISHES

- (A) PRE-CAST CONCRETE WALL PANELS.
- (B) POWDERCOATED ALUMINIUM WINDOW AND DOOR FRAMES. DOUBLE GLAZED.
- (C) 'TRIMDEK' ROOF SHEETING. COLORBOND AS SELECTED.
- (D) 'HARDIES SCYON AXON' VERTICALLY GROOVED CEMENT SHEET CLADDING. PAINTED FINISH.
- (E) 'HARDIES SCYON MATRIX' CEMENT SHEET CLADDING. EXPRESSED JOINTS. PAINTED FINISH.
- (F) VERTICAL or HORIZ. CEDAR (or as selected) TIMBER SLATS.
- (G) GLASS PANEL BALUSTRADING.
- (H) 5400w x 2100h GARAGE PANEL-LIFT DOOR.
- (J) ROUND STEEL SUPPORT COLUMN. PAINTED.

MATT GILLEY | building designer

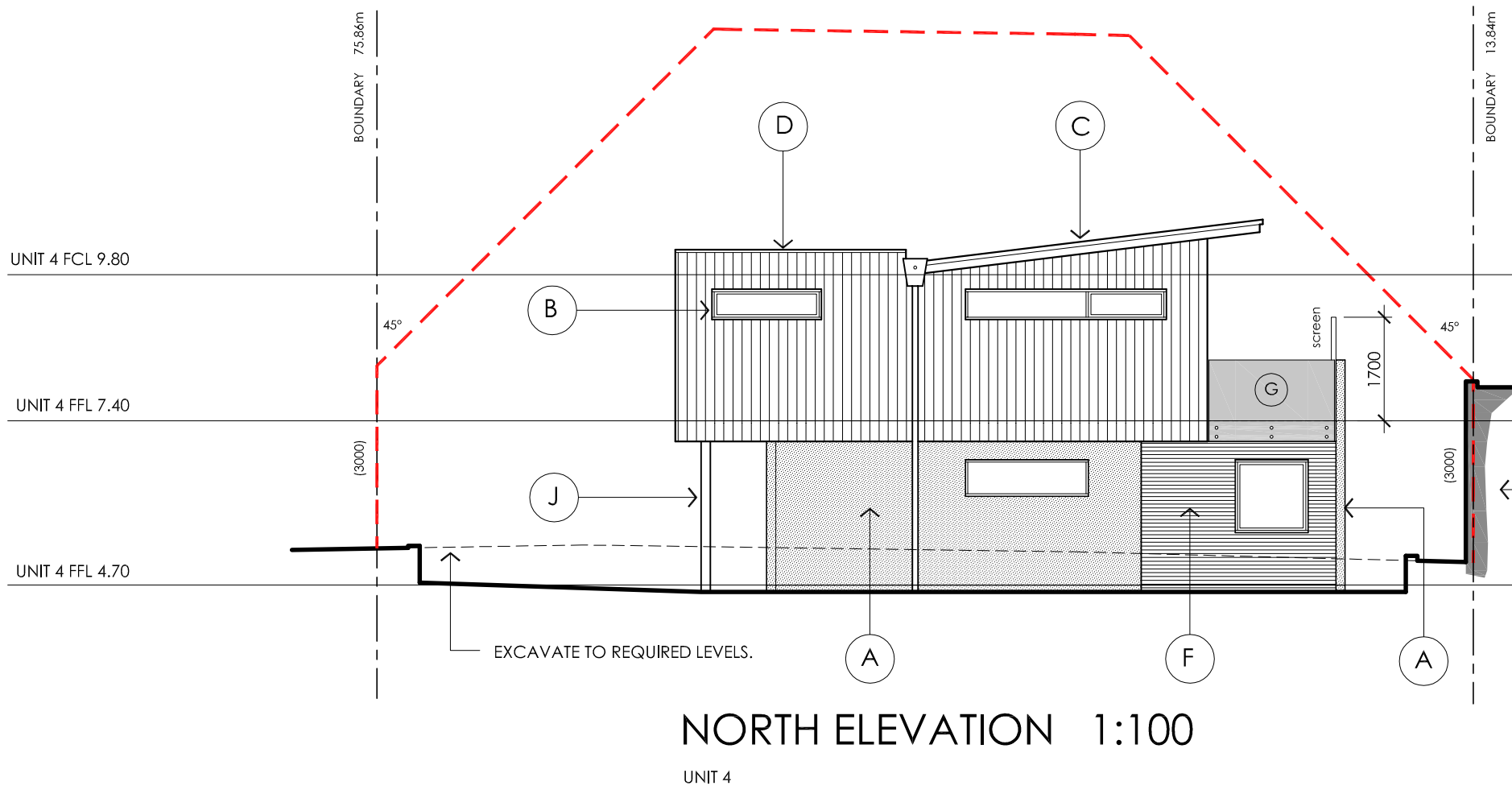
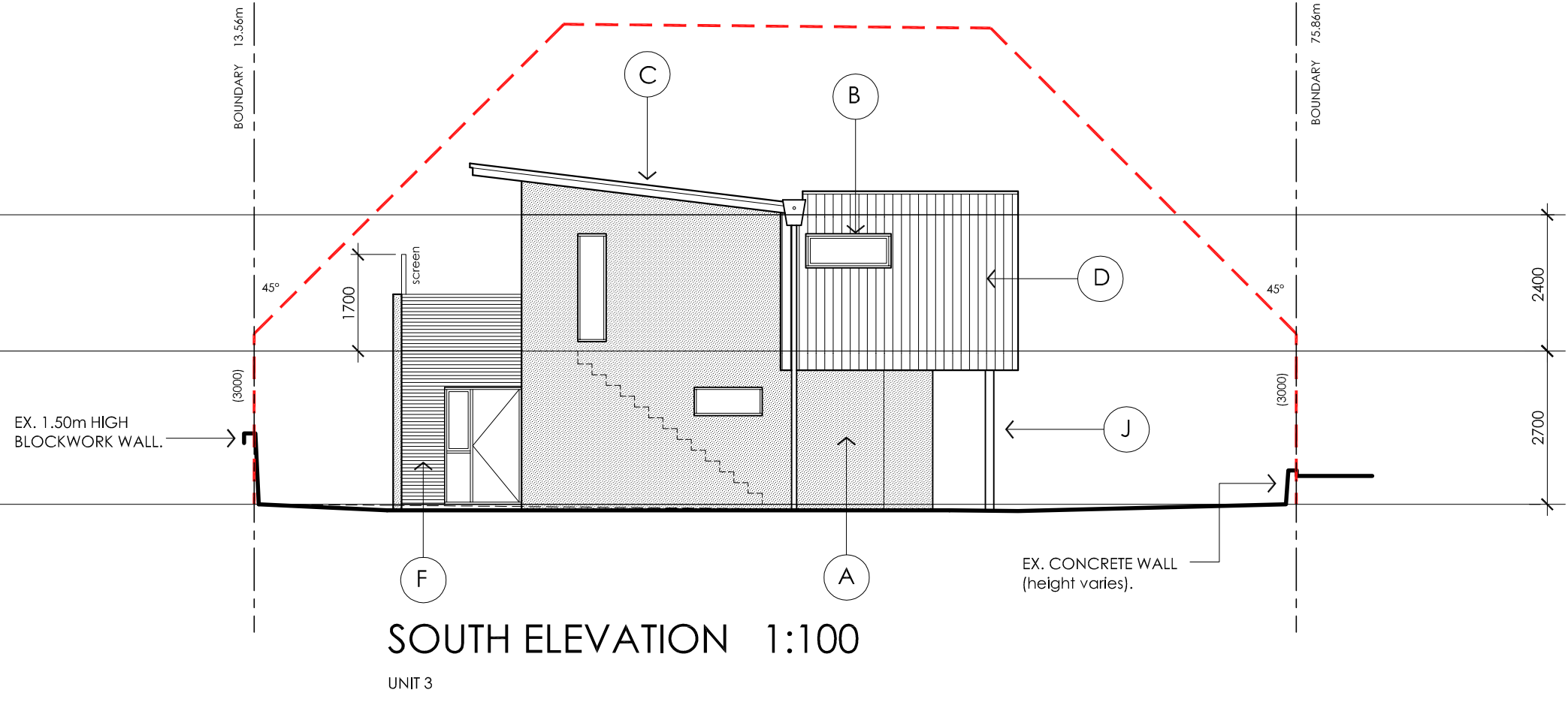
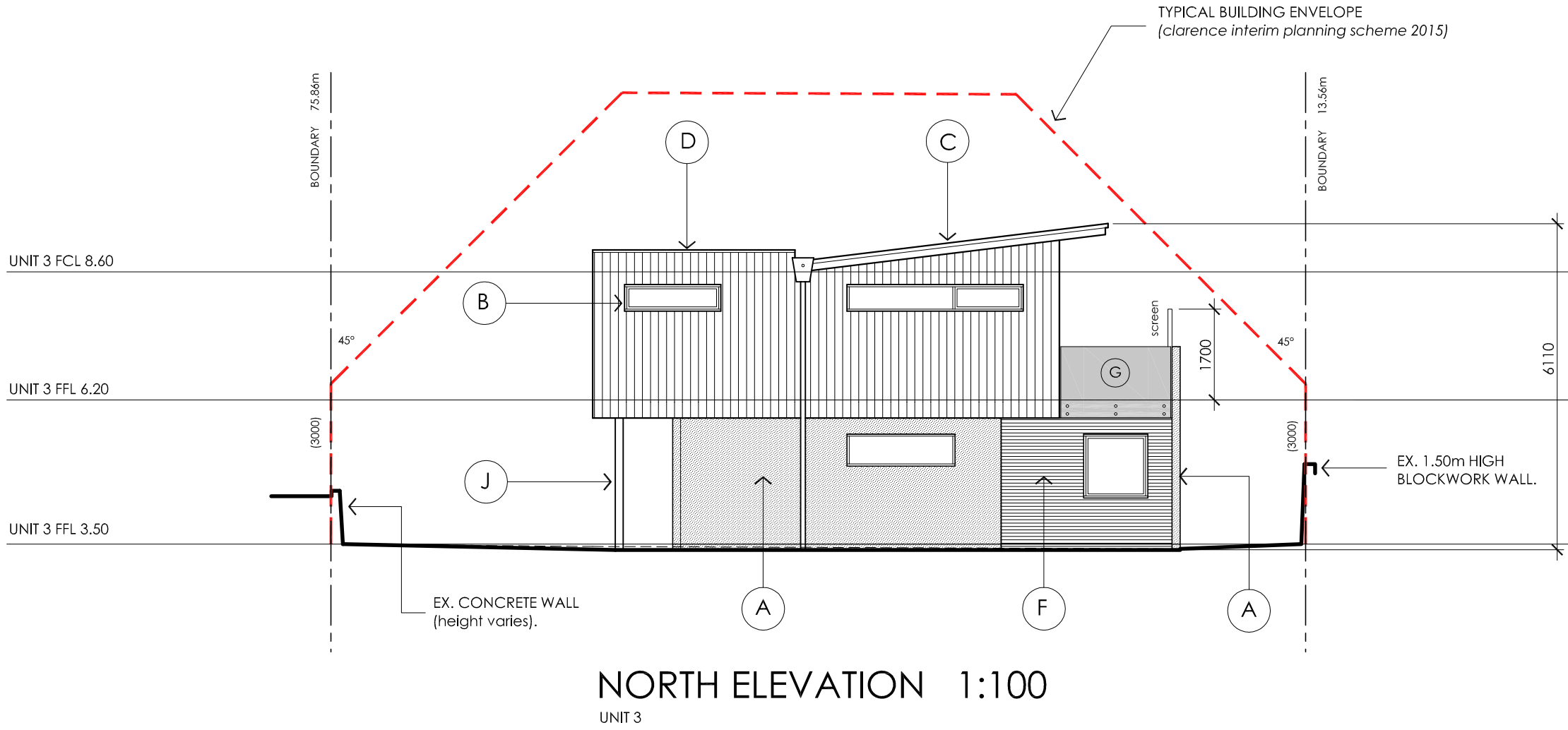
P.O. Box 224 Lindisfarne Tasmania 7015
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project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLEFIVE**

