# **COUNCIL MEETING**

# MONDAY 5 JUNE 2023

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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. ACKNOWLEDGEMENT OF COUNTRY

The Mayor will:

• make the following statement:

"Before proceeding, I pay my respects to the Mumirimina people as the traditional and original custodians of the lands on which we meet, and I acknowledge the continuing connection of the Tasmanian Aboriginal people to the skies, land and waterways.

I pay respect to Elders past and present."

- invite those present to pause for a moment of quiet reflection and respect before commencing the council meeting.
- advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are livestreamed, audio-visually recorded and published to Council's website. The meeting is not protected by privilege. A link to the Agenda is available via Council's website.

### 2. APOLOGIES

Cr Goyne (Leave of Absence)

### 3. DECLARATIONS OF INTERESTS OF COUNCILLORS OR CLOSE ASSOCIATE

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Councillors 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.

### 4. OMNIBUS ITEMS

### 4.1 CONFIRMATION OF MINUTES

### **RECOMMENDATION:**

That the Minutes of the Council Meeting held on 15 May 2023, as circulated, be taken as read and confirmed.

# 4.2 MAYOR'S COMMUNICATION

### 4.3 COUNCIL WORKSHOPS

In addition to the Councillor'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
City Heart Engagement Results	
Kangaroo Bay Wharf Site	
Finalisation of Budget	
Clarence Skate Parks Update	22 May
Confidential Briefings – Rosny Hill and Boulevard Site	
Pass Road Upgrade	
Grants and Sponsorship Policy	
Councillor Allowances Policy	29 May
RECOMMENDATION:	
That Council notes the workshops conducted.	

### 4.4. TABLING OF PETITIONS

(Note: Petitions received by Councillors are to be forwarded to the Chief Executive Officer within seven 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.

### 4.5 **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.

### **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.

# COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY

Representative: Cr James Walker

**Quarterly Reports** March Quarterly Report pending.

**Representative Reporting** 

- TASWATER CORPORATION
- GREATER HOBART COMMITTEE

# REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

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# 4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 15, 22 and 29 May 2023 have been circulated to Councillors.

# **RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 15, 22 and 29 May 2023 be noted.

### 5. 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 a Councillor 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.

### 5.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the Chief Executive Officer 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.

Mr Bradley Walker of Howrah has given notice of the following question.

#### COUNCIL MEETING 15 MAY 2023

At council's meeting on 15<sup>th</sup> May 2023. Councillors Ritchie and Mulder both spoke in debate about the visual amenity/appearance of the development application PDPLANPMTD-2022/031767. The planning assessment for PDPLANPMTD-2022/031767 in S17.7.4 (Public Art) states "the proposal is considered to contribute to the amenity of the site".

Councillor James tried to speak about the Public Art included in this development application but was stopped because he was accused of adding new information by Mayor Blomeley.

Mayor Blomeley, is this bringing your best self to the Chambers, yes or no?

### 5.2 ANSWERS TO QUESTIONS ON NOTICE

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

### 5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The Chief Executive Officer provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

At Council's Meeting of 15 May Mr Victor Marsh of Bellerive asked the following question.

#### PUBLIC PIER – KANGAROO BAY

During the time that the public pier at Kangaroo Bay has been opened it has required regular cleaning, maintenance and repairs to damaged seats and signs caused by people fishing and vandals. Recently a deliberately lit fire has severely damaged a seat and totally destroyed the jetty's navigational light, so my question is what will the total cost to ratepayers be when all current repairs are completed?

#### ANSWER

The total cost of repairs to the seat and navigational light recently damaged by vandals is \$2,235.00.

Council records indicate a further \$1,600.00 has been spent in the current financial year on repairs required directly attributable to acts of vandalism. Minor miscellaneous repairs will have been absorbed under Council's regular maintenance program and are unable to be accurately quantified.

At Council's Meeting of 15 May Mrs Joanne Marsh of Bellerive asked the following question (read out by Mr Marsh).

#### BEWARE OF WILDLIFE SIGNAGE

Is it possible for Council to erect a sign saying "Beware of Wildlife" on Victoria Esplanade parallel to the old fort? There is a large family of pademelons crossing the road at all times of the day and considering that a percentage of motorists are not obeying the 40km/h speed limit.

#### ANSWER

The Australian Standard for signage only specifies warning signage for large wildlife (such as kangaroos, camels, wandering stock etc) that would constitute a hazard to occupants of motor vehicles and motorcycles if struck on the road. The standard goes on to state that the efficacy of warning signs in preventing the roadkill of small animals is considered doubtful. Instead, signs aimed at creating a general awareness of wildlife in an area are suggested as a more meaningful approach to the problem of protecting small animals.

/contd on Page 10

### ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd...

Council generally do not install wildlife warning signage within built-up areas of the city as drivers are expected to be anticipating the usual activity associated with residential areas like cars entering and exiting driveways, residents (including children) and domestic animals moving around, etc. However, given that Victoria Esplanade adjacent to the old fort does not have the same level of residential activity as nearby parts of Victoria Esplanade, officers can investigate the appropriateness of installing Wildlife Awareness Signage (similar to those shown below).



FIGURE H1 WILDLIFE AWARENESS SIGNS

### 5.4 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.

# 6. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(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)

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# 7 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:

### 7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2022/029919 – 4 LINCOLN STREET, LINDISFARNE - THREE MULTIPLE DWELLINGS

### **EXECUTIVE SUMMARY**

#### PURPOSE

The purpose of this report is to consider the application made for three Multiple Dwellings at 4 Lincoln Street, Lindisfarne.

#### **RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Sustainable Transport code, the Road and Railways Assets code and the Safeguarding of Airports code under the Tasmanian Planning Scheme - Clarence (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 7 June 2023 with the consent of the applicant.

#### CONSULTATION

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

- Overshadowing
- Visual and physical bulk
- Reduced garage setback
- Privacy
- Traffic congestion and pedestrian safety
- Lack of visitor parking space
- Density and site coverage
- Incompatible neighbourhood character

### **RECOMMENDATION:**

- A. That the Development Application for three Multiple Dwellings at 4 Lincoln Street, Lindisfarne (Cl Ref PDPLANPMTD-2022/029919) be refused because the proposal is contrary to the provisions of the Tasmanian Planning Scheme Clarence for the following reasons.
  - 1. The proposal does not comply with 8.4.3 Site coverage and private open space for all dwellings performance criterion P2 (b) because the private open spaces for Unit 1 and 2 are not oriented to take advantage of sunlight.

- 2. The proposal does not comply with 8.4.4 Sunlight to private open space of multiple dwellings performance criterion P1 because the private open space areas for Unit 1 and 2 are unreasonably overshadowed by the other multiple dwellings on the same site, and receive inadequate sunlight to these areas on 21 June, the shortest day of the year.
- 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 existing single dwelling on the site has been approved for demolition, PDPLANPMTP-2021/020229 (Demolition) –dated11 August 2021.

# 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.
- **2.3.** The relevant parts of the Planning Scheme are:
  - Clause 5.6 Compliance with Applicable Standards
  - Clause 6.10 Determining Applications
  - Clause 8 General Residential Zone
  - Clause C2.0 Parking and Sustainable Transport Code
  - Clause C3.0 Road and Railway Assets Code
  - Clause C.16 Safeguarding of Airports 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 subject site is a large  $1410m^2$  deep rectangular shaped lot. The site is oriented north to south with a frontage length of 17m. A crossover is existing, providing access to Lincoln Street. The site is flat with a gradient of 1 in 23.

The site is fully serviced by TasWater potable water and reticulated sewerage, and Council Stormwater infrastructure with a 1.52m wide drainage easement running parallel to the western side boundary.

The site is within an established residential area, with the adjoining land to the east developed with a single dwelling (6 Lincoln Street), a dwelling development to the rear (155A Derwent Avenue) and a number of single dwellings to the west (2A Lincoln Street, 15 and 17 Natone Street). To the south of the dwelling, on the opposite site of Lincoln Street is ANZAC Park, a large community sporting facility, with tennis courts, a bowls club and cricket grounds.

### **3.2.** The Proposal

The proposal is for the provision of three multiples dwellings and associated infrastructure.

Of the three multiple dwellings, two are designed as double storey with each providing three bedrooms. The middle dwelling is single storey, with two bedrooms.

The dwellings, which are detached are located along the western boundary. A second crossover is proposed to provide access with Unit 1, which has a double garage, fronting to Lincoln Street. Unit 2 and 3 share an access, via the existing crossover and driveway along the western boundary. Unit 2 is provided with a single garage and a tandem car space, while Unit 3 is provided with a double carport.

On-site facilities include, sealed driveways and vehicle manoeuvring areas, an enclosed shared bin storage area for Unit 2 and 3 and an additional private bin

storage area for Unit 1 (both with 1.8m high screening), fencing and landscaping.

# 4. PLANNING ASSESSMENT

# 4.1. Compliance with Applicable Standards Section 5.6

"5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules."

# 4.2. Determining Applications [Section 6.10]

- "6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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."

References to these principles are contained in the discussion below.

# **4.3.** General Provisions

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions.

There are no General Provisions relevant to the assessment of this proposal.

# 4.4. Compliance with Zone and Codes

The proposal does not require an assessment against the Safeguarding of Airports Code as the proposed development height is below the Obstacle Surface Layer (OSL) height of 147m, and it is located outside the airport noise attenuation area.