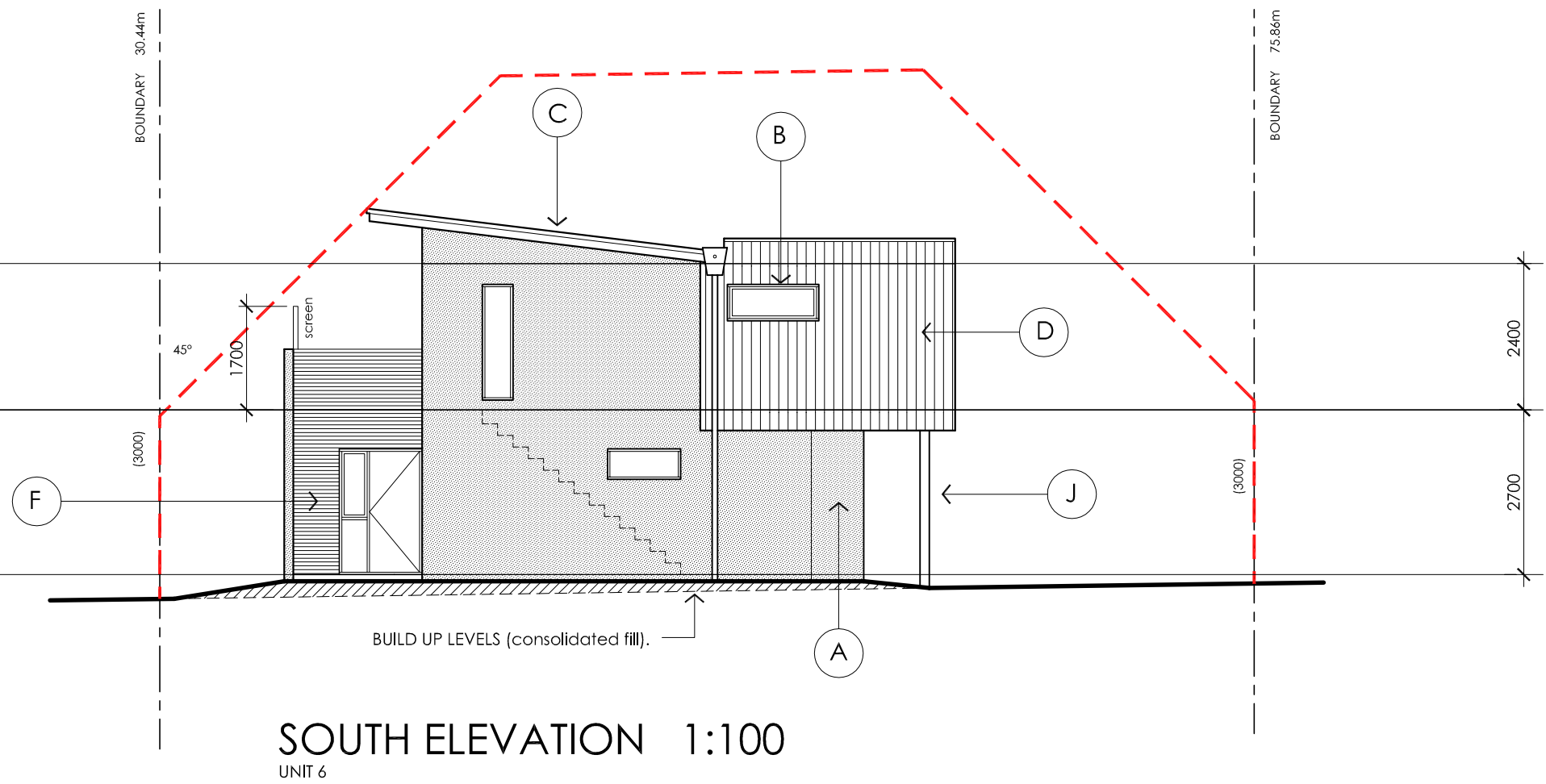
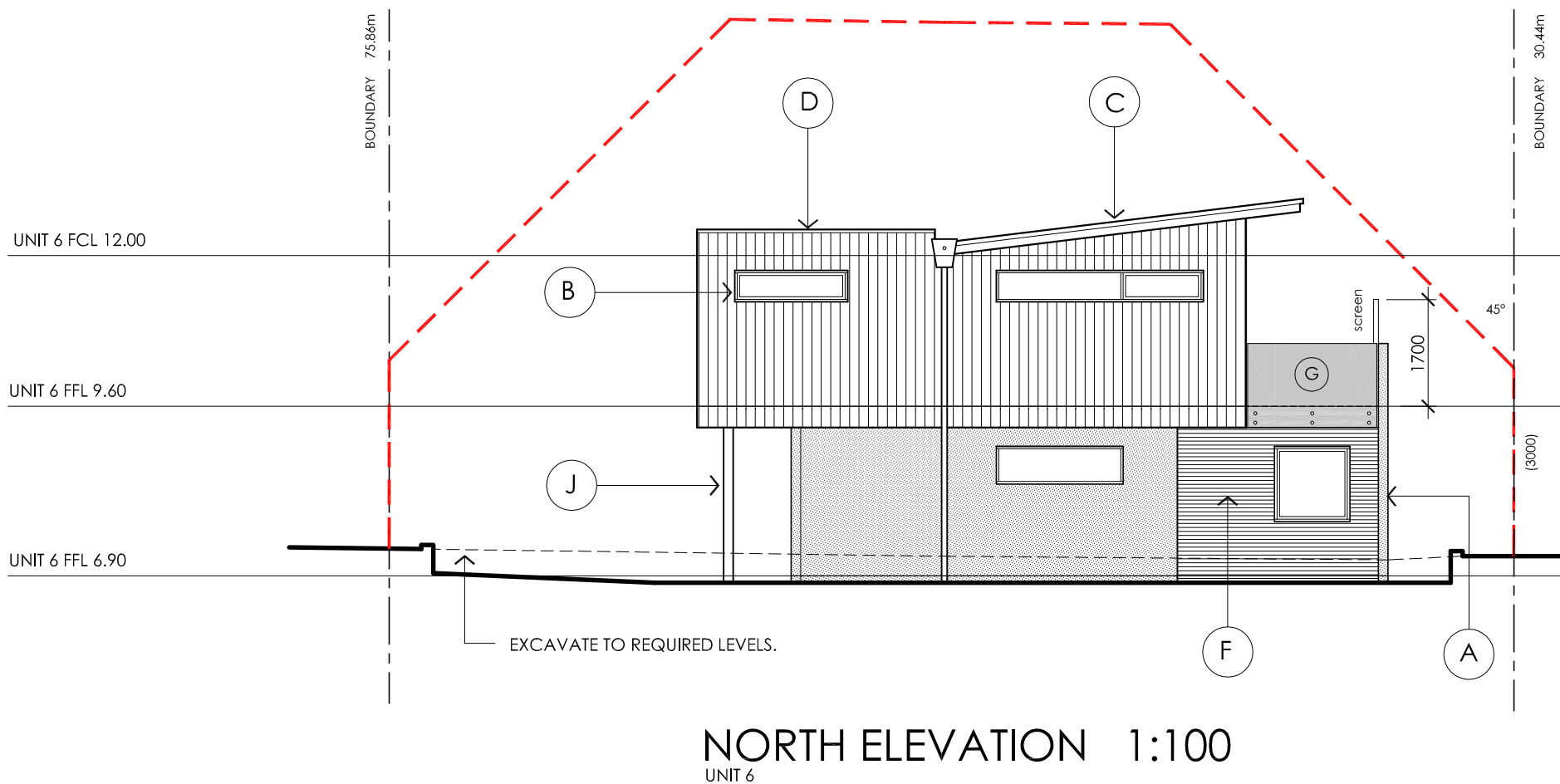
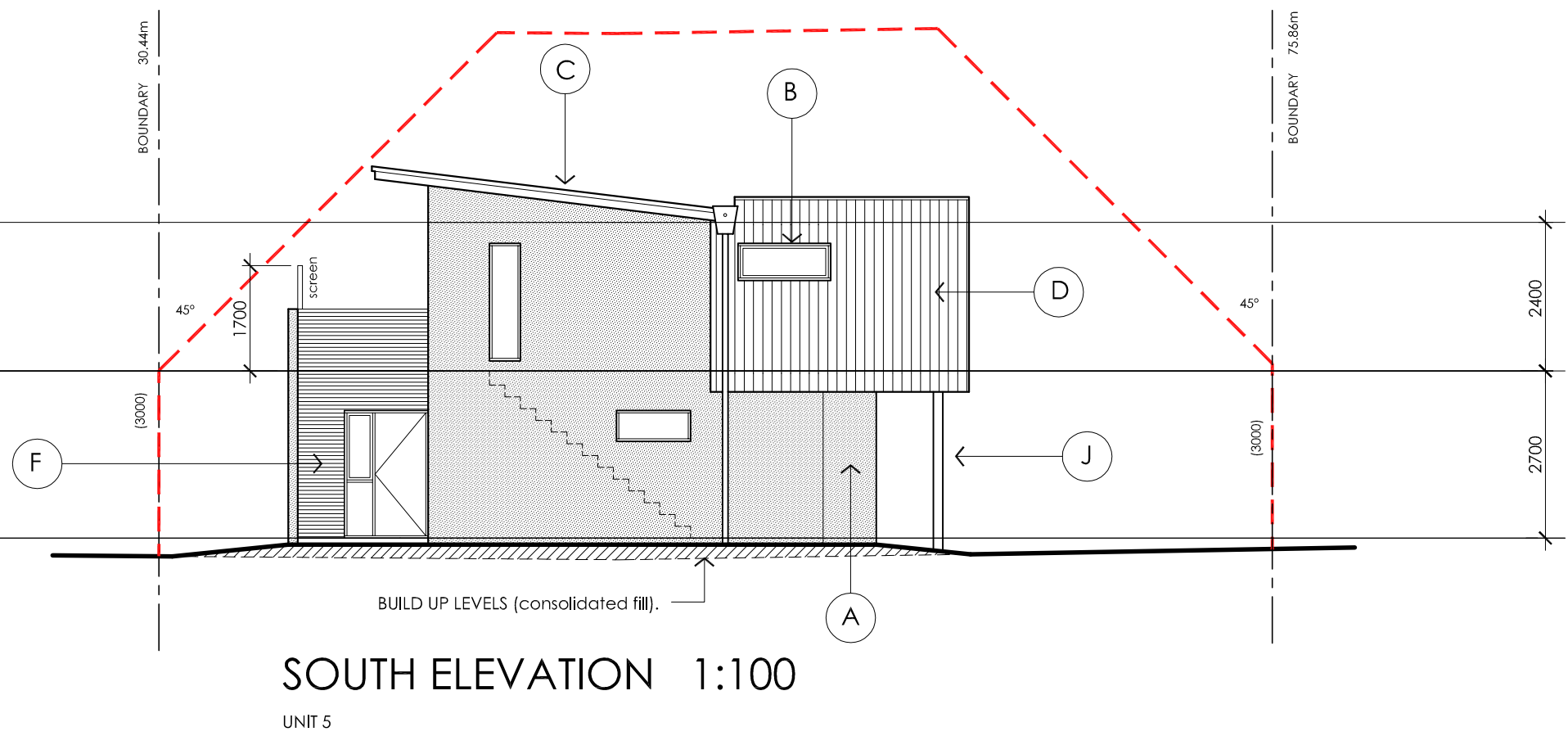
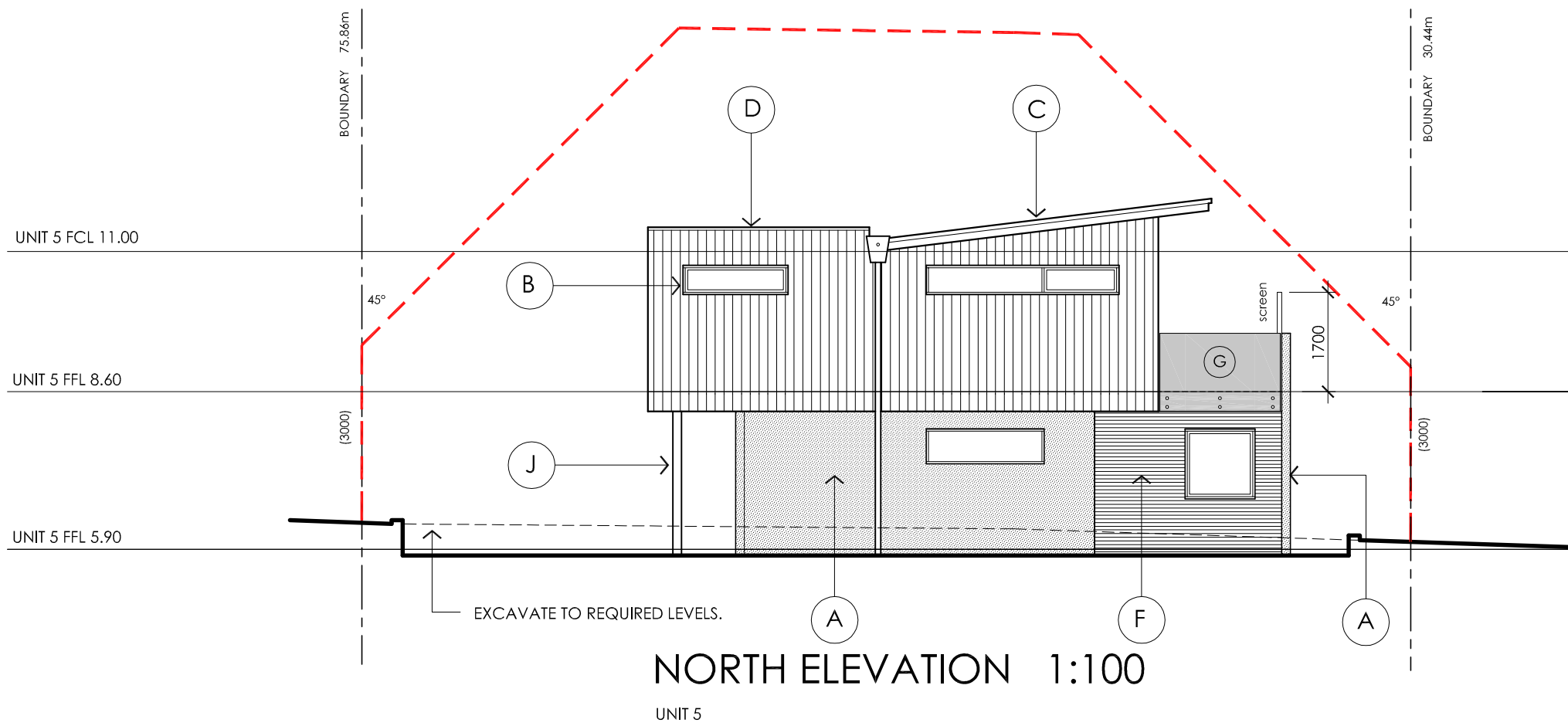
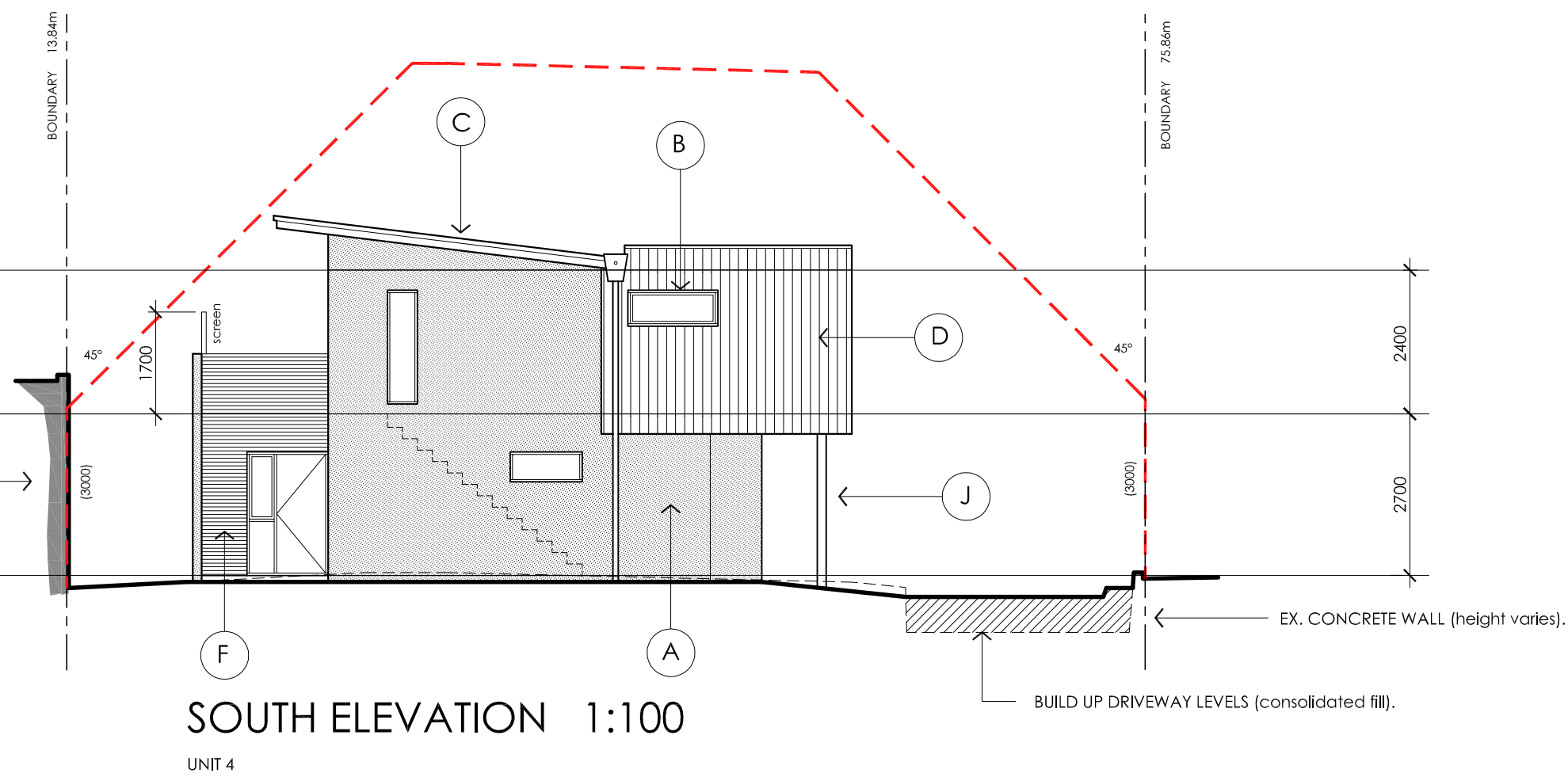
proprietor:
YOUNG & CO. PROPERTY

drawing:
TYPICAL ELEVATIONS

scale: A1 1:100	project no. 1303	drawing no. A08 8 of 18
date: SEP 2016	drawn: MG	Agenda Attachments - 19 Beach Street - Page 9 of 18



EXISTING BLOCKWORK BUILDING - HEIGHT VARIES ON ADJOINING PROPERTY (No. 23 beach street).



issue	description	date

EXTERNAL MATERIALS & FINISHES

- (A) PRE-CAST CONCRETE WALL PANELS.
- (B) POWDERCOATED ALUMINIUM WINDOW AND DOOR FRAMES, DOUBLE GLAZED.
- (C) 'TRIMDEK' ROOF SHEETING, COLORBOND AS SELECTED.
- (D) 'HARDIES SCYON AXON' VERTICALLY GROOVED CEMENT SHEET CLADDING, PAINTED FINISH.
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- (F) VERTICAL or HORIZ. CEDAR (or as selected) TIMBER SLATS.
- (G) GLASS PANEL BALUSTRADING.
- (H) 5400w x 2100h GARAGE PANEL-LIFT DOOR.
- (J) ROUND STEEL SUPPORT COLUMN, PAINTED.

MATT GILLEY | building designer

P.O. Box 224 Lindisfarne Tasmania 7015
p: 0437489238 e: matt.gilley@bigpond.com

project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLEFIVE**

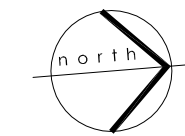
proprietor:
YOUNG & CO. PROPERTY

drawing	TYPICAL ELEVATIONS	
scale	project no.	drawing no.
A1 1:100	1303	A09
date	drawn	9 of 16
SEP 2016	MG	Agenda Attachments - 19 Beach Street - Page 10 of 16

issue	description	date



PROPOSED - 9am, 21st JUNE
SUN SHADOW PLAN 1:200



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project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
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proprietor:
YOUNG & CO. PROPERTY

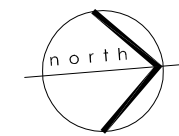
drawing:
SUN SHADOW PLAN - 9am, 21st JUNE

scale: A1 1:200	project no: 1303	drawing no: SS01
date: SEP 2016	drawn: MG	10 of 16

issue	description	date



PROPOSED - 10am, 21st JUNE
SUN SHADOW PLAN 1:200



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project:
PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLEFIVE

proprietor:
YOUNG & CO. PROPERTY

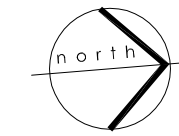
drawing:
SUN SHADOW PLAN - 10am, 21st JUNE

scale: A1 1:200	project no: 1303	drawing no: SS02 11 of 16
date: SEP 2016	drawn: MG	

issue	description	date
A.	PERCENTAGE OF SUNLIGHT RECEIVED SHOWN.	26/9/16



PROPOSED - 11am, 21st JUNE
SUN SHADOW PLAN 1:200



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project:
PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLEFLEUR

proprietor:
YOUNG & CO. PROPERTY

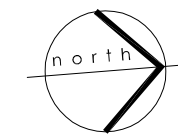
drawing:
SUN SHADOW PLAN - 11am, 21st JUNE

scale: A1 1:200	project no. 1303	drawing no. SS03 12 of 16
date: SEP 2016	drawn: MG	

issue	description	date
A.	PERCENTAGE OF SUNLIGHT RECEIVED SHOWN.	26.9.16



PROPOSED - 12pm, 21st JUNE
SUN SHADOW PLAN 1:200



MATT GILLEY building designer

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project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLERIVE**

proprietor:
YOUNG & CO, PROPERTY

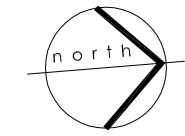
drawing:
SUN SHADOW PLAN - 12pm, 21st JUNE

scale: A1 1:200	project no: 1303	drawing no: SS04
date: SEP 2016	drawn: MG	13 of 16

issue	description	date
A.	PERCENTAGE OF SUNLIGHT RECEIVED SHOWN.	26.9.16



PROPOSED - 1pm, 21st JUNE
SUN SHADOW PLAN 1:200



MATT GILLEY | building designer

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project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLERIVE**

proprietor:
YOUNG & CO. PROPERTY

drawing:
SUN SHADOW PLAN - 1pm, 21st JUNE

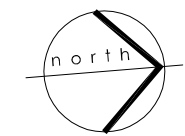
scale: A1 1:200	project no: 1303	drawing no: SS05 14 of 16
date: SEP 2016	drawn: MG	

Agenda Attachments - 19 Beach Street - Page 15 of 18

issue	description	date
A.	PERCENTAGE OF SUNLIGHT RECEIVED SHOWN	26.9.16



PROPOSED - 2pm, 21st JUNE
SUN SHADOW PLAN 1:200



MATT GILLEY | building designer

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p: 0437499238 e: matt.gilley@bigpond.com

project: **PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLARIVE**

proprietor: **YOUNG & CO. PROPERTY**

drawing: **SUN SHADOW PLAN - 2pm, 21st JUNE**

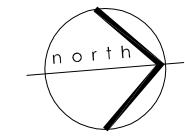
scale: A1 1:200	project no: 1303	drawing no: SS06 15 of 16
date: SEP 2016	drawn: IMG	

Agenda Attachments - 19 Beach Street - Page 16 of 18

issue	description	date
A.	PERCENTAGE OF SUNLIGHT RECEIVED SHOWN.	26.9.16



PROPOSED - 3pm, 21st JUNE
SUN SHADOW PLAN 1:200



MATT GILLEY | building designer

P.O. Box 224 Lindisfarne Tasmania 7015
p: 0437499238 e: matt.gilley@bigpond.com

project:
**PROPOSED UNIT DEVELOPMENT
19 BEACH STREET
BELLARIVE**

proprietor:
YOUNG & CO. PROPERTY

drawing:
SUN SHADOW PLAN - 3pm, 21st JUNE

scale: A1 1:200	project no: 1303	drawing no: SS07 16 of 16
date: SEP 2016	drawn: MG	

Agenda Attachments - 19 Beach Street - Page 17 of 18

19 Beach Street, Bellerive



Site viewed from South Street, looking northeast



Site viewed from South street, looking northwest



Site viewed from eastern property boundary, looking west

11.3.4 DEVELOPMENT APPLICATION D-2016/360 - 7 MELITA COURT, GEILSTON BAY – 2 MULTIPLE DWELLINGS (1 EXISTING AND 1 NEW)
(File No D-2016/360)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing and 1 new) at 7 Melita Court, Geilston Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 9 November 2016 with the written agreement of the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 3 representations were received raising the following issues:

- privacy;
- overshadowing and size;
- decrease in land value;
- non-compliance with Planning Scheme;
- noise; and
- drainage.

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings (1 existing and 1 new) at 7 Melita Court, Geilston Bay (Cl Ref D-2016/360) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A1 – NEW CROSSOVER [3.6M].
3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.
5. The existing stormwater connection must be upgraded to a 150mm diameter stormwater drainage connection to Council's main.

6. ENG M1 – DESIGNS DA.
 7. ENG M8 – EASEMENTS.
 8. The development must meet all required Conditions of Approval specified by TasWater notice dated 29 September 2016 (TWDA 2016/01237-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme in relation to setbacks and building envelope.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10.0 – General Residential Zone; and
 - Section E6.0 – Parking and Access Code.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site has an area of 868m² with frontage to the Melita Court cul-de-sac of 7.52m. The site contains an existing 2 storey brick dwelling and associated landscaping, and slopes gradually down to the north-east. A small outbuilding exists at the rear of the property which would be removed as part of the development.

The surrounding area is similarly zoned General Residential containing a number of Single Dwellings. The property access is from an existing driveway from Melita Court cul-de-sac.

3.2. The Proposal

The proposal is for 2 Multiple Dwellings (1 existing and 1 new). The new dwelling unit would be sited to the south-west (rear) of the existing dwelling and would have driveway access along the northern property boundary.

The proposed dwelling unit would be double-storey, would have 3 bedrooms and would incorporate the typical facilities. It would have a lower level timber porch with a height of 912mm above natural ground level and would be clad using a combination of face brick, vertical board cladding and Colorbond. The dwelling would be 7.71m in height at its highest point above natural ground level, would have a footprint of 95.41m² and would be setback 4.0m from the western boundary, 1.91m from the southern and 1.6m from the south-eastern boundaries.

A total of 5 car parking spaces would be contained on-site. Two would be within the garage of the existing dwelling, 1 visitor parking space adjacent the northern boundary and 2 resident spaces at the head of the driveway at the north-western corner of the site for Unit 2.

4. PLANNING ASSESSMENT**4.1. Determining Applications [Section 8.10]**

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and the Parking and Access Code with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelope	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p>	Complies

		<p>ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>ii does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>Does not comply, as dwelling unit protrudes 2.9m beyond the building envelope to the rear, and 1.9m to the south-east.</p> <p>Complies</p> <p>Complies</p>
--	--	--	---

The proposed variation can be supported pursuant to the Performance Criteria (P3) of the Clause 10.4.2 for the following reasons:

Performance Criteria	Comment
<p><i>“P3</i> <i>The siting of a dwelling must:</i></p> <p>(a) <i>not cause unreasonable loss of amenity by:</i></p> <p>(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>See below</p> <p>The applicant has submitted a shadow diagram showing overshadowing at Winter Solstice on 21 June. This diagram concludes that both dwellings and associated outdoor spaces of the land to the south at 18 and 20 Golf Links Road would experience some overshadowing, but this would not result in there being less than 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p>

<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p> <p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The submitted plans show that the proposed unit would have a similar ridge height to the neighbouring dwellings to the east and west, meaning that it would be similar in terms of scale to neighbouring development. On this basis the visual impacts in terms of proportion viewed from neighbouring properties would be low.</p>
<p>(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>The proposed dwelling unit would be setback 8.9m from the nearest neighbouring dwelling at 20 Golf Links Road. This setback distance is in excess of the setback distance between the dwellings 18 and 20 Golf Links Road (5.0m), and between dwellings at 7 and 11 Astor Drive (6.0m).</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

5.1. Privacy

The representations received raised concerns that the privacy of neighbouring dwellings and outdoor living areas would be compromised and that the relevant standards of the Scheme would not be satisfied by the proposal in respect of privacy.

- **Comment**

The Scheme requires consideration of privacy at Clause 10.4.6 and the proposed development satisfies the relevant Acceptable Solutions in that there are no decks proposed for the unit that would have a finished surface level of greater than 1.0m and the windows of the proposed unit would achieve appropriate separation from neighbouring dwellings, as required by the Scheme.

5.2. Overshadowing and Size

The representations raised concerns that the proposal would cause unreasonable overshadowing of neighbouring properties.

The representations also raised concerns in respect of the size of the proposed dwelling unit, being inconsistent with the character of the area (also having an adverse impact upon privacy).

- **Comment**

It is considered that the development meets the relevant Performance Criteria in respect of overshadowing, in respect of the building envelope prescribed by Clause 10.4.2 of the Scheme. The discussion for this is contained at Section 4.2, above.

5.3. Decrease in Land Value

The representations raised concern that the proposed development would have an adverse impact upon the amenity of the area and that it is likely that the unit would be a rental property which would cause the devaluation of surrounding residential properties.

- **Comment**

Land value is not a relevant consideration under the Scheme.

5.4. Non-compliance with Planning Scheme

One representation raised concerns that the proposal fails to satisfy the requirements of the Scheme.

- **Comment**

The proposal satisfies the relevant Acceptable Solutions of the Scheme, and relies upon a single Performance Criterion only. The detailed assessment is provided at Section 4.2, above.

5.5. Noise

Noise associated with future use of the dwelling unit as a rental property was raised as a concern by the representations. Driveway noise associated with pedestrian and vehicular traffic was also raised as a concern.

- **Comment**

Noise from residential land use is not a consideration under the Scheme, nor is use of the site for rental purposes.

Noise nuisance, however, is a matter addressed by the Environmental Management and Pollution Control Act 1994, which regulates matters such as noise pollution in conjunction with building activities. It is unlikely, however, that a noise nuisance would be created given the residential use proposed.

5.6. Drainage

One representation raised concerns that excess watering of gardens in the vicinity of the subject property in conjunction with the construction of the proposed dwelling unit has potential to cause drainage issues further downslope of the development site.

- **Comment**

The proposed dwelling unit will be required as a condition of approval to connect to Council's existing stormwater network. Council's Engineers are satisfied that this is readily achievable, given the design of the development, slope of the site and location of existing infrastructure in Melita Court.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

9. CONCLUSION

The proposal seeks approval for 2 Multiple Dwellings (1 existing and 1 new) at 7 Melita Court, Geilston Bay. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme. The proposal is therefore recommended for approval subject to conditions.

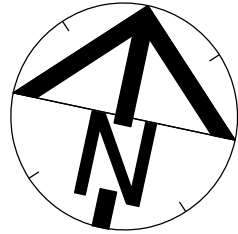
Attachments: 1. Location Plan (1)
2. Proposal Plan (7)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

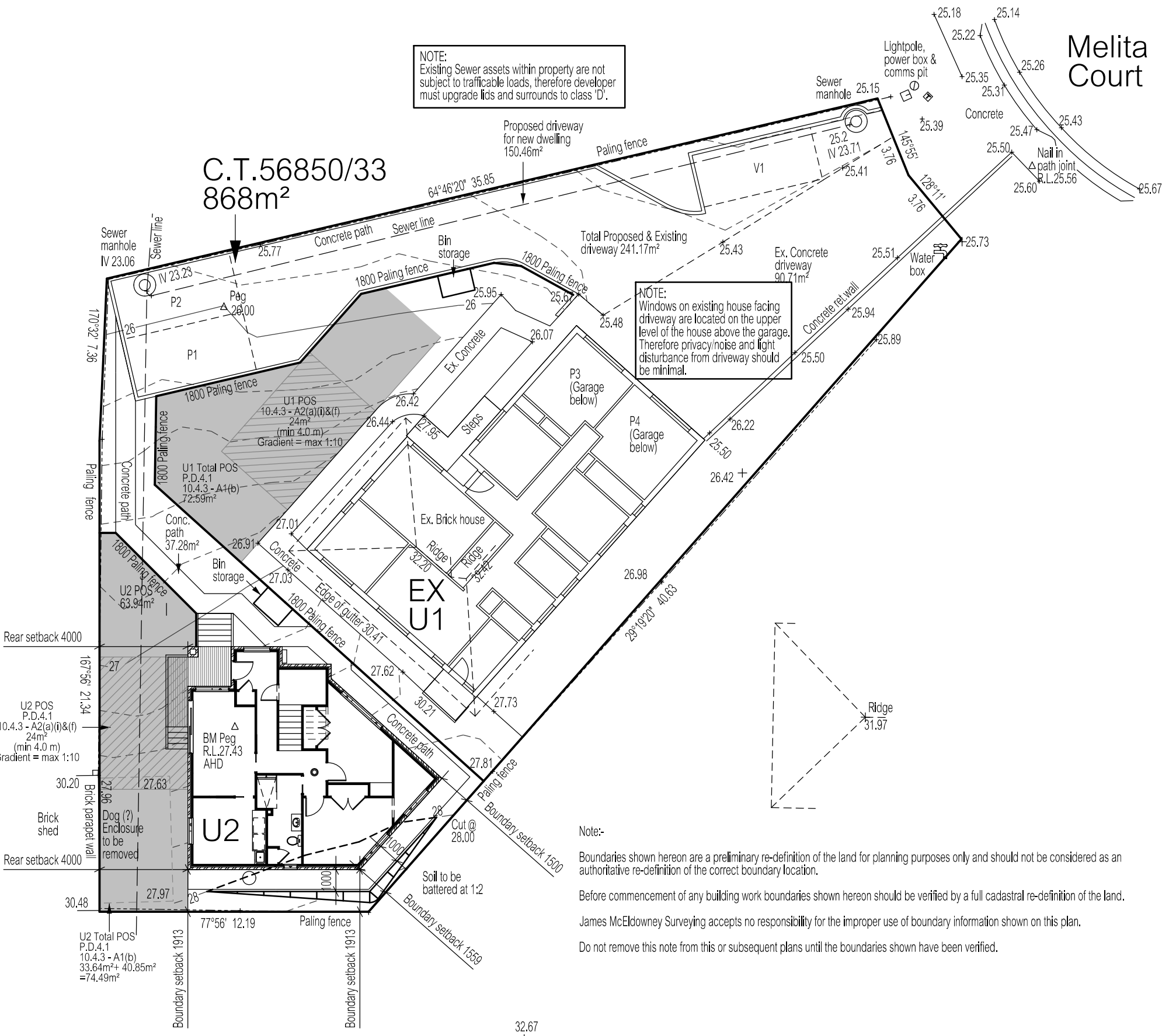
Clarence City Council



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 26 October 2016 **Scale:** 1:922.2 @A4



PROPOSED NEW RESIDENCE
GROUND FLOOR FFL: 28.38
FIRST FLOOR FFL: 31.145



Waste Storage
10.4.8 A1
Min 1.5m² per unit (2 units)
3.00m² provided

EXPLANATORY NOTES: GLENORCHY COUNCIL INTERIM PLANNING SCHEME		
10.4.1- Residential density for multiple dwellings		
A1	(a)	Site Density: Min. 325m² per unit 868m² / 2 (units) = 434m² provided
10.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of Site = 434m² Existing U1 - 141.01m² Proposed U2 - 95.41m² Proposed site coverage: 236.42m² (27.24%)
	(c)	Impervious Surfaces: Min. 25% of Site to be free of impervious surfaces = 217m² Proposed area free of impervious surfaces: 305.17m² (35.16%)

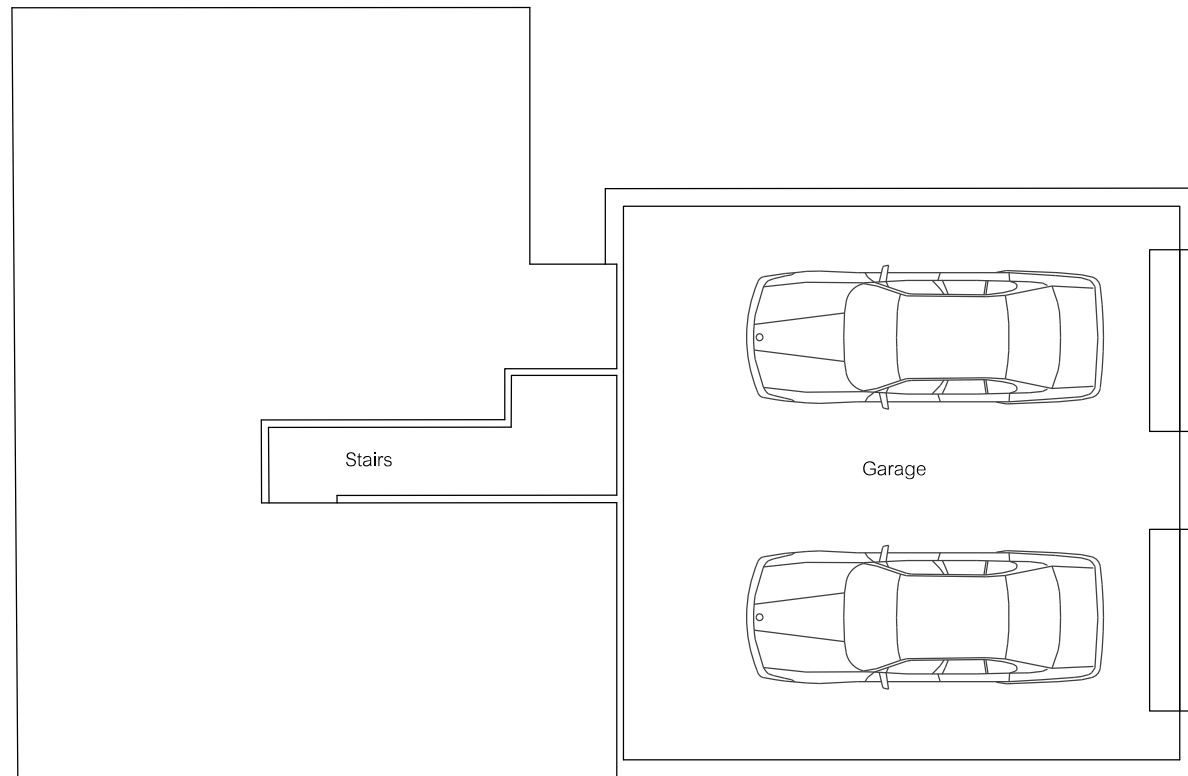
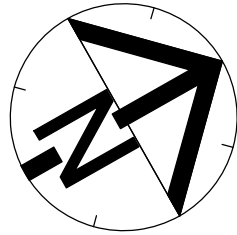
NOTES	
•	Builder to verify all dimensions and levels on site prior to commencement of work
•	All work to be carried out in accordance with the current National Construction Code.
•	Dimensions to take precedence over scale.
•	Do not scale from these drawings.

Designer:			
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au			
B	Changes as per cover sheet	14 Sept. 16	CK
A	Changes as per cover sheet	25 Aug. 16	LP
No.	Amendment	Date	Init.