### **General Residential Zone**

• Clause 8.4.2 Setbacks and building envelope – P1 – the proposal cannot meet part (a) or (c) of the acceptable solution due to a proposed 3.762m minimum setback to the site frontage.

The application must be assessed against Performance Criteria P1 of 8.4.2 *Setbacks and building envelope,* as follows.

Clause	Performance Criteria	Assessment
8.4.2 – P1	"A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints."	The proposed front setback is assessed as being compatible with the streetscape, noting that a number of dwellings within Lincoln Street and the surrounding streets have similar frontage setbacks. Notably, 15 Natone Street has a front setback of approximately 2.1m, 2 Lincoln Street has a front setback of approximately 4m and 18 Talune Street has a front setback of approximately 4m.
		The site is narrow and the protrusion within the front setback is required to achieve the desired density. Furthermore, the ground floor of the dwelling is to be setback approximately 5m, while the protrusion within the frontage setback is limited to the upper floor.

• Clause 8.4.2 Setbacks and building envelope – P2 – the proposal cannot meet the acceptable solution due to a proposed 4.3m minimum garage setback to the site frontage.

The application must be assessed against Performance Criteria P1 of 8.4.2 *Setbacks and building envelope*, as follows.

Clause	Performance Criteria	Assessment
8.4.2 – P1	"A garage or carport for a dwelling must have a setback from a frontage that is compatible with the existing garages or carports in the street, having regard to any topographical constraints."	The proposed garage setback is assessed as being compatible with the other garage and carport setbacks along Lincoln Street. Specific examples of reduced
		frontage with a greater setback.

• Clause 8.4.2 Setbacks and building envelope – P3 – the proposal cannot meet part (a)(i) and (a)(ii) of the acceptable solution given there are protrusions outside of the building envelope.

The application must be assessed against Performance Criteria P1 of 8.4.2 *Setbacks and building envelope,* as follows.

Clause	Performance Criteria	Assessment
8.4.2 P3	"The siting and scale of a	
	dwelling must:	
	(a) Not cause an unreasonable	The proposal is assessed as not
	loss of amenity to adjoining	causing an unreasonable loss of
	properties, having regard	amenity to the adjoining
	to:	properties through siting and
		scale. Shadow diagrams
		provided have been reviewed in
		assessing the Performance
		Criteria

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property;	The analysis of the shadow diagrams (refer Plans DD.300, DD.301 and DD.302) indicate that the adjoining dwellings to the east accessed from Lincoln Street and those to the west, accessed from Lincoln Street and Natone Street are most impacted by overshadowing on 21 June between 9 am and 3pm. While no detail of the location of the habitable windows, with the exclusion of bedrooms, within these neighbouring dwellings has been provided, the shadow diagrams show the impact of overshadowing to the adjoining dwellings is not sustained throughout the day on 21 June. Dwellings to the west of the subject site are unimpacted by shadow from the proposed development by 12pm (midday), while dwellings to the east are not overshadowed by the proposal until after 12pm (midday). Based on this information it is reasonable to conclude that any impacted habitable windows would receive a minimum of three hours of sunlight on June 21 and therefore any overshadowing would not have an unreasonable impact on amenity. Notwithstanding any proposed fencing, shadow diagrams revealed that on June 21, 2, 2A and 6 Lincoln Street, as well as 15 and 17 Natone Street will receive in excess of three hours of sunlight to their total private open space.
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(iii) overshadowing of an adjoining vacant	Any additional overshadowing than that which is already existing to the private open space of dwellings on adjoining properties, caused by the proposal, is not considered unreasonable. Not applicable – there are no adjoining vacant properties.
property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.	When viewed from the adjoining property to the east, the visual impacts of apparent bulk and scale would be minimised through the visual buffer provided by the length of the shared driveway, running down the eastern boundary.
	When viewed from the rear adjoining property, the visual impacts will appear minimal, as the proposal from this direction appears as a relatively modest single dwelling, with a maximum height of 6.8m with well- articulated window fenestration.
	When viewed from the adjoining properties to the west, the proposal's visual bulk is minimised by variations in height, with the middle unit being single storey, rather than double. Further to this, the western elevations provide material variations and well-articulated window fenestration, as well as variations in the upper floor setbacks.
	It is considered that the proposed design presents a reasonable outcome to minimise any visual impacts when viewed from adjoining properties.