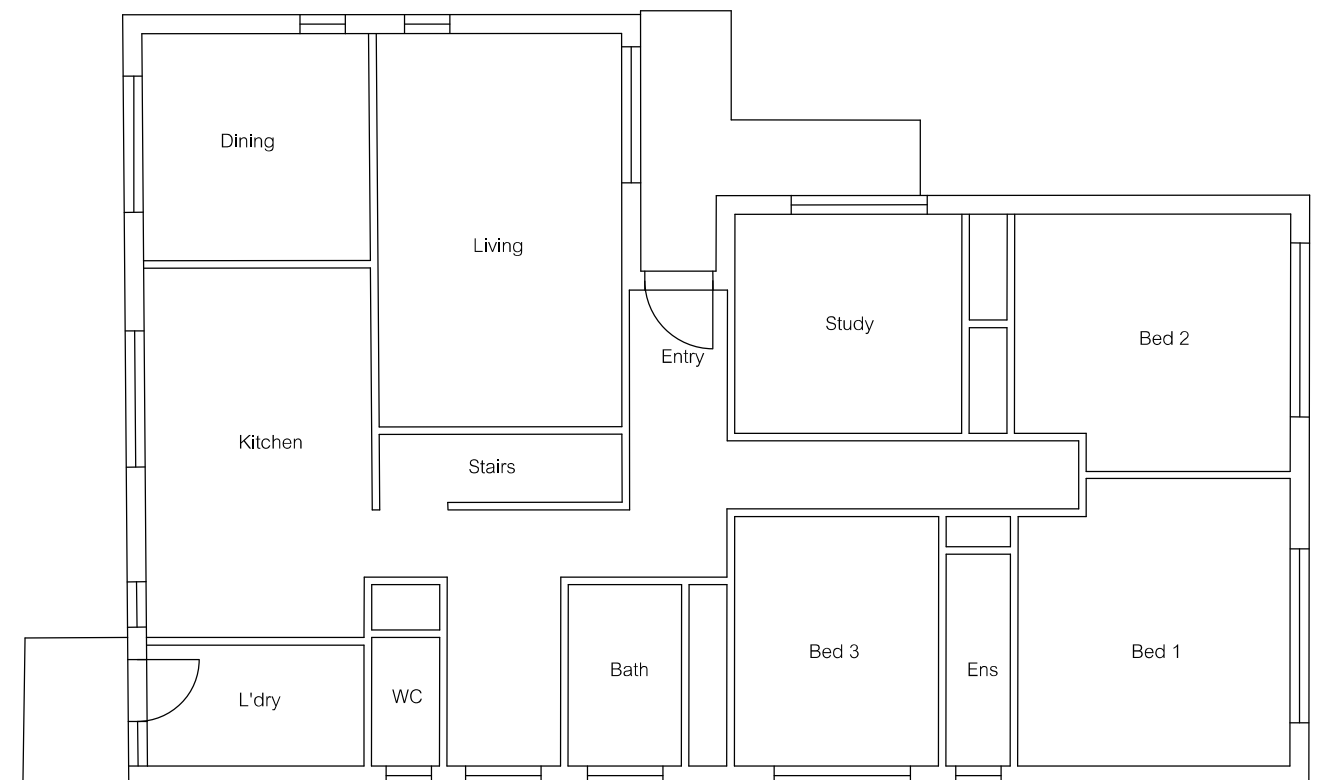
Client / Project info:	
PROPOSED GENDERS RESIDENCE 7 Melita Court, GEILSTON BAY	



SITE PLAN	
Drawn	RJ WH711074
Date	01 August 2016 Sheet
Scale	1:200
01/03	

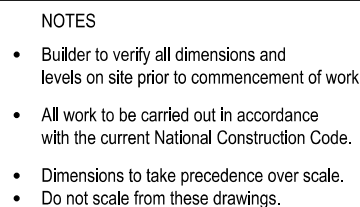
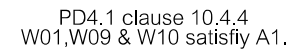


LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

<div>NOTES</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.Dimensions to take precedence over scale.Do not scale from these drawings.					Designer:	Client / Project info:	<div><div><div>WILSON HOMES</div><div>MULTI AWARD WINNING BUILDERS</div><div>A Division of Wilson Homes Tasmania Pty Ltd</div><div>ABN 76 126 636 897</div></div></div>	EXISTING UNIT 1 FLOOR PLAN		
					ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED GENDERS RESIDENCE		Drawn	CK	WH711074
								Date	14 September 2016	Sheet
								Scale	1:100	
	No.	Amendment	Date	Init.				Agenda Attachments 7 Melita Court Page 2 of 9		



 Smoke Alarm (interconnected where more than 1)

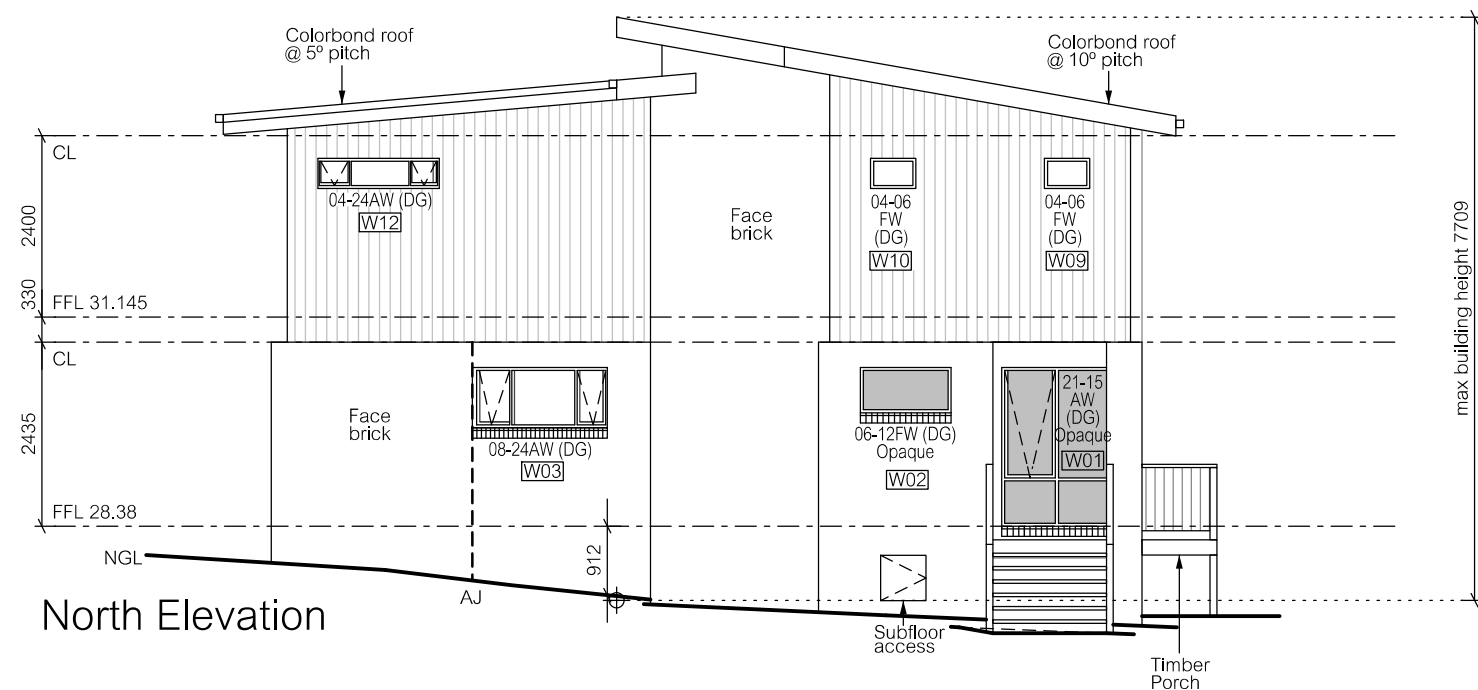
B	Changes as per cover sheet	14 Sept. 16	CK
A	Changes as per cover sheet	25 Aug. 16	LP
No.	Amendment	Date	Init.

Designer:

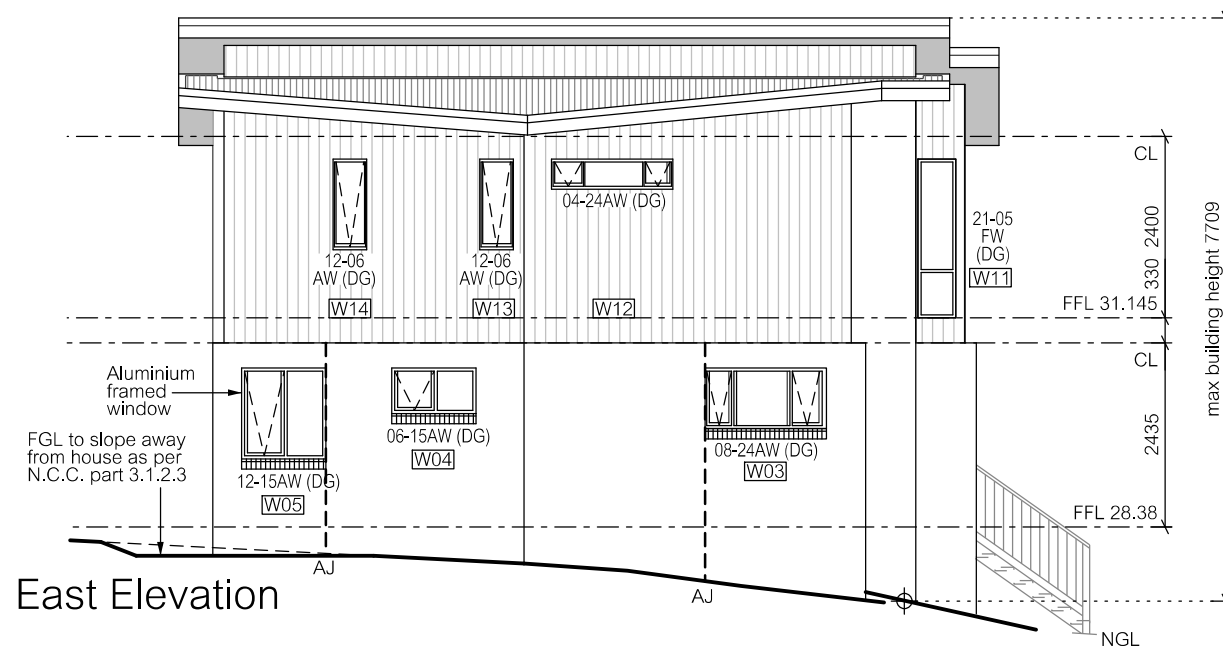
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd
ABN 96 126 636 897

Drawn	RJ	WH711074
Date	01 August 2016	Sheet
Scale	1:100	02/02



North Elevation



East Elevation

- NOTES
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

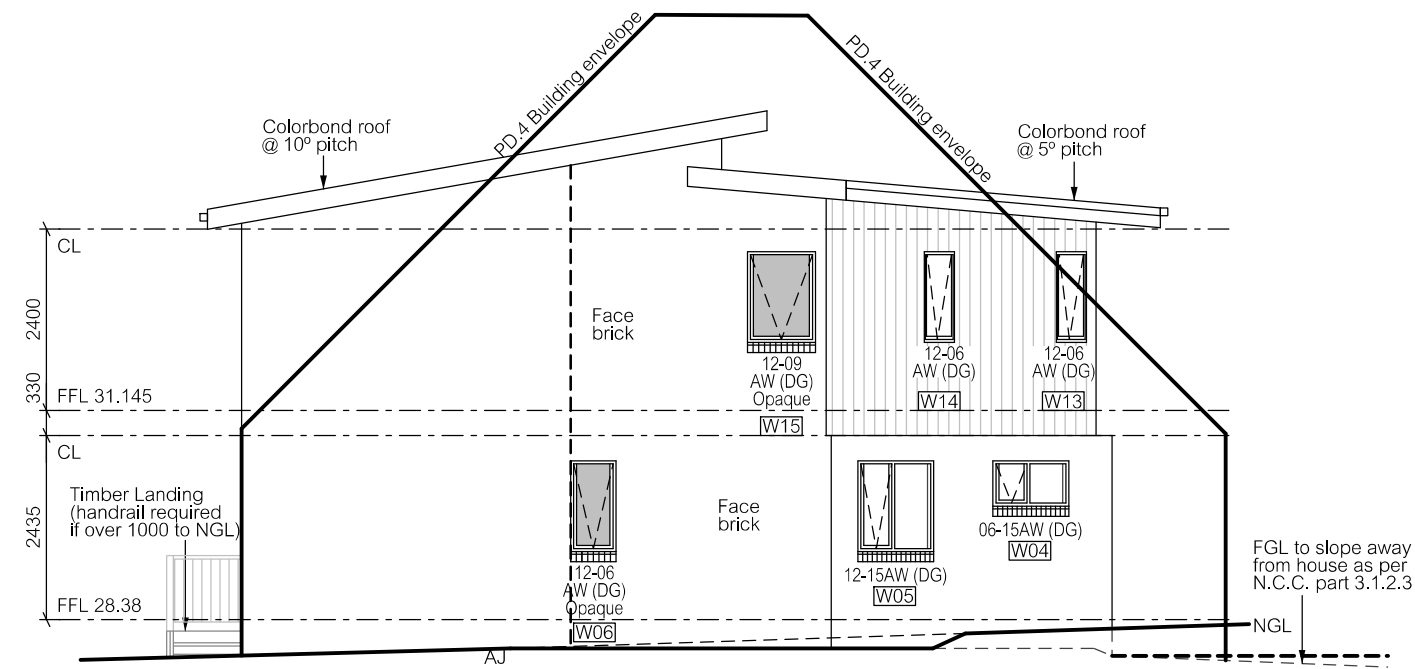
ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:
B	Changes as per cover sheet	14 Sept. 16	CK	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
A	Changes as per cover sheet	25 Aug. 16	LP	

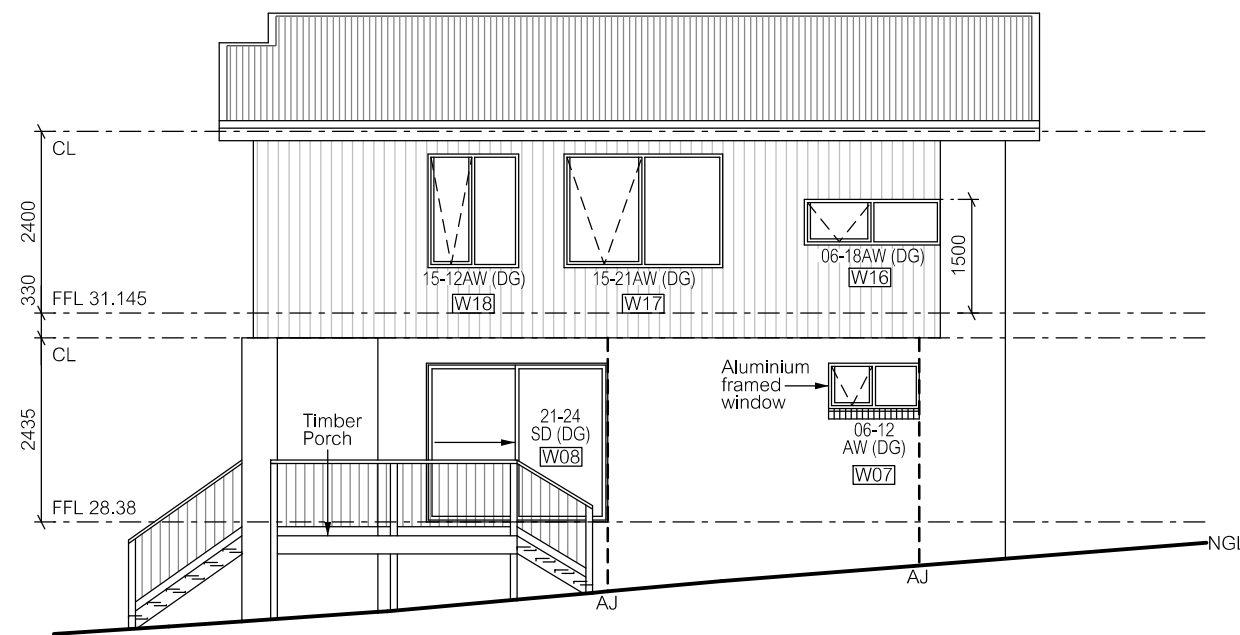
Client / Project info:
PROPOSED GENDERS RESIDENCE
7 Melita Court,
GEILSTON BAY

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd
ABN 76 126 636 897

UNIT 2 ELEVATIONS SHEET 1			
Drawn	RJ	WH711074	
Date	01 August 2016	Sheet	
Scale	1:100	03/03	



South Elevation



West Elevation

- NOTES
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

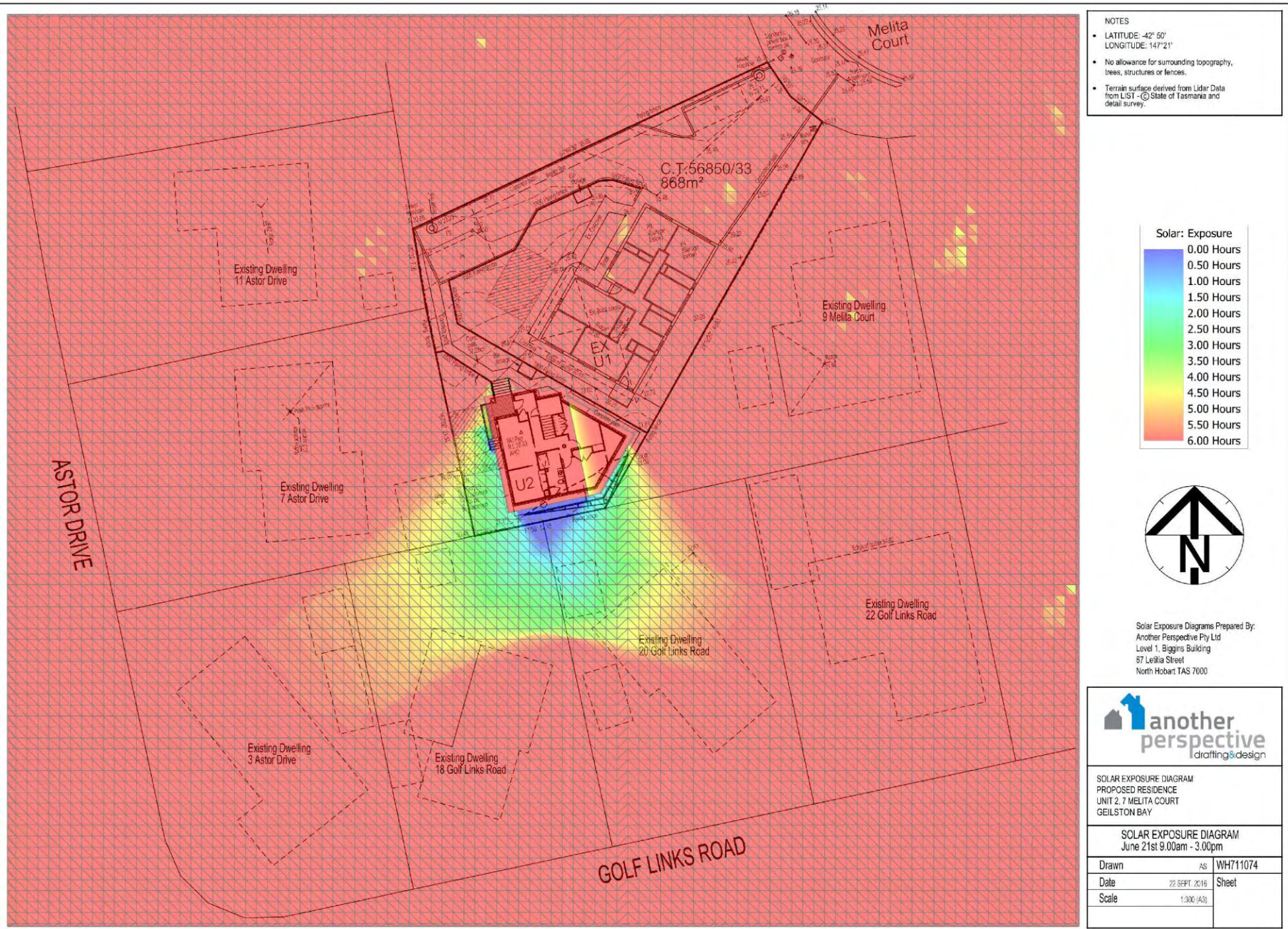
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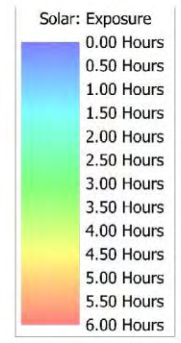
Client / Project info:
PROPOSED GENDERS RESIDENCE 7 Melita Court, GEILSTON BAY




UNIT 2 ELEVATIONS SHEET 2		
Drawn	RJ	WH711074
Date	01 August 2016	Sheet
Scale	1:100	



- NOTES
- LATITUDE: -42° 50'
LONGITUDE: 147° 21'
 - No allowance for surrounding topography, trees, structures or fences.
 - Terrain surface derived from Lidar Data from LIST - © State of Tasmania and detail survey.