гг		
<i>(b)</i>	Provide separation between	Lindisfarne is an established
	dwellings on adjoining	residential area with an historic
	properties that is consistent	pattern of single dwelling
	with that existing on	development. However, more
	established properties in the	recent developments, notably at
	area; and	8, 10, 14, 16, 20, 22, 44 and 50
		Lincoln Street as well as 10 and
		28 Talune Street have resulted in
		multiple dwelling developments
		that inherently reduce the
		separation between dwellings on
		adjoining properties in the area.
		The proposed side and rear
		boundary setbacks of the
		proposed dwellings is assessed as
		providing separation to adjoining
		properties, which is consistent
		with that established in the area.
<i>(c)</i>	Not cause an unreasonable	Not applicable, there are no
	reduction in sunlight to an	adjoining properties with
	existing solar energy	existing solar energy
	installation on:	installations.
	(i) an adjoining property;	Not applicable
	or	
	(ii) another dwelling on the	Not applicable.
	same site."	
		In summary, the application
		complies with the standard
		through the performance criteria.

 Clause 8.4.3 Site coverage and private open space for all dwellings – P1 – the proposal cannot meet (a) of the acceptable solution, given the proposed site coverage is 51%.

The application must be assessed against Performance Criteria P1 of 8.4.3 Site coverage and private open space for all dwellings, as follows.

Clause	Performance Criteria	Assessment
8.4.3 – P1	"Dwellings must have:	The proposal is deemed to satisfy the performance criteria, as outlined below.

(a)	site coverage consistent with that existing on established properties in the area;	There are a number of multiple dwelling developments along Lincoln Street and within the surrounding area with consistent site coverage characteristics. Examples of similar site coverage percentages can be seen at 3A Raminea Road, 9D Talune Street and 138A Derwent
(b)	private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:	<ul> <li>Avenue.</li> <li>Each dwelling is provided with ample private open space, which is consistent with the size of the dwelling, specifically:</li> <li>Unit 1 is provided with 149.14m<sup>2</sup>, as well as additional upper floor patios.</li> <li>Unit 2 is provided with 102.25m<sup>2</sup>.</li> <li>Unit 3 is provided with 93.95m<sup>2</sup>, as well as additional</li> </ul>
	(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and	upper floor patios. Each dwelling is provided with private open space, which can adequately function as outdoor recreational space consistent with the requirements of the occupant. Unit 1 has a larger private open space area within the front yard as well as open space to the rear of the dwelling and upper floor patios, which are able to cater for activities such as children's play or reading a book, for example. Unit 2, which is a two-bedroom dwelling, has a smaller private open space area to the rear, which can cater for a number of recreational activities, albeit those which require smaller areas. The private open space on-site is not considered likely to be able to provide for certain types of outdoor recreation, such as sporting activities.

(ii) operational needs, such as clothes drying and storage; and	1 1 1
	each dwelling.
(c) reasonable space for the planting of gardens and landscaping."	open space is provided for the planting of gardens and
	landscaping. This is evident in the landscaping plans provided.

Clause 8.4.3 Site coverage and private open space for all dwellings –
 P2 – the proposal cannot meet parts (a)(i), (b)(i) and (c) of the acceptable solution, due to the following:

Unit 1 has an area of private open space in one location, which is 29.54m<sup>2</sup>. However, it is located between the dwelling and the frontage, where the frontage is not oriented between 30 degrees west of true north and 30 degrees east of true north.

Unit 1 has another area of private open space in one location, which is  $24.61^2$ , however, has a minimum horizontal dimension of 3.11m.

Unit 2 has an area of private open space in one location, which is approximately  $35.9m^2$ , however, the minimum horizontal dimension is 2.5m.

Unit 2 has two other areas of private open space in one location, however, these spaces are only  $17.42m^2$  and  $11.02m^2$ .

The application requires assessment against Performance Criteria P2 of *8.4.3 Site coverage and private open space for all dwellings* as follows.

Clause	Performance Criteria	Assessment
8.4.3 – P2	"A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:	Each dwelling is assessed as having private open space areas which are capable of serving as extensions of the dwelling for outdoor relaxation, dining and entertaining. However, the size, shape and surface area of each unit's private open space will limit the types of outdoor activities.
	<ul> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight."</li> </ul>	Each unit is provided with an area of private open space which is conveniently located, and immediately accessed from the living area of the dwelling. Unit 1 and Unit 2 are assessed as not having areas of private open space, which both satisfy (a) of this standard, and are oriented to take advantage of sunlight. No area of private open space for Unit 2, which is conveniently located in relation to a living area receives a minimum of three hours of sunlight to at least 50% of that area of private open space for Unit 1, which is conveniently located in relation to a living area receives a minimum of three hours of sunlight to at least 50% of that area of private open space. No area of private open space for Unit 1, which is conveniently located in relation to a living area receives a minimum of three hours of sunlight to at least 50% of that area of private open space. Additionally, while the shadow diagrams provided by the applicant show areas of private open space receiving sunlight, at certain parts of the day, the shadowing caused by the dwelling at 6 Lincoln Street has not been considered.

If overshadowing caused by 6 Lincoln Street had been shown within the provided shadow diagrams, both Unit 1 and 2, would receive little to no sunlight in areas of private open space, which are conveniently located in relation to a living area of each dwelling (see Verified overshadowing diagrams, produced by Council officers, Attachment 1).
The objective of the standard requires "dwellings are compatible with the amenity and character of the area and provide (c) private open space that is conveniently located and has access to sunlight." In having regard to the objective of the standard to aid assessment against the performance criteria, the proposal does not provide for adequate access to sunlight and effective internal amenity. Further to this, it is not compatible with the amenity and character of the area, where dwellings allow for adequate sunlight to private open space areas.
In summary, the proposed private open space for Unit 1 and Unit 2 is not oriented to take advantage of sunlight and therefore P2 (b) is not achieved, the application does not comply with the standard and is recommended for refusal on this basis.

• Clause 8.4.4 Sunlight to private open space of multiple dwellings – P1 – the proposal cannot meet part (a)(i) and (ii) or (b) of the acceptable solution, due to the following: Unit 3 is separated from the private open space of Unit 2 by approximately 1.1m and to a height of greater than 3m.

Where the areas of private open space are adequately separated, it has not met the tests to comply with *clause 8.4.3* and cannot be considered as the area of private outdoor space for the purpose of assessment under this standard. Notably, more than 50% of these areas do not receive sunlight between the hours of 9am and 3pm on 21 June.

Unit 2 is not separated to the private open space of Unit 1 by any distance and stands at a height of greater than 3m where it borders the private open space.

The figure below shows the separation distance required by the acceptable solution (described as figure 8.4 of the scheme).

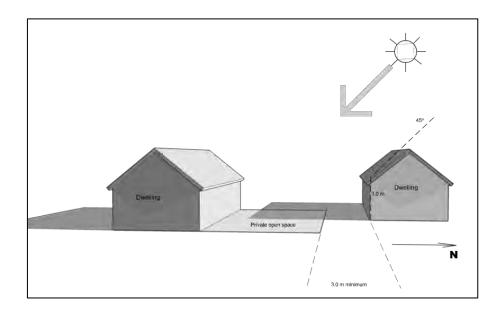


Figure 8.4 Separation from the private open space of another dwelling on the same site as required by clause 8.4.4 A1(a)

The application must be assessed against Performance Criteria P1 of *8.4.4 Sunlight to private open space of multiple dwellings* as follows.

Clause	Performance Criteria	Assessment
Clause 8.4.4 – P1	Performance Criteria "A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme."	The private outdoor spaces of Unit 1 and 2, which were the areas assessed under 8.4.3 P2, receive minimal access to sunlight throughout the day, particularly on 21 June. Although Unit 2 is designed as a single storey dwelling where its garage borders the private open space of Unit 1, the garage height is 4.2m. This causes significant overshadowing, particularly from 12pm onwards. Additionally, there is no separation provided between the garage of Unit 2 and the private open space of Unit 1. The overshadowing created by the design and siting of Unit 2 is assessed as causing an unreasonable loss of amenity to the private open space of Unit 1. Unit 3 is proposed to be double storey and is separated by around 1m to the private open space of Unit 2. The overshadowing cast by the design and siting of Unit 3 is assessed as causing an
		storey and is separated by around 1m to the private open space of Unit 2. The overshadowing cast by the design and siting of Unit 3
		the private open space of Unit 2. Amenity is additionally hindered by the varied width of the private open space being largely narrow in configuration, with the majority of the areas not without shadow for most of the day.
		Moreover, the areas of private open space assessed within this standard, directly relate to those areas also assessed as not complying with clause 8.4.3 P2, so that undertaking an assessment at all is, in effect moot.

In conclusion, the
overshadowing of the private
open space caused by another
dwelling on the same site is
considered to result in an
unreasonable loss of amenity to
the future occupants of Unit 1
and Unit 2. The application does
not satisfy the performance
criteria and does not comply with
the standard. On that basis, the
application is recommended for
refusal.

During the assessment, the challenges of the application to comply with the above applicable standards was discussed with the applicant.

• Clause 8.4.7 Frontage fences for all dwellings – P1 – The proposed front fence cannot meet the exemption in Section 4.0 of the Tasmanian Planning Scheme – Clarence, relating to fences within 4.5m of the frontage; and there is no acceptable solution for this standard.

The application must be assessed against Performance Criteria P1 of 8.4.7 *Frontage fences for all dwellings,* as follows.