Solar Exposure Diagrams Prepared By:
Another Perspective Pty Ltd
Level 1, Beggins Building
67 Leithia Street
North Hobart TAS 7000

**another perspective**
drafting&design

SOLAR EXPOSURE DIAGRAM PROPOSED RESIDENCE UNIT 2, 7 MELITA COURT GEILSTON BAY		
SOLAR EXPOSURE DIAGRAM June 21st 9.00am - 3.00pm		
Drawn	AS	WH711074
Date	22 SEPT. 2016	Sheet
Scale	1:300 (A3)	

7 Melita Court, GEILSTON BAY



Site viewed from Melita Court, looking southwest



Site of proposed dwelling unit, viewed from rear of existing dwelling

11.3.5 DEVELOPMENT APPLICATION D-2016/367 - 11 RUNWAY PLACE, CAMBRIDGE - WAREHOUSE DEVELOPMENT
(File No D-2016/367)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Warehouse Development at 11 Runway Place, Cambridge.

RELATION TO PLANNING PROVISIONS

The land is zoned Light Industrial and subject to the Airport Buffer, Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires with the consent of the applicant on 9 November 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of availability of on-street parking for nearby businesses.

RECOMMENDATION:

A. That the Development Application for a Warehouse Development at 11 Runway Place, Cambridge (CI Ref D-2016/367) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLAN
 - additional windows in the vicinity of the office and amenities areas on the front facades for Warehouses 1 and 13, and details of appropriate architectural treatment as required by Clause 24.4.3 (P1) of the Clarence Interim Planning Scheme 2015;
 - staging of the proposed development, to including the landscaping as part of Stage One, and the extent of the sections of driveway, parking and manoeuvring areas to be constructed and treatment at each stage;
 - and replace “commencement of the use/development” with “granting of a building permit”.

3. ENG A1 – NEW CROSSOVER.
 4. ENG A5 – SEALED CAR PARKING.
 5. ENG A7 – REDUNDANT CROSSOVER.
 6. ENG S1 – INFRASTRUCTURE REPAIR.
 7. ENG M1 – DESIGNS DA Delete “service upgrades or relocations”.
 8. ENG M5 – EROSION CONTROL.
 9. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles or achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010.
Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) and a Maintenance Management Schedule/Regime must be submitted to Council’s Group Manager Asset Management for approval prior to the issue of a building or plumbing permit. The facility must be maintained in accordance with this schedule.
 10. GEN M14 – STORAGE AREAS.
 11. GEN S1 – SIGNS CONSENT.
 12. LAND 1A – LANDSCAPE PLAN.
 13. LAND 3 – LANDSCAPE BOND (COMMERCIAL).
 14. The development must meet all required Conditions of Approval specified by TasWater notice dated 9 September 2016 (TWDA 2016/01274-CCC).
 15. ADVICE – Any change of use for each of the tenancies may require a new development application, noting that a change of use may generate additional parking requirements beyond the number provided per tenancy by this development.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Light Industrial under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet certain the Acceptable Solutions under the Scheme in respect of setback, building design, passive surveillance and stormwater drainage and disposal.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 24.0 – Light Industrial Zone;
 - Section E6.0 – Parking and Access Code;
 - Section E7.0 – Stormwater Management Code; and
 - Section E25.0 – Airport Buffer Code.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 3114m² lot with frontage and vehicular access to Runway Place. The site is located within an industrial area at Cambridge, is generally level and is clear of significant vegetation. The land to the north of the site is undeveloped, whilst established industrial development adjoins the site to the south and east, separated by Runway Place itself.

3.2. The Proposal

The proposal is for the staged development of a warehouse complex, with 13 separate tenancies each for the purposes of storage. Each tenancy would incorporate a separate office, lunch room and amenities with disabled access, and would have a floor area of 236m². No signage is proposed by this application.

There would be 2 separate buildings that would each be clad using concrete panels with Zincalume roofing. The northern building would be 7.4m in height and would have a footprint of 1,436m². The southern building would be 6.94m in height and would have a footprint of 1,666m². Both would be accessed via roller and pedestrian doors facing the central part of the site.

A total of 52 parking spaces are proposed for the site and landscaping is proposed for the area between the buildings and the north-eastern property boundary. The landscaping would vary in width from 10.1m to 10m at its widest point and it would surround 5 of the parking spaces located to the north-east of the 2 buildings.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Light Industrial Zone and the Airport Buffer, Parking and Access and Stormwater Management Codes with the exception of the following.

Light Industrial Zone

Clause	Standard	Acceptable Solution	Proposed
24.4.2 A3	Setback	A building must be setback a minimum of 3m to side and rear boundaries.	Does not comply, as side setback of 310mm proposed from the southern boundary and 308mm from the northern boundary.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criterion	Comment
<i>“A building must be set back sufficiently from a side or rear boundary frontage to enhance the streetscape, provide adequate space for vehicle access, parking, maintenance access and landscaping and help to attenuate site impacts, taking into account: (a) the site’s area and dimensions and the proportionate intrusion.</i>	The proposed development incorporates the requisite number of parking spaces for a warehouse development and includes the required landscaping areas within proximity of the front boundary.
<i>(b) compatibility with buildings on adjacent lots in the streetscape.</i>	There are several developments within the vicinity of the site that have reduced setback on 1 side of the site, and further examples within the Kennedy Drive industrial area that have reduced setback to both side boundaries. Given that similar site layouts exist within the vicinity of the site, it is considered that the proposed landscaping would assist the development to blend with the streetscape, in a similar way to other lots within the vicinity of the site.
<i>(c) compatibility with setback on the adjoining lot and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area.</i>	Whilst the proposed reduced boundary setback would not enable landscaping between the building and side boundaries, it is considered that the proposed landscaping between the front boundary and the buildings would ensure that the development is consistent with other recent developments in the broader Cambridge area.
<i>(d) the setback on the opposite side of the site and whether the reduction will be off-set by landscaping on that side.</i>	A vacant lot adjoins the site to the north and the adjacent property to the south at 7 Runway Place has a 0m side boundary setback also, but has in place extensive landscaping along the front boundary.

	Whilst there would not be any landscaping provision between the 2 neighbouring buildings, it is considered that the landscaping provided between the buildings and front boundaries would be sufficient to minimise the visual impact of the development and to blend with the streetscape as required by this performance criterion.
<i>(e) whether the height and length of the wall are low or short enough to ensure there is minimal impact on the amenity of the adjoining lot including unreasonable overshadowing of any landscaped buffer strips”.</i>	Given the 0m setback to the south and the vacant lot to the north, the proposed reduced setback would not compromise existing landscaped areas in terms of overshadowing.

Light Industrial Zone

Clause	Standard	Acceptable Solution	Proposed
24.4.3 A1	Design	<p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade;</p>	<p>Does not comply, as entrance for each tenancy faces towards centre of site.</p> <p>Does not comply, as less than 40% of area of front façade is comprised of windows and door openings.</p> <p>Complies</p>

	(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;	Complies
	(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;	Not applicable
	(f) provide awnings over the public footpath if existing on the site or on adjoining lots;	Not applicable
	(g) not include security shutters over windows or doors with a frontage to a street or public place.	Complies
	(h) walls are clad in muted colours.	Complies

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criterion	Comment
<i>“Building design must enhance the streetscape by satisfying all of the following: (a) provide the main access to the building in a way that is visible from the street or other public space boundary;</i>	Of the proposed tenancies only Units 1 and 13 would be visible from the street, and would have only limited visibility of Runway Place given their accesses are oriented to the centre of the site.
<i>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</i>	Two highlight windows are proposed for the façade of each building for Units 1 and 13, which would provide little if any enhancement to the streetscape or opportunity for passive surveillance.

	<p>To meet this performance criterion, it is considered that additional windows on the front facades (in the vicinity of the proposed amenities and office areas) and suitable architectural features must be required.</p> <p>As a result of the detail assessment of this application against this performance criterion and in consultation with the applicant, a condition requiring amended plans has been included above, to ensure compliance with this requirement of the Scheme.</p>
<i>(c) treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</i>	As discussed under (b), above, the inclusion of an appropriate condition to require modification to the north-eastern elevations of both buildings where fronting Runway Place, would ensure consistency with this requirement.
<i>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;</i>	No external mechanical plant is proposed.
<i>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact;</i>	No roof-top infrastructure is proposed.
<i>(f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</i>	Not applicable
<i>(g) be consistent with any Desired Future Character Statements provided for the area.</i>	Not applicable
<i>(h) walls are clad in muted tones unless they cannot be seen from a street or another public place”.</i>	The building would be clad using natural finish concrete (grey in colour), and associated framing dark grey, both muted colours.

Light Industrial Zone

Clause	Standard	Acceptable Solution	Proposed
24.4.4 A1	Passive surveillance	<p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing façade provide windows and door openings at ground floor level in the front façade which amount to no less than 20% of the surface area of the ground floor level façade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 10% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>Does not comply, as entrance for each tenancy faces towards centre of site.</p> <p>Does not comply, as less than 20% of area of front façade is comprised of windows and door openings.</p> <p>Does not comply, as windows on front façade equivalent to 6% of the surface area.</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criterion	Comment
<p><i>“Building design must provide for passive surveillance of public spaces by satisfying all of the following:</i></p> <p><i>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i></p>	<p>As discussed above, the entries to each of the 2 tenancies closest to Runway Place are Units 1 and 13, which would be oriented towards the centre of the site and would have some visibility from Runway Place and the main property access.</p>
<p><i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i></p>	<p>Please refer to the above discussion under Clause 24.4.3, P1 (b).</p>
<p><i>(c) incorporate windows and doors for ground floor offices to look upon public access to the building;</i></p>	<p>There are internal ground floor offices proposed and with the inclusion of additional windows on the front façade for the proposed office/amenities areas of Units 1 and 13, it is considered that passive surveillance would be provided for as required by this performance criterion.</p>
<p><i>(d) locate external lighting to illuminate any entrapment spaces around the building site;</i></p>	<p>Low level security lighting is proposed.</p>
<p><i>(e) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</i></p>	<p>The orientation of the buildings would provide for clear sight lines between pedestrian areas and Runway Place.</p>
<p><i>(f) provide for sight lines to other buildings and public spaces”.</i></p>	<p>Access to the site is proposed for a location that satisfies Council’s Engineers.</p>

Stormwater Management Code

Clause	Standard	Acceptable Solution	Proposed
E7.7.1 A2	Stormwater drainage and disposal	<p>A stormwater system for a new development must incorporate water sensitive urban design principle for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>Does not comply, as total impervious area of site of 5675m² proposed.</p> <p>Does not comply, as parking for 52 cars proposed.</p> <p>Not applicable</p>

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criterion	Comment
<i>“A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.</i>	Council’s Engineers are satisfied that the proposed development is capable of satisfying the requirements of the State Stormwater Strategy, using appropriate measures. Appropriate conditions have been included above to ensure this occurs.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issue was raised by the representor.

5.1. Availability of Parking for nearby Businesses

The representor raised concerns that the proposed development would potentially impact upon availability of short term parking in the vicinity of the site and upon businesses within close proximity of the site.

The concern raised proposes limitation in terms of the length of time for parking to 15 - 30 minutes only.

- **Comment**

The proposed development satisfies the relevant requirements of the Parking and Access Code of the Scheme, in that a total of 52 parking spaces would be provided on-site. The number of spaces provided would exceed the required 39 parking spaces for the development of 13 separate warehouses, by 13 spaces.

Given that the parking requirements of the Scheme are met and there would be a surplus of parking provided as part of the proposal, this issue is not of determining weight in respect of the application.

That said and independently of this application, Council's Traffic Engineer will be undertaking a survey of traffic movements in the vicinity of the site and identifying appropriate measures for addressing parking arrangements in the area.

In addition, it is noted that advice has been included above to alert the developer to the potential requirement for development approval and likely additional parking requirements for a change of use, if proposed by a future tenant/owner.

6. EXTERNAL REFERRALS

6.1. The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

6.2. The application was also referred to the Hobart International Airport, which responded with advice that the proposal is not a controlled activity and therefore there is no opposition to the works.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

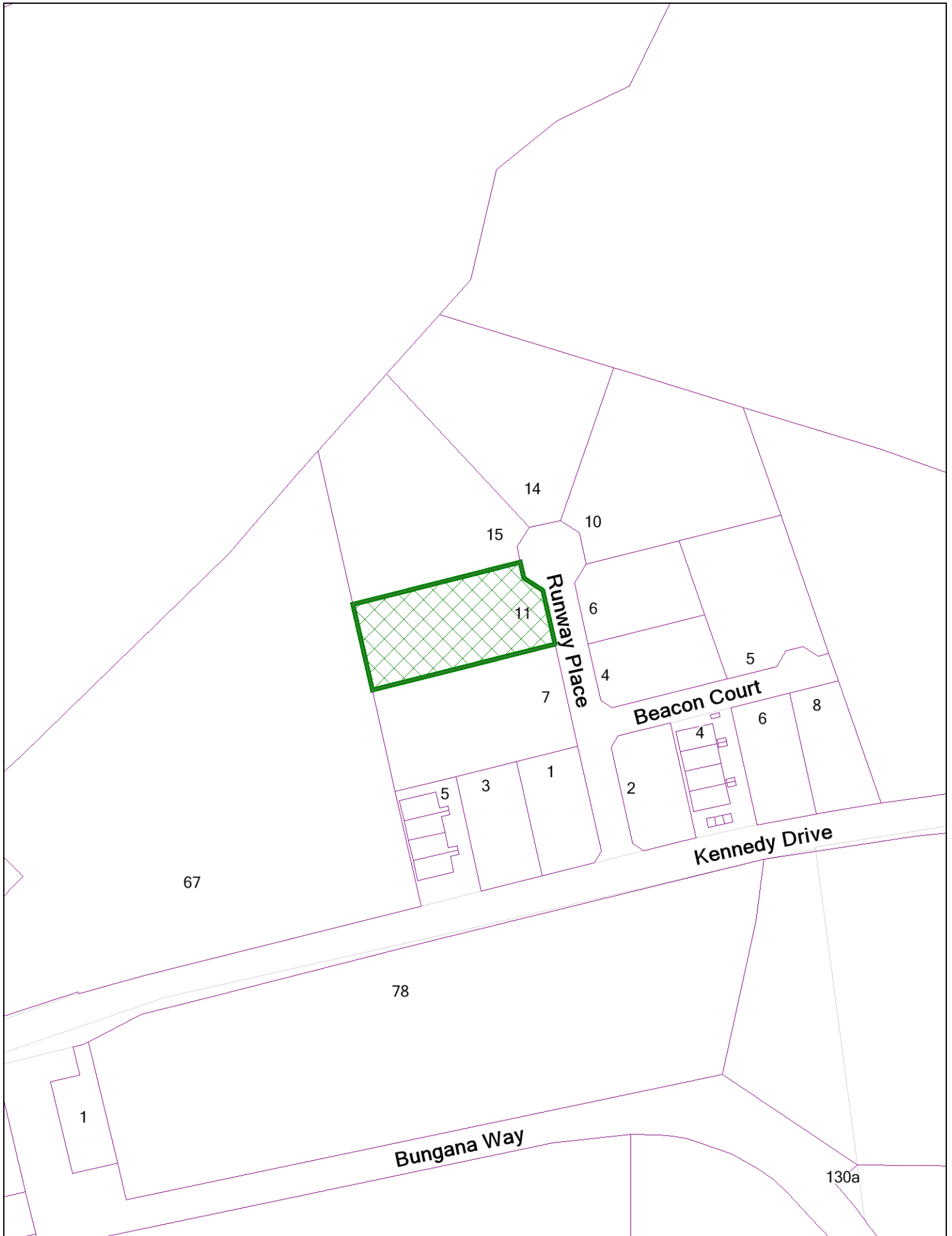
9. CONCLUSION

The proposal is for a 13 tenancy warehouse development for the purposes of storage, at 11 Runway Place, Cambridge. The development satisfies the relevant requirements of the Scheme and is therefore recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (6)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

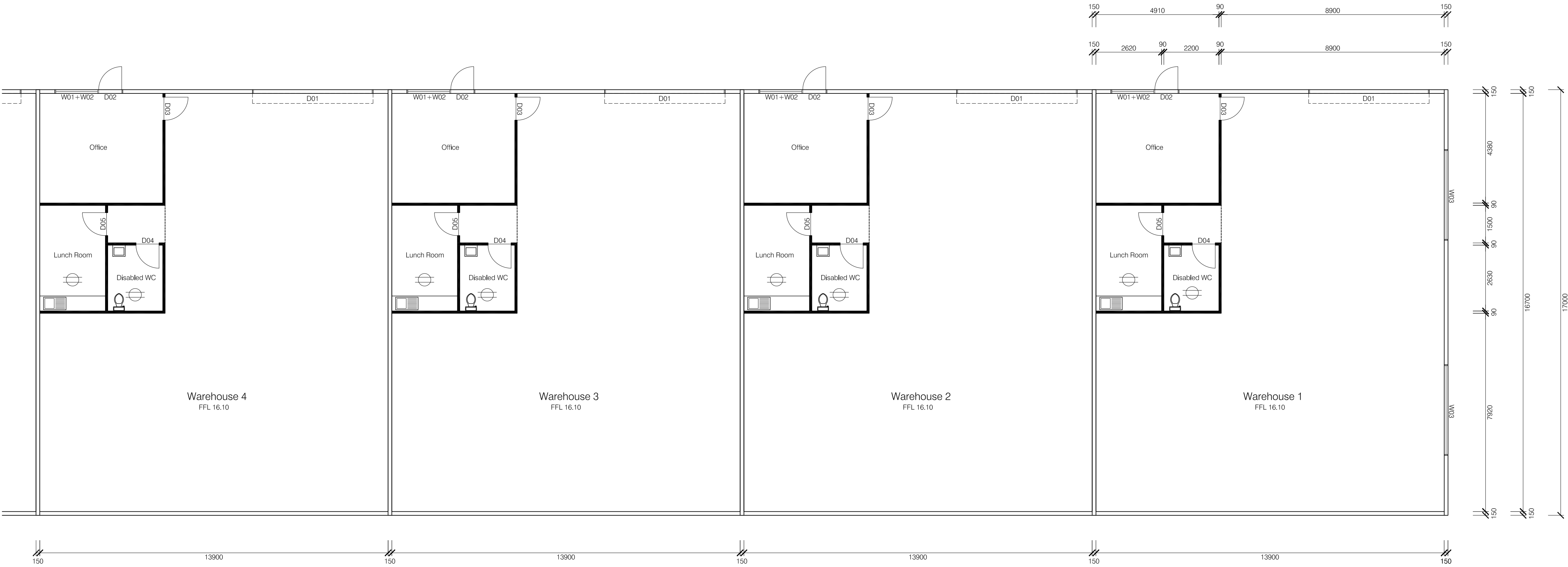
Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.



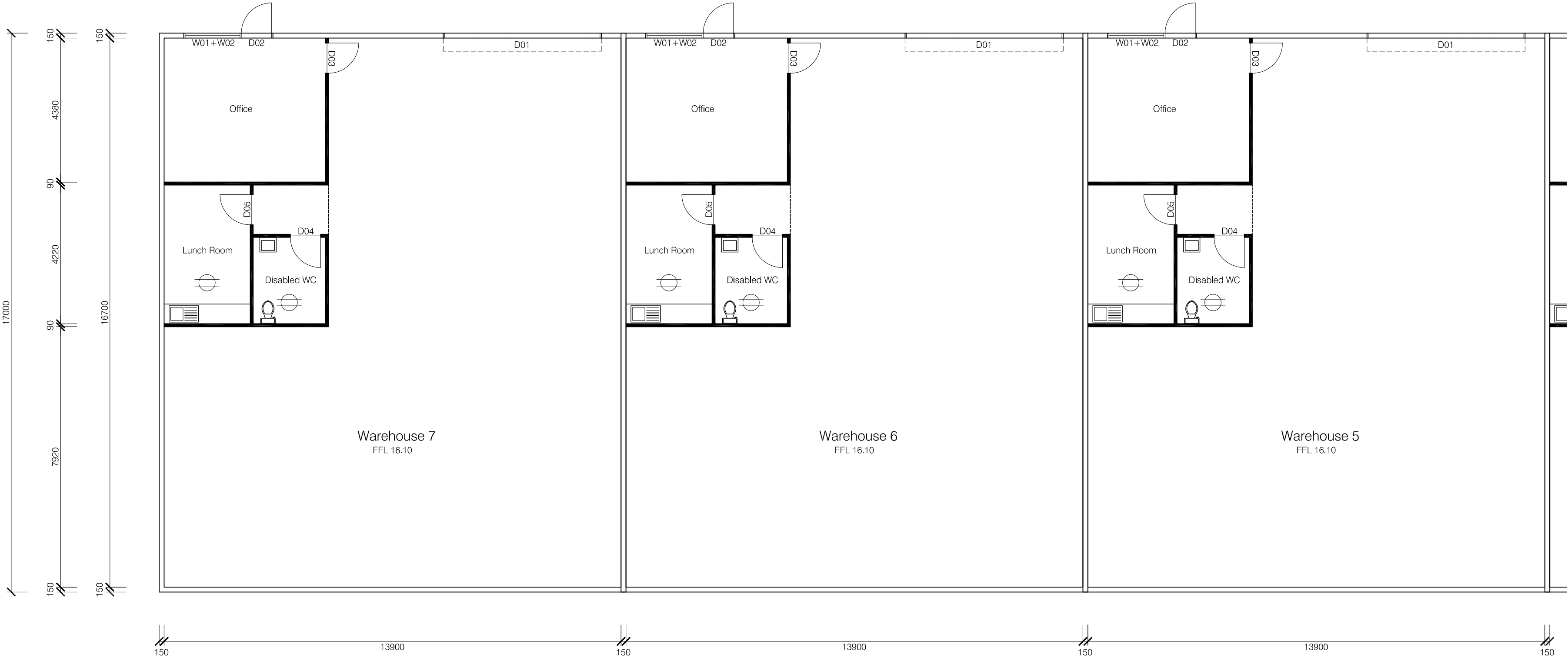
Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 26 October 2016 **Scale:** 1:3,005 @A4



Legend & Notes:



Floor Plan
Units 1-4
SCALE 1:100

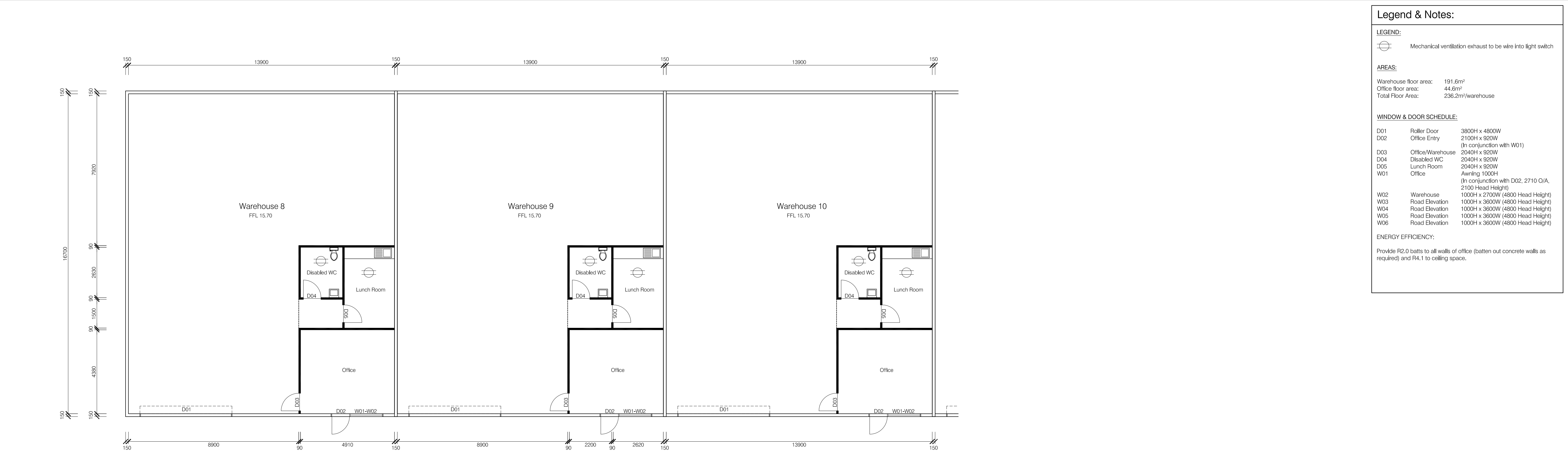


Floor Plan
Units 5-7
SCALE 1:100

Legend & Notes:

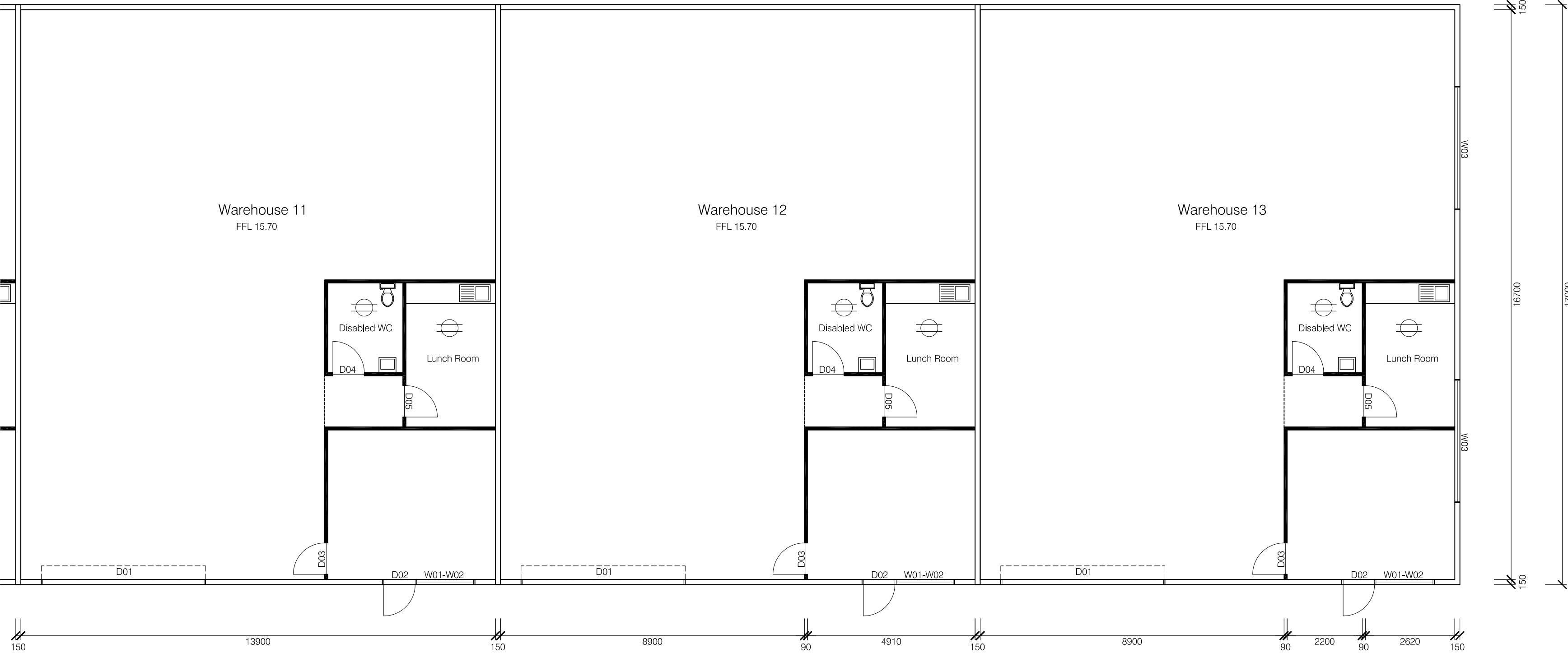
- LEGEND:**
- Mechanical ventilation exhaust to be wire into light switch
- AREAS:**
- Warehouse floor area: 191.6m²
Office floor area: 44.6m²
Total Floor Area: 236.2m²/warehouse
- WINDOW & DOOR SCHEDULE:**
- D01 Roller Door 3800H x 4800W
D02 Office Entry 2100H x 920W
(In conjunction with W01)
D03 Office/Warehouse 2040H x 920W
D04 Disabled WC 2040H x 920W
D05 Lunch Room 2040H x 920W
W01 Office Awning 1000H
(In conjunction with D02, 2710 O/A,
2100 Head Height)
W02 Warehouse 1000H x 2700W (4800 Head Height)
W03 Road Elevation 1000H x 3600W (4800 Head Height)
- ENERGY EFFICIENCY:**
- Provide R2.0 batts to all walls of office (batten out concrete walls as required) and R4.1 to ceiling space.

Rev	Amendment:	Date:	Accredited Practitioner:	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	Direen Realty	U1-7 Floor Plan	23-Aug-16	A1
				Project Address:	File Name:	Drawing Scale:	Drawing No:
				11 Runway Place Cambridge Tas 7170	16 DHD-1, 11 Runway Place.dwg	1:100	A-03/08



Floor Plan
Units 8-10

SCALE 1:100



Rev	Amendment:	Date:	Accredited Practitioner:	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	Direen Realty	U8-13 Floor Plan	23-Aug-16	A1
				Project Address:	File Name:	Drawing Scale:	Drawing No:
				11 Runway Place Cambridge Tas 7170	16 DHD-1, 11 Runway Place.dwg	1:100	A-04/08



SCALE 1:100



SCALE 1:100



SCALE 1:100



SCALE 1:100

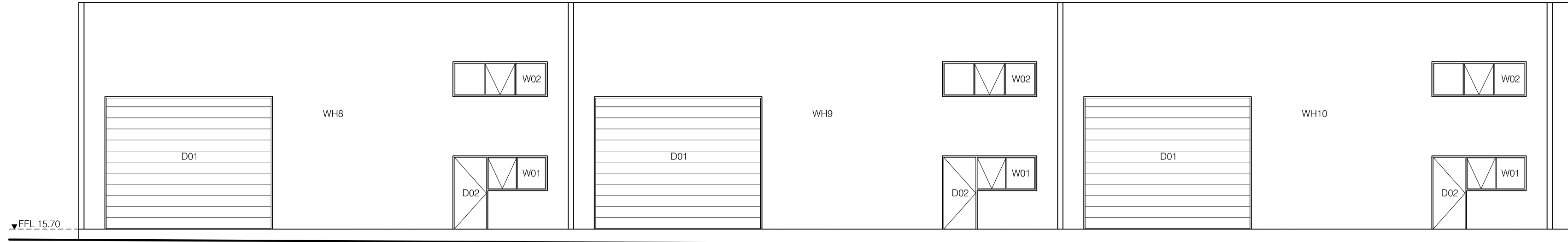


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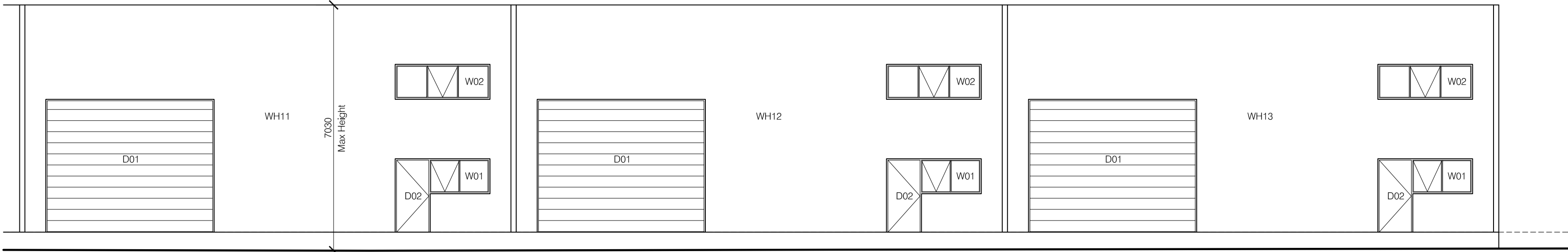


SCALE 1:100

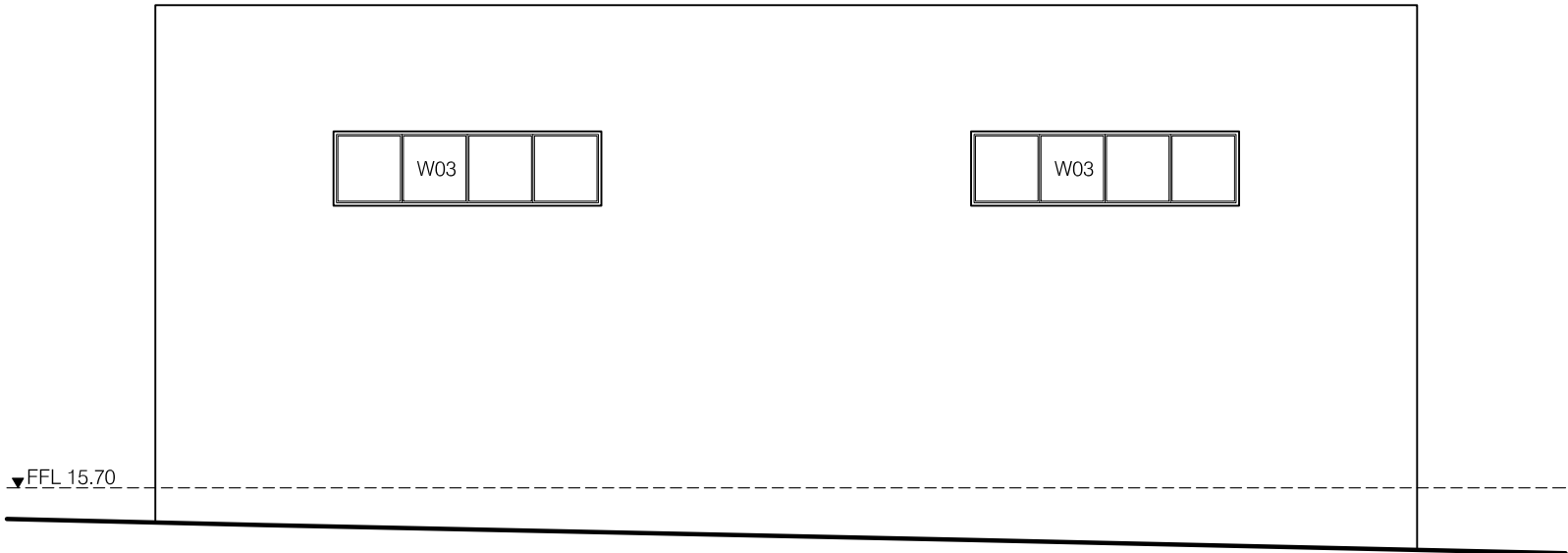
Agenda Attachments -11 Runway Place - Page 5 of 8