	The solid form of the fence is to allow for private open space within the frontage for Unit 1, while providing opportunities for passive surveillance as the fence height reduces where it sits along the frontage.
	The proposed fence is considered to allow for mutual passive surveillance to and from the road, whilst also allowing for residential privacy.
(b) be compatible with the height and transparency of fences in the street, having regard to:	The proposed fence is assessed as being compatible with the fencing character of the street. Examples of similar fencing height and transparency can be observed at the neighbouring site of 6 Lincoln Street as well as 2 Lincoln Street and 15 Natone Street.
(i) the topography of the site; and	A fence with a similar height, transparency and material composition was approved at the neighbouring property of 6 Lincoln Street. Further to this, fencing examples exist at 2 and 2A Lincoln Street, similar to that which is proposed.
(ii) traffic volumes on the adjoining road."	The proposed fencing does not obscure any sight lines, as the site is level, and where the fence nears to the shared driveway it has a maximum height of 1.3m. The proposal is assessed as satisfactorily demonstrating compatibility with fences in the street, on the basis of the reasons discussed and is therefore considered to be consistent with this test of the standard.

• Clause 8.4.8 Waste storage for multiple dwelling – P1 – the proposal cannot meet the acceptable solution given the shared waste storage facilities for Unit 2 and Unit 3 are proposed to be within 5.5m of Unit 1.

The application must be assessed against the Performance Criteria P1 of *8.4.8 Waste storage for multiple dwelling* as follows.

Clause	Performance Criteria	Assessment
8.4.8 – P1	"A multiple dwelling must have storage for waste and recycling bins that is:	The proposed shared waste storage facilities for Unit 2 and 3 are considered to comply with the performance criteria, given:
	(a) capable of storing the number of bins required for the site;	The proposed area designated for bin facilities is 3.35m <sup>2</sup> , which is ample area and is considered capable to store in excess of six bins, which is the required amount for Waste Service at Clarence City Council.
	(b) screened from the frontage and any dwellings; and	The shared waste storage area is screened to a height of 1.8m
	(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise."	The shared waste storage area is separated to Unit 1 by 4.379m, which is considered sufficient to minimise impacts caused by odours and noise, specifically given the waste storage area is fully enclosed and the dwelling is further screened by a vertical screen slated timber fence. Further to this, where the waste storage area is nearest to the dwelling, no windows or door openings are present.

# Parking and Sustainable Transport Code

• Clause C2.5.1 Car parking numbers – P1.2 – the proposal cannot comply with the acceptable solution, given there is no proposed visitor parking.

The application must be assessed against the Performance Criteria P1.2 of *C2.5.1 Car parking numbers* as follows.

Clause	Performance Criteria	Assessment
C2.5.1 – P1.2	"The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:	The proposal is assessed as providing adequate provision for parking to meet the reasonable needs of the use.
	(a) the nature and intensity of the use and car parking required;	The omission of a visitor parking space is considered reasonable regarding the nature and intensity of the use. The available on- street parking along the southern side of Lincoln Street is considered sufficient to cater for any visitors to the site.
	(b) the size of the dwelling and the number of bedrooms; and	Six parking spaces are provided on-site, which is considered sufficient in relation to the size of the dwellings, each with two to three bedrooms.
	(c) the pattern of parking in the surrounding area."	Observations made as part of the assessment in the Traffic Impact Statement (TIS) shows lower on- street parking utilisation along Lincoln Street during the week, while usage is higher on the weekends, and mostly associated with sporting events. Despite this, the omission of a visitor park is taken to be consistent with the pattern of parking in the surrounding area.

• Clause C2.6.3 Number of accesses for vehicles – P1 – the proposal cannot meet part (a) or (b) of the acceptable solution, given two accesses are proposed for one frontage.

The application must be assessed against the Performance Criteria P1 of *C2.6.3 Number of accesses for vehicles* as follows.

Clause	Performance Criteria	Assessment
<i>C2.6.3</i> –	"The number of accesses for	The proposal is taken to meet the
<i>P1</i>	each frontage must be minimised, having regard to:	performance criteria given.
	(a) any loss of on-street	The proposed second crossover is
	parking; and	to be 5.68m at the road, which is a minimal width compared to
		other crossover widths along
		Lincoln Street (eg. approx 7.4m
		at 15 Lincoln Street and approx.
		7.1m at 16 Lincoln Street. The
		proposed crossover is likely to only reduce on-street parking by
		one space.
	(b) pedestrian safety and	Given vehicles egressing from
	amenity;	either the existing or proposed crossover are able to exit in a
		forward direction, pedestrian
		safety is maximised providing for
		adequate pedestrian amenity.
	(c) traffic safety;	For both crossovers, vehicles can egress in a forward direction,
		which ensures reasonable traffic
		safety. Further to this, the TIS
		details sight lines in excess of
		100m both left and right, which are adequate for reasonable
		traffic safety.
	(d) residential amenity on	Sufficient separation between the
	adjoining land; and	proposed crossovers and those on adjacent sites allow for adequate
		residential amenity.
	(e) the impact on the	The impact on streetscape is
	streetscape."	minimal. The second crossover
		will give the appearance of a single dwelling character, which
		is likely to enhance the
		streetscape.
		The application was referred to
		Council's engineers, who support
		the second crossover and advise
		that the impacts are minimal. As such, the proposal is assessed as
		complying with the standard.

Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction – P1 – the proposal cannot meet the acceptable solution, given the proposal will increase vehicular traffic to and from the site, by more than 20% than that which is currently generated by the single dwelling.

The application must be assessed against Performance Criteria P1 of C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Clause	Performance Criteria	Assessment
C3.5.1 – P1	"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:	Vehicular traffic to and from the site is assessed as minimising any adverse effects on the safety of the vehicle crossing.
	(a) any increase in traffic caused by the use;	The TIS provided with the application submission predicted a maximum of 17 additional vehicle movements to the site per day, which is more than a 20% increase in generation. Lincoln Street is capable of absorbing the increase in traffic generation. Council's engineers have provided advice in support of this assumption and accept the TIS submitted with the application.
	(b) the nature of the traffic generated by the use;	A majority of the vehicular movements are likely to be vehicles, typically associated with residential usage. The type of generated traffic movements associated with the proposal is compatible with the current vehicles using the surrounding network.

(C)	the nature of the road;	Lincoln Street is a low volume, low speed urban residential street with a minor collector function and is considered capable of absorbing the increase in traffic movements generated by the development.
(d)	the speed limit and traffic flow of the road;	Despite the increase in generated vehicle movements from the site, Lincoln Street will not experience any unreasonable deterioration in the level of service for current uses. The speed limit of 40km/h will remain the same and allows for adequate pedestrian and vehicle safety.
(e)	any alternative access to a road;	There is no alternative site access other than that to and from Lincoln Street.
(f)	the need for the use;	Given the size of the site, it is reasonable to assume a higher density of residential function would be proposed.
(g)	any traffic impact assessment; and	The TIS provided was supportive of the proposal and concluded the traffic movements were not unreasonable. The TIS did not identify any traffic safety or capacity issue with the proposal.
(h)	any advice received from the rail or road authority."	Council's development engineer reviewed the proposal and TIS, and is satisfied that at the access, given the low-speed traffic environment, and the network's capacity to cater for such a development, will provide for ease of access and egress to the site, and therefore satisfies the tests of this performance criterion and complies with the standard.

# 5. REPRESENTATION ISSUES

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

### 5.1. Overshadowing

Several concerns were raised about the overshadowing implications of the proposed development onto neighbouring properties, specifically those located to the west of the subject site. Representors dispute the conclusions drawn within the submission's planning report, which claims that overshadowing is not unreasonable. Concerns were also raised about the internal amenity on the subject site, and the quality of access to sunlight for future residents.

#### • Comment

The assessment of the impact of shadows cast by the proposal onto adjoining properties is assessed under *8.4.2 Setbacks and building envelope for all dwellings P3*. The proposal is deemed to comply with P3 of this standard. The development is expected to cast some shadow on to dwellings adjoining the site, to both the east and west. However, each of these adjoining dwelling's habitable windows, and a minimum of 50% of each dwelling's private open space is expected to receive at least three hours of sunlight between 9am and 3pm on 21 June.

The proposal is not assessed as complying with the performance criteria of 8.4.3 Site coverage and private open space for all dwellings – P2 and 8.4.4 Sunlight to private open space of multiple dwellings – P1. The latter standard deals with the shadow cast by other dwellings on the same site and does not consider the adjoining properties. The private open space for Unit 1 and Unit 2 is expected to be unreasonably overshadowed by Unit 2 and Unit 3 respectively, resulting in significant lack of amenity for future occupants.

Having regard to the concerns raised in representations, and the assessment of the proposal against the applicable standard supports the recommendation for refusal.

#### **5.2.** Visual and Physical Bulk

Due to the proposed development protruding beyond the building envelope, representors have a number of concerns relating to visual bulk and safety.

# • Comment

The proposal is assessed as complying with P3 of *8.4.2 Setbacks and building envelope for all dwellings*. While the proposal extends beyond the building envelope prescribed in the acceptable solution, the bulk is considered to be reasonably minimised through adequate height variation across the site, well-articulated window fenestration and material variation. Furthermore, the proposed setbacks meet A3(b), and are considered to provide for adequate separation between dwellings on adjacent properties. The proposal is consistent with the apparent scale, bulk and massing of residential development within the area.