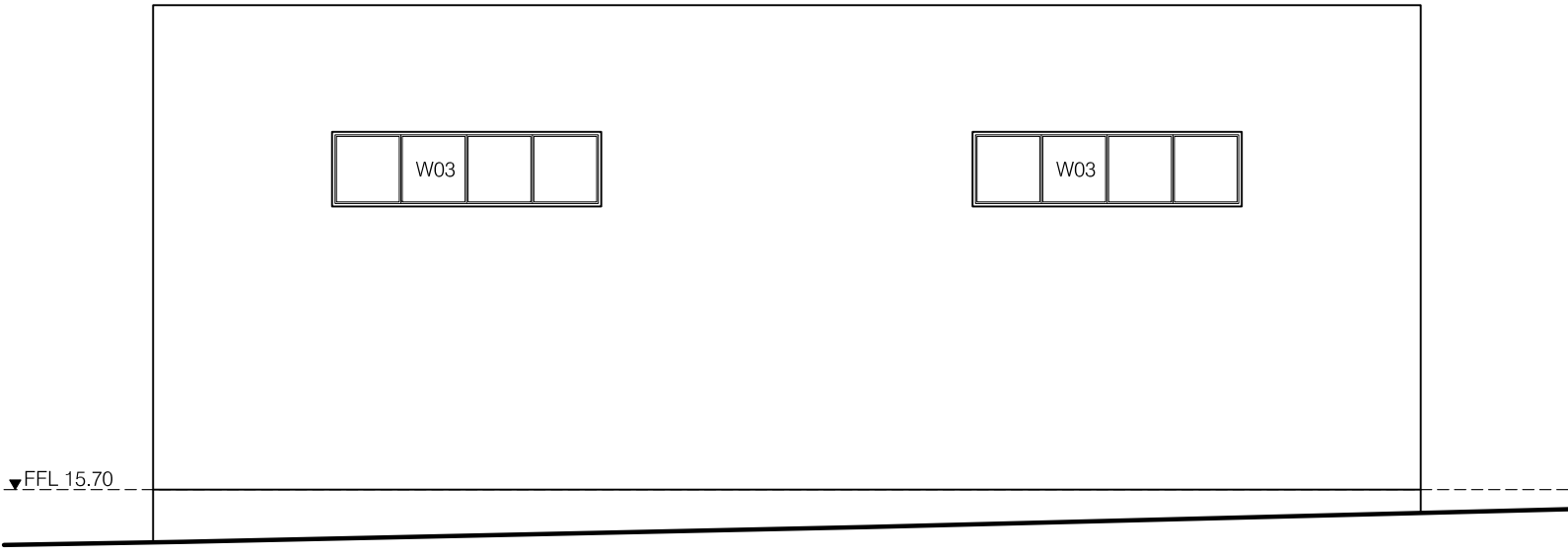
South Elevation
SCALE 1:100



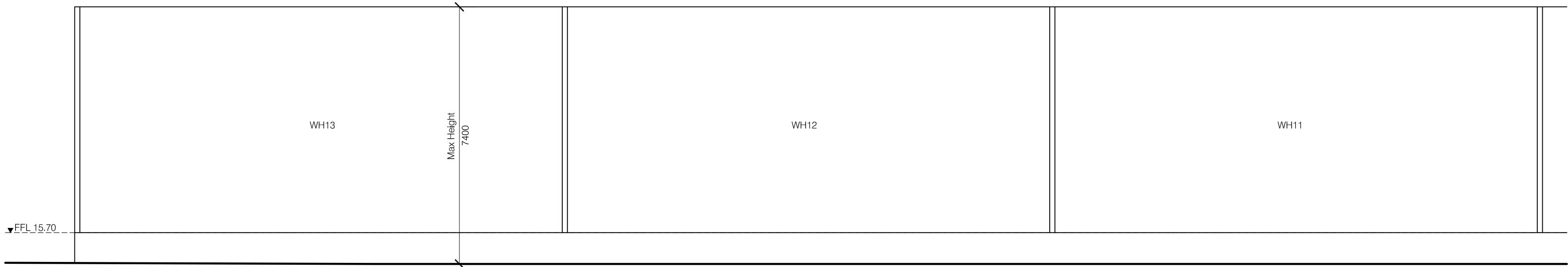
South Elevation
SCALE 1:100



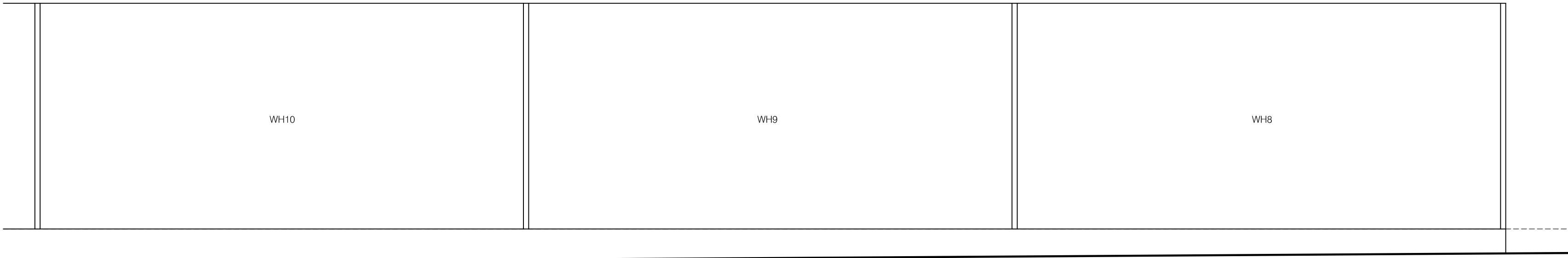
East Elevation
SCALE 1:100



West Elevation
SCALE 1:100

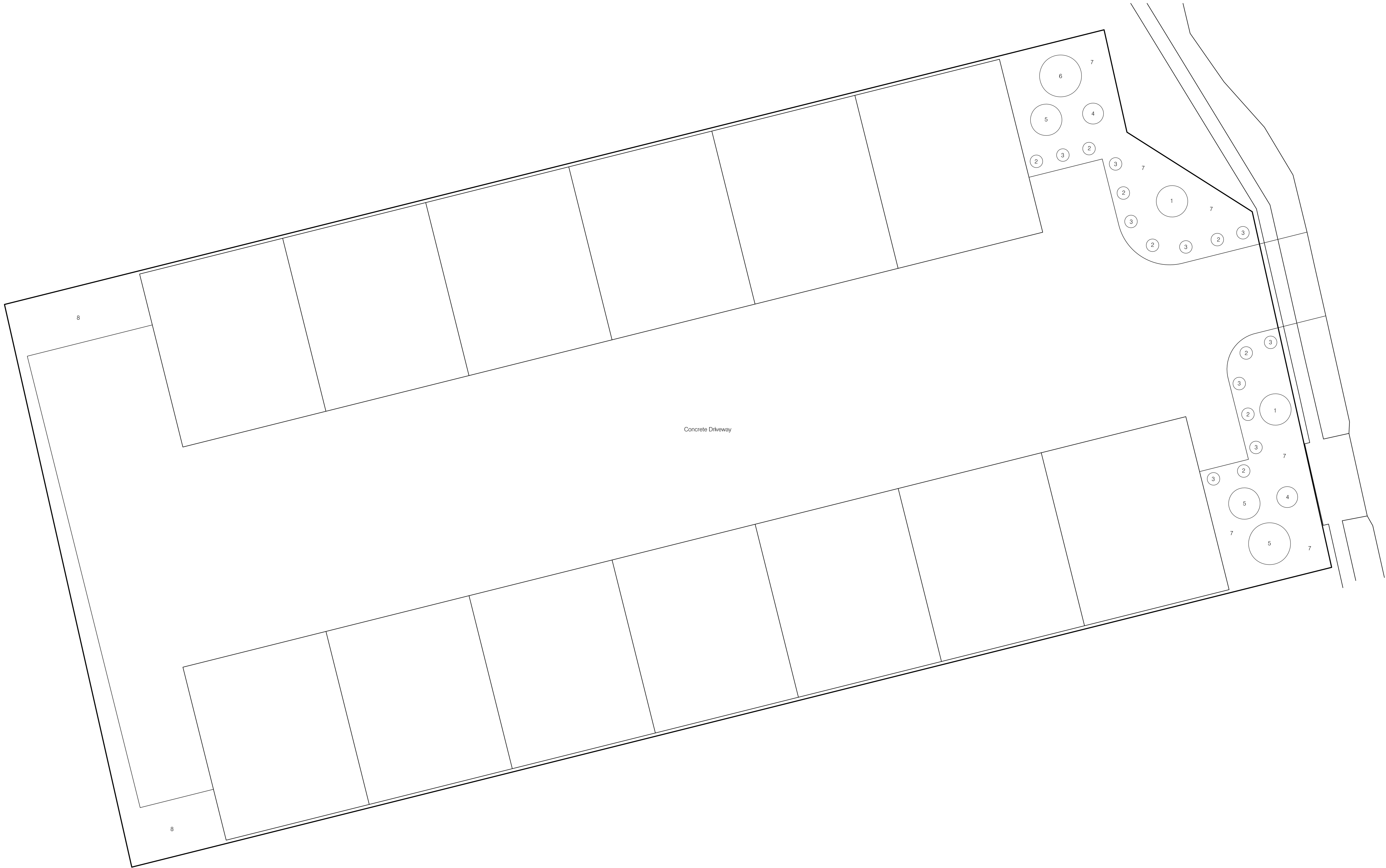


North Elevation
SCALE 1:100



North Elevation
SCALE 1:100

Rev	Amendment:	Date:	Accredited Practitioner:	<div><div><div><div></div></div><div>DIREEN</div><div>HOMES</div><div>PTY LTD</div><div>Unit 1, 18 Kennedy Drive, Cambridge, 7170</div><div>P: 03 62484366 E: info@direenhomes.com.au</div></div></div>
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- Legend & Notes:**
- 1 Grevillea Gaudichaudii
 - 2 Lomandra Longifolia
 - 3 Anigozanthos Kangaroo Paw
 - 4 Acacia Fettuccini
 - 5 Callistemon Little John
 - 6 Dodonaea Viscosa
 - 7 50mm Woodchip Mulch. Mulch material to be shredded gum bark (free from stones, soil, weeds, and other Introduced matter)
 - 8 Blue Metal Spalls to Unconcreted Areas

Landscape Plan
SCALE 1:200



Rev	Amendment:	Date:	Accredited Practitioner:	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	Direen Realty	Landscape Plan	5-Oct-16	A1
				Project Address:	File Name:	Drawing Scale:	Drawing No:
				11 Runway Place Cambridge Tas 7170	16 DHD-1, 11 Runway Place.dwg	1:200	A-09/09

DIREEN
HOMES PTY LTD
Unit 1, 18 Kennedy Drive, Cambridge, 7170
P: 03 62484366 E: info@direenhomes.com.au

11 Runway Place, CAMBRIDGE



Site viewed from Runway Place, looking northwest



Site viewed looking southwest from Runway Place

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT

Nil Items.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE

11.7.1 QUARTERLY REPORT TO 30 SEPTEMBER 2016

(File No 10/02/05)

EXECUTIVE SUMMARY

PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 July 2016 to 30 September 2016.

RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's previously adopted Strategic Plan 2010-2015.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with regular internal reporting.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

The Quarterly Report provides details of Council's financial performance for the period.

RECOMMENDATION

That the Quarterly Report to 30 September 2016 be received.

ASSOCIATED REPORT

The Quarterly Report to 30 September 2016 has been provided under separate cover.

Andrew Paul
GENERAL MANAGER

11.7.2 WARRANE MORNINGTON NEIGHBOURHOOD CENTRE – LEASE OF COUNCIL LAND - COMMUNITY GARDEN – 18 HEEMSKIRK STREET, WARRANE
(File No H008-18)**EXECUTIVE SUMMARY****PURPOSE**

To consider leasing to the Warrane Mornington Neighbourhood Centre Inc (“the Centre”) Council land at 18 Heemskirk Street, Warrane for the development of a community garden.

RELATION TO EXISTING POLICY/PLANS

Council’s Leased Facilities and Term of Lease Policy is applicable.

Strategic Plan 2016-2026: “To support local communities to build on existing capacity and progress their health and well-being”.

Community Health and Wellbeing Plan: Enhancement of the urban and built environment, “identify and assess patches of land for local food production in high-medium density housing areas”.

Positive Ageing Plan: Improve Quality of Life for Older People, “Continue to support and facilitate local community garden developments across the City”.

LEGISLATIVE REQUIREMENTS

Section 177 of the Local Government Act, 1993 is applicable.

CONSULTATION

Consultation has occurred between Council officers and representative of the Centre.

No public consultation has occurred in regard to the proposal.

FINANCIAL IMPLICATIONS

Recommendation has no direct implications on Council’s Annual Plan.

RECOMMENDATION:

- A. That in accordance with Section 177 of the Local Government Act 1993, Council gives notice of intention to lease 18 Heemskirk Street, Warrane to the Warrane Mornington Neighbourhood Centre Inc for a community garden.
- B. That once the notice of intention process to lease is finalised and no objections are received and that all necessary approvals are in place, Council enters into a lease agreement with the Warrane Mornington Neighbourhood Centre for an initial term of 5 years and renew the term in accordance with the delegation issued to the General Manager under Section 179 of the Local Government Act, 1993.

- C. That the annual rental for the term of the lease is to be at a nominal amount of \$1.00 per annum.
- D. That Council waives all the fees associated with the building approvals for the proposed community garden by way of grant and benefit under Section 77 of the Local Government Act, 1993.

NB: A Decision on this Item requires an Absolute Majority of Council.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** The Centre has been approached about the desire to find some land to develop a community garden.
- 1.2.** The Centre has liaised with Council to find suitable land for a community garden. After considering the request from the Centre, a highly suitable area of Council land has been identified at 18 Heemskirk Street, Warrane.
- 1.3.** The Centre is now applying to Council for a lease of 18 Heemskirk Street to develop a community garden.

2. REPORT IN DETAIL

- 2.1.** In recent years the neighbourhood of Warrane/Mornington has become more culturally diverse and members of the community are eager to have a space to create a community garden for all to share and enjoy.
- 2.2.** The aim of the community garden is to establish a vibrant and valued place for people of all ages, abilities and cultures to use the space to grow fruit and vegetables and to make the garden a community space that is inclusive and enjoyed by all.
- 2.3.** In its 2016-17 annual capital works program, Council allocated \$30,000 to identify and assess patches of land suitable for a garden for the Centre. Council's Health and Wellbeing Plan has also allocated \$4,000.

- 2.4.** The Centre has been granted approximately \$17,000 for fence and shed construction in Federal funding through the Stronger Communities Program. This funding must be expended by December 2016.
- 2.5.** The Centre has already established a Community Garden Committee consisting of a Centre Board Member, the Centre Manager, community representatives and Council representatives to enable the community garden to go ahead.
- 2.6.** The Centre aims to:
- construct a shed/garage which will provide security for its tools and equipment;
 - erect fencing to ensure the health and safety of all participants on-site and provide adequate security for the site;
 - create garden beds and an orchard for the community growing of produce; and
 - establish a water tank on-site.
- 2.7.** Following meetings with the Centre and Council representatives, an area of land at 18 Heemskirk Street, Warrane was identified by Council as being appropriate for a community garden. Attachment 1 is a plan showing the location of the proposed community garden.
- 2.8.** As the property is a corner block in a residential street, clear lease conditions will be included to manage the visual amenity of the community garden including conditions in relation to appropriate fence colour and material; suitability of screening materials; storage of materials as viewed from the street.

3. CONSULTATION

3.1. Community Consultation

No public consultation has occurred.

3.2. State/Local Government Protocol

Nil.

3.3. Other

The Centre has been successful in obtaining a grant from the Federal Government through the Stronger Communities Program.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The Strategic Plan 2016-2026 states that Council will: “...support local communities to build on existing capacity and progress their health and well-being”.

4.2. The Community Health and Wellbeing Plan states that in relation to the enhancement of the urban and built environment, it will “identify and assess patches of land for local food production in high-medium density housing areas”.

4.3. The Positive Ageing Plan states that in relation to Improve Quality of Life for Older People, “Continue to support and facilitate local community garden developments across the City”.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

6.1. The Local Government Act, 1993 allows for Council to dispose of its land by leasing, however, draws very clear definition between ordinary Council landholding and land which is classified as “public land”. If Council intends to lease public land it is to undertake formal public processes in accordance with the Act as though it’s disposing of the public land.

6.2. The disposal of public land by leasing is required to follow a set statutory process. The process is:

- a Council resolution by absolute majority is required;
- Council is to publish its intention in the daily newspaper on 2 separate occasions;
- Council is to notify the public that objections may be made to the Council within 21 days;
- if Council does not receive any objections it may lease or otherwise dispose of the land, however, before disposing of any land, Council is to obtain a valuation of the land from the Valuer General or another land valuer;
- if Council receives objections it must consider any objection received and advise the objector of its decision; and
- the objector may appeal to the Resource Management and Planning Appeals Tribunal (RMPAT) against Council's decision within 14 days a decision of which is final.

7. FINANCIAL IMPLICATIONS

Recommendation has no direct implications on Council's Annual Plan.

8. ANY OTHER UNIQUE ISSUES

The Centre is a not-for-profit organisation that creates and supports community networks, promotes individual health and well-being and provides opportunities for the community of Warrane and Mornington. It does not have the ability to pay annual rental for the use of Council land and therefore the rent has been set at \$1.00 per annum.

9. CONCLUSION

9.1. The development of a community garden in Warrane will provide an opportunity for community members to participate in community gardening and enjoy the benefits of growing their own produce and interacting with other members of the community.

- 9.2.** The lease of Council's land to enable the community garden is a positive step and should be supported.

Attachments: 1. Location Plan (1)

Andrew Paul
GENERAL MANAGER



11.7.3 PARTNERSHIP GRANTS

(File No 09-17-06A)

EXECUTIVE SUMMARY**PURPOSE**

To consider the Partnership Grants Assessment Panel's recommendations for the allocation of financial assistance in respect of the 2016/2017 Partnership Grants.

RELATION TO EXISTING POLICY/PLANS

Community Grants Policy and social plans including Youth Plan, Cultural Arts Plan, Positive Ageing Plan, Health and Wellbeing Plan, Cultural History Plan, Community Participation Policy, Clarence Events Plan, Access Plan and Draft Community Safety Plan.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

There is an annual budget for the Community Grants Program including the Partnership Grants.

RECOMMENDATION:

That Council approves financial grants amounting to \$27,750.00 to:

- Crime Stoppers Tasmania – “Safer Streets – Stronger Communities” - \$15,000;
- Southern Support School – School Association – “Fitness and Well-Being Practice for Community Inclusion” - \$12,750; and
- carryover outstanding \$2,250 of funds to the 2017/2018 financial year.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The annual Partnership Grants closed on 1 October 2016 and 4 applications were received (refer to Attachment 1).
- 1.2.** The Community Grants Assessment Panel reviewed all applications and has recommended 2 projects be funded.

2. REPORT IN DETAIL

2.1. The Partnership Grants program was advertised in “The Mercury”, the Council Rates News, Eastern Shore Sun and on Council’s website.

2.2. Applications for this round of the Partnership Grants closed on 1 October 2016 and a total of 4 applications were received for funding totalling \$53,810.59.

2.3. Of the 4 applications received, 2 applications have been recommended for approval and 2 applications were not supported. The details are as follows.

- In respect to the Crime Stoppers Tasmania application for \$15,000.00 for the “Safer Streets – Stronger Communities” project, the Grants panel agreed that this project was worth supporting as the project was considered a whole of community project inclusive of partnerships with Mission Australia Housing, Abundant Life Church, Neighbourhood Houses and One Community Together Clarence Plains. The project seeks to address initiatives targeted at overcoming unsafe/illegal trail bike use by purchasing a motor vehicle trailer for use in positive social inclusion programs. The project aims to engage the community in designing solutions to address trail bike issues; education about safe riding and bike safety checks; build a network of positive role models and a structure to engage; address individual/community needs through targeted programs; and help to develop skills which will allow young people to contribute and participate positively with their community.
- In respect to the Southern Support School – School Association’s application for \$12,750.00 for the “Fitness and Well-Being Practice for Community Inclusion” project, the Grants Panel agreed that this project would assist senior students living with a disability to improve their fitness and well-being and specifically assist their inclusion in the local community. Grant funds will be used to purchase fitness equipment that supports students to gain confidence in using this equipment.

When students have gained their confidence they will participate in regular excursions to council recreation areas to use Council recreation equipment and spaces. This also encourages members of the local community to become familiar and comfortable with the students using community recreational spaces.

- A budget of \$30,000 is available for the 2016/17 financial year for Partnership Grants to fund projects in this round.
- In regard to the remaining 2 applications, although the proposed projects were considered to have strength and merit, the applications did not stand out against the recommended applications. These were:
 - in respect of the Presbyterian Care Tasmania Incorporated application – Artist in Residence Project, although this project did have merit, the Grants Panel agreed that there is a legal requirement to run leisure and recreational activities at Nursing Homes and that Presbyterian Care Tasmania Incorporated has adequate resources to be able to finance this project without the need for Council funding; and
 - in respect of the Migrant Resource Centre’s application – “Welcome Clarence”, the Grants Panel was advised that since this application was submitted, confirmation has been received that the Syrian/Iraqi refugees would be settling in the Bridgewater area in the initial instance and therefore agreed this project did not meet the eligibility requirement, as the refugees would not be residing in Clarence. However, it was resolved that the panel noted the benefits of the project and that Council would be willing to offer staff support to develop the program further following confirmation of refugees settling in the Clarence municipality.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The Partnership Grants aim to support groups for amounts of up to \$15,000.00 for one-off activities or projects that benefit the Clarence community.

4.2. The Grants program is a strategic investment tool, assisting the community to meet and respond to Council's priorities and vision as outlined in the Strategic Plan 2016-2026. It enables Council to contribute to the community by:

- being a city which values diversity and encourages equity and inclusiveness, where people of all ages and abilities have the opportunity to improve their health and quality of life;
- being a city that values its natural environment and seeks to protect, manage and enhance its natural assets for the long term environmental, social and economic benefit of the community;
- becoming a well-planned liveable city with services and supporting infrastructure to meet current and future needs; and
- being a city that fosters creativity, innovation and enterprise.

4.3. It operates in the context of other related Council Policies, Plans and activities for example: Plan, Cultural Arts Plan, Positive Ageing Plan, Cultural History Plan, Health and Wellbeing Plan, Community Participation Policy and Clarence Events Plan, Access Plan and Draft Community Safety Plan.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

A budget of \$30,000.00 is available for the 2016/17 financial year to fund projects in this round.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Partnership Grants Assessment Panel has assessed 4 applications and 2 are recommended to Council for approval for \$27,750.00, as in the attached schedule.

Attachments: 1. Partnership Grants October 2016 Schedule (4)

Andrew Paul
GENERAL MANAGER

Partnership Grants – October 2016

APPLICATIONS SUPPORTED FOR CONSIDERATION

Applicant: Crime Stopper Tasmania

Project: Safer Streets – Stronger Communities

Amount Requested: \$15,000.00

Project Description: This project is for purchase a community motor vehicle trailer for use in positive social inclusion programs and to support improved health and wellbeing outcomes for the Eastern Shore community. The trailer will be used to support community building initiatives that require transport of trail bikes and/or push bikes. This can include initiatives aimed at overcoming unsafe/illegal trail bike practices and also programs aimed at increasing participation in pedal powered activities. It is intended that the trailer will be a practical solution for bringing together a wide range of community groups and stakeholders all focused on delivering worthwhile social inclusion and health and wellbeing outcomes.

Crime Stoppers Tasmania has been collaborating with a range of stakeholders regarding the need for this project, including Clarence City Council, Mission Australia Housing, Abundant Life Church, Neighbourhood Houses Tasmania and One Community Together Clarence Plains.

At times of non-use is it envisaged that the trailer would be made visible within and around the Clarence community, by way of promoting and reinforcing the public-safety message.

Members of the community groups will volunteer to:

- Engage the community in designing solutions to address the trail bike issue.
- Educate about safe riding and bike safety checks.
- Build a network of positive role models and a structure to engage.
- Address individual/community needs through targeted programs.
- Help to develop skills which will allow young people to contribute and participate positively with their community.

The trailer will also be available to community groups and the Council to assist with transport for other activities as agreed, making it a multi-faceted project that can benefit the whole community.

Comments: This Grants panel agreed that this project was worth supporting as the project aims to work with the community to try and overcome the illegal use of trail bikes. The funds will be used to purchase and trailer for transport of trail bikes, push bikes and other agreed activities that will benefit the community. The panel noted the partnerships and collaboration with other organisations on the need for this project.

Recommendation: The application is supported for the amount of \$15,000.00.

Applicant: Southern Support School – School Association	
Project: Fitness & Well-Being Practice for Community Inclusion	
Amount Requested: \$12,750.59	
<p>Project Description: The project aims to focus on assisting the senior students to improve their health and well-being and specifically to assist students to develop the social and emotional regulation skills they need to utilise public spaces such as Council recreation spaces and commercially operated gyms successfully and become inclusive members of the local community. This will be done by allowing the students to practice using quality physical training equipment at the school and then providing regular opportunities for them to use similar equipment in public spaces and local commercial gymnasiums. The grant funds will be used to purchase portable equipment which the senior students will use. When they are confident in using the equipment, they will participate in Community Learning excursions to Council recreation areas to use equipment in those settings. Students with disabilities will become more confident in community recreation spaces and members of the local community will become more familiar and comfortable with our students using those spaces, thus promoting effective community inclusion. In addition, parent and community volunteers will be encouraged to participate in both the school fitness practice and community inclusion components as this will have added benefit of allowing the parent body to feel more confident in taking their older children with disabilities to public spaces on a regular basis.</p>	
<p>Comments: The Grants Panel agreed unanimously that this project was worth supporting as it would support an activity to assist students with a disability to gain confidence in using fitness equipment both in school and at local parks. This project aligns with the strategies in Council's Access Plan.</p>	
<p>Recommendation: This application is supported for the amount of \$12,750.00 (rounded to whole dollars).</p>	
2 Applications supported	Total \$27,750.00

Partnership Grants – October 2016	
APPLICATIONS NOT SUPPORTED FOR CONSIDERATION	
Applicant: Presbyterian Care Tasmania Incorporated	
Project: Artist in Residence Project	
Amount Requested: \$15,000.00	
<p>Project Description: Creative Ageing is recognised as a meaningful way to contribute to health and well-being and social inclusion of older adults. The Artist-in-Residence Project will provide the platform to build a creative mindset within the facility. The aim is to build a “Creative Homes” mindset in the organisation and to bring out the creativity of the residents through the Artist-in- Residence Project. This grant funds will be used to recruit an artist to commence working with the residents 2 hours per week in the first 6 months and monthly to provide longer term support over 30 months. The artist brief will include creative direction for our staff to increase their skills and confidence in providing art therapy for the residence and support sustainability.</p>	

Comments: The Grants Panel that although this was a well written application and the project did have merit, there is a legal requirement for homes to provide leisure and recreation activities and Presbyterian Care has adequate finances to be able to fund this project without the need for Council support.

Recommendation: For the reasons above, this application is not supported by the Grants Assessment Panel.

Applicant: Migrant Resource Centre

Project: Welcome Clarence

Amount Requested: \$15,000.00

Project Description: 'Welcome Clarence' is a project which supports the settlement of new migrants and refugees in the City of Clarence. The aim is to introduce new residents to local cultural, natural and recreational activities and assets. It also creates opportunities for existing residents to socialise with the newest residents of the City of Clarence.

In 2016-17 Southern Tasmania will be receiving up to 200 individuals, mostly in family groups, as part of the Commonwealth Government's response to the Syrian humanitarian crisis. Settlement agencies will encourage families to settle in the City of Clarence due to its liveability; the lifestyle it affords, its community facilities, areas of natural beauty and availability of affordable rental housing stock.

The 'Welcome Clarence' program will encourage the Syrian/Iraqi families to choose to settle in and remain in the City of Clarence through connecting families with the natural and social capital and community infrastructure of the City of Clarence.

In December an initial session will be held with the Syrian/Iraqi community members who, with the support of trained bicultural workers, will be asked to highlight their interests in the following areas of the local community: health and wellbeing, transport, civic participation, recreational, family and social support.

In early 2017 The Migrant Resource Centre (MRC) Settlement and Community Services Team will consult with the City of Clarence (Community Development Officer), LINC and the relevant Neighbourhood Centres to identify a range of formal and non-formal opportunities, pre-existing community assets, service providers and community leaders and champions that will assist to meet the goals of the newer community members.

The MRC will put together an informal program of up to 8 sessions with a mixture of activities, excursions, workshops, events and 'meet and greets'.

An indicative list of activities that could be held up to June 2017 include: showcasing the natural environment with walks and visits to the foreshore trail; introducing community assets through picnics and BBQ's in local parks; civic participation through a meet the Alderman morning tea and introduction to the role and operation of local government, introduction to civil society organisations and cultural events in City of Clarence (for e.g. Neighbourhood Centres, The Barn at Rosny Farm), sport 'taster' events held at local sports clubs and 'welcome dinners'.

These events can also be used as a valuable opportunity to provide community members with information regarding the City of Clarence services as well as activating an informal support network for the Syrian/Iraqi community members through connection to existing interested City of Clarence community members. Throughout the duration of the project MRC will provide 'wrap around' specialised support services. This includes activities and support in employment, learn to drive program, migration advice, adult and youth case management, information sessions and capacity building workshops.

Comments: The Grants agreed on the merit of this application however confirmation has been received that the initial settlement of refugees will be in the Bridgewater area therefor making this application ineligible as there will be no settlement in Clarence. The Panel however resolved that they note the benefits of the project and encourage the Migrant Resource Centre to continue the program development. Council would be willing to offer support to develop the program further following confirmation of refugees settling in Clarence.

Recommendation: For the reasons above, this application is not supported by the Grants Assessment Panel.

2 Applications not supported

Total \$26,060.00

Partnership Grants – October 2016

Application Summary

2016-2017 funds available for Partnership Grants (October 2016)	\$30,000.00
4 Applications received requesting a total of \$21,468.37 in grant funding	\$53,810.59
2 Applications are supported at a total of \$27,750.00	\$27,750.00
The total grant funding recommendation for the October 2016 round	\$27,750.00
Leaving unspent funds (to be carried over to 2017/2018 round)	\$2,250.00

11.7.4 SOUTH EAST COUNCILS – FEASIBILITY STUDY

(File No 10-13-01)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to enable Council to formally receive the South East Council's Feasibility Study.

RELATION TO EXISTING POLICY/PLANS

Council, in conjunction with Sorell, Tasman and Glamorgan-Spring Bay Councils, has previously committed to the undertaking of a feasibility study into the formation of a regional South East Council.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

None at this time. It is however, noted that Council has committed to public consultation prior to consideration of any merger proposal.

FINANCIAL IMPLICATIONS

There are no direct financial implications by merely receiving the report.

Dependent on Council's ultimate decision in respect of matters considered in the report then there may be significant financial implications. These matters would be considered as part of any further consideration by Council of the report findings.

RECOMMENDATION:

- A. That Council receive the report.
- B. That Council request the General Manager to seek pricing for a potential independent review of the feasibility study, noting that such review focus on the appropriateness of the methodology of the study, a review of the assumptions made and a review of the analysis undertaken.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council has previously committed to participating in the undertaking of a feasibility study into the voluntary formation of a merged South East Council.
- 1.2.** The study participants were Clarence, Sorell, Tasman and Glamorgan-Spring Bay (GSB) Councils.

1.3. The study was to consider a number of merger options including:

- Clarence, Sorell, Tasman and GSB;
- Clarence, Sorell and Tasman;
- Sorell, Tasman and GSB; and
- Sorell and Tasman.

Additionally, the study was to consider an expanded shared services option.

1.4. The undertaking of the feasibility study was awarded to KPMG.

1.5. Concurrent with this study, Clarence Council is also participating in a similar study in respect of the possible formation of a Greater Metropolitan Hobart Council. This study is not yet completed, with completion anticipated in late November or early December of this year.

2. REPORT IN DETAIL

2.1. Council has now received the completed feasibility study.

2.2. The study identifies that under all options considered there are potentially significant savings or benefits.

2.3. Prior to considering the feasibility study it would be appropriate for Council to await the finalisation of the Great Metropolitan Hobart feasibility study, due in late November or early December.

2.4. Awaiting the finalisation of the Greater Metropolitan Hobart Study will enable Council to consider both studies to determine which, if either, proposal is in the best interests of Clarence residents.

2.5. As such, it is appropriate at this time for Council to simply receive the South East feasibility study prior to making any consideration or determination of the study findings until such time as the Greater Metropolitan Hobart report is available for comparative purposes.

- 2.6.** In committing initially to the undertaking of these studies, Council noted that it reserved the right to have the study findings independently reviewed.
- 2.7.** Prior to determining whether or not to have the report independently reviewed it may be appropriate at this time to seek pricing of the undertaking of an independent review.
- 2.8.** Such independent review should consider:
- the appropriateness of the methodology;
 - the appropriateness of the study assumptions, both financial and non-financial; and
 - a review of the analysis undertaken.
- 2.9.** Seeking pricing for a potential independent review at this time will enable Council to consider and respond to the recent findings in a timely manner.

3. CONSULTATION

Community Consultation

There has been no consultation undertaken at this time.

Council has previously agreed that prior to any final consideration of any merger proposal, public consultation will be undertaken.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council, in conjunction with Sorell, Tasman and Glamorgan-Spring Bay Councils, has previously committed to the undertaking of a feasibility study into the formation of a regional South East Council.

5. EXTERNAL IMPACTS

None at this time.

6. RISK AND LEGAL IMPLICATIONS

None identified at this time.

7. FINANCIAL IMPLICATIONS

There are no direct financial implications by merely receiving the report.

Dependent on Council's ultimate decision in respect of matters considered in the report then there may be significant financial implications. These matters would be considered as part of any further consideration by Council of the report findings.

8. ANY OTHER UNIQUE ISSUES

It is considered important to await the receipt of the Greater Metropolitan Hobart feasibility study prior to Council making a determination in respect of the study findings.

9. CONCLUSION

9.1. That Council receive the report.

9.2. That Council request the General Manager obtain pricing for the possible undertaking of an independent review of the study findings noting the principles of such review as outlined in the report.

Attachments: The Feasibility Study has been Previously Circulated

Andrew Paul
GENERAL MANAGER

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Ald Doust has given notice of the following Questions:

In relation to the following motion of Alderman K McFarlane that was passed at Council's Meeting of 17 October 2016.

"That Council:

A. Promote and conduct a trial microchipping of cats at Risdon Vale, Rokeby and Clarendon Vale at a subsidised cost of \$10 per cat; and

B. A report be prepared on the outcome of the trial".

- What aspects of the microchipping trial will be the focus of the report?
- What is the purpose and cost benefit to the ratepayer of such a trial?
- How will microchipping stop cats from predating native fauna, breeding and spreading disease?
- What is the purpose and cost benefit to the ratepayer of the costly microchipping of a cat which can and will freely roam throughout the community only to be identified when killed or trapped?
- What will the Council do with the cat, either dead or alive, when it is identified by the costly microchip?
- Does the Council currently actively monitor/collect stray cats?
- Does a microchipped cat get returned to its owner if it is not de-sexed?
- Is a cat owner responsible for the cost of care and treatment of the cat whilst in Council care? (PLEASE NOTE the CCC website details information as to a impounding fee for dogs at \$65.00 and the Dogs Home maintenance fee of \$30.00 per day)
- Is microchipping a prelude to compulsory registration of all cats in Clarence, similar to that of dogs?
- Could microchipping become a prerequisite to immunisation against diseases to be used in the future control of feral cats as indicated by the Federal Government?
- In what way does microchipping have any control on cats?

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will not be recorded in the minutes.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

- 13.1 APPLICATIONS FOR LEAVE OF ABSENCE
- 13.2 NOMINATION OF REPRESENTATIVE
- 13.3 APPOINTMENT OF COMMITTEE MEMBER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- personnel matters,
- information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- applications by Aldermen for a Leave of Absence.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.