# **5.3.** Reduced Garage Setback

Concerns have been raised over the reduced setback of the garage, specifically how this will impact on pedestrian safety, and sight lines from vehicles egressing adjoining properties.

### • Comment

The proposal is assessed as complying with the P2 of *8.4.2 Setbacks and building envelope for all dwellings*. The reduced setback is not likely to have an adverse impact on pedestrian safety. Vehicles can egress from both the existing crossover or the proposed second crossover in a forward direction, and the garage setback is considered reasonable to allow for adequate sight lines when exiting the site.

### 5.4. Privacy

Concerns have been raised regarding the privacy impacts from the double storey dwellings. Specifically, to the dwellings located west of the subject site.

### • Comment

The application is assessed as complying with A1 and A2 of *8.4.6 Privacy for all dwellings*. The upper floor patios for Unit 1 and Unit 3 are screened, with a uniform transparency of not more than 25%, where within 3m of the western side boundary and 4m of the rear boundary. Any upper floor windows which face towards the western or rear boundaries are for non-habitable rooms, and in most cases, it is either frosted or is to have a sill height to 1.7m from finished floor level. The proposal is considered to protect the internal privacy for the future residents, as well the privacy of neighbouring residents.

### 5.5. Traffic Congestion and Pedestrian Safety

Concerns have been raised regarding the traffic generated by what is claimed to be an overdevelopment of the site. Specific concerns relate to the traffic and pedestrian safety at the access points to the site and along Lincoln Street.

### • Comment

The proposal is assessed as providing adequate pedestrian safety and complies with P1 of *C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.* A TIS was provided with the application, which was accepted by Council's engineers. The TIS concluded that adequate sight lines were provided for egress and ingress, allowing for adequate traffic and pedestrian safety. Additionally, the TIS stated that Lincoln Street had the capacity to absorb the additional traffic generated by the proposal.

### 5.6. Lack of Visitor Parking Space

Representors are concerned by the lack of a visitor parking space, given both the larger size of dwellings along with the vibrant activity in the area, which creates additional parking needs. Representors dispute conclusions made within the TIS and claim there is insufficient on-street parking to make up for the lack of a visitor parking space proposed on the site. Further to this, concerns have been raised about the provision of a second access. Representors are specifically concerned about the loss of on-street car parking caused by the additional access.

### • Comment

The proposal is assessed as complying with P1.2 of *C2.5.1 Car parking numbers*. A TIS was provided with the application and supported by Council's engineers. It is concluded that the omission of a visitor parking space is reasonable regarding the nature and intensity of the use. Ample on-street parking along the southern side of Lincoln Street is considered sufficient to cater for any visitors to the site.

### 5.7. Density and Site Coverage

Representors have raised concerns about the site coverage of the proposal, claiming that the density and site coverage is not consistent with the development character of the area.

### • Comment

The proposal is considered to comply with 8.4.1 Residential density for multiple dwellings – A1 and 8.4.2 Site coverage and private open space for all dwellings – P1. The site has a land size of  $1416m^2$ , which is sufficient to allow for three multiple dwellings under the density standard. Additionally, the proposed site coverage is deemed to satisfy the requirements of the applicable performance criteria. The density is considered to be consistent with other multiple dwelling developments within the area and along Lincoln Street.

### 5.8. Incompatible Neighbourhood Character

Representors are concerned that the density, form, scale and bulk of the development is inconsistent with the homely neighbourhood character of the area.

### • Comment

Unless specified within a Specific Area Plan, neighbourhood character is not assessed within the Tasmanian Planning Scheme – Clarence.

There are instances when specific standards will call for streetscape compatibility; however, these are typically related to specific design and amenity characteristics of the development. Despite this, given there is a number of multiple dwelling developments within the area, the development is not considered to be incompatible with the existing neighbourhood character.

### 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.

The proposal was referred to TasNetworks, which has provided advice 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 considered as not consistent with the objectives of Schedule 1 of LUPAA, as it is not in accordance with Part 1 clause 1 (b) because it does not provide for the fair, orderly and sustainable use and development of air, land and water by not satisfying the performance criteria and failing to meet the applicable standard.

## 8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan or any other relevant Council policy.

### 9. CONCLUSION

The proposal is recommended for refusal because the proposed development does not comply with all applicable standards and creates unreasonable impact on the internal amenity due to overshadowing of Unit 1 and 2's private open space.

Attachments: 1. Location Plan (1)

- 2. Proposal Plan (27)
- 3. Site Photo (1)
- 4. Appendix 1: Verified Overshadowing Diagrams (3)

Robyn Olsen ACTING MANAGER CITY PLANNING





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DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

# SAXON HALL architecture

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20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

7 TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

## Site Plans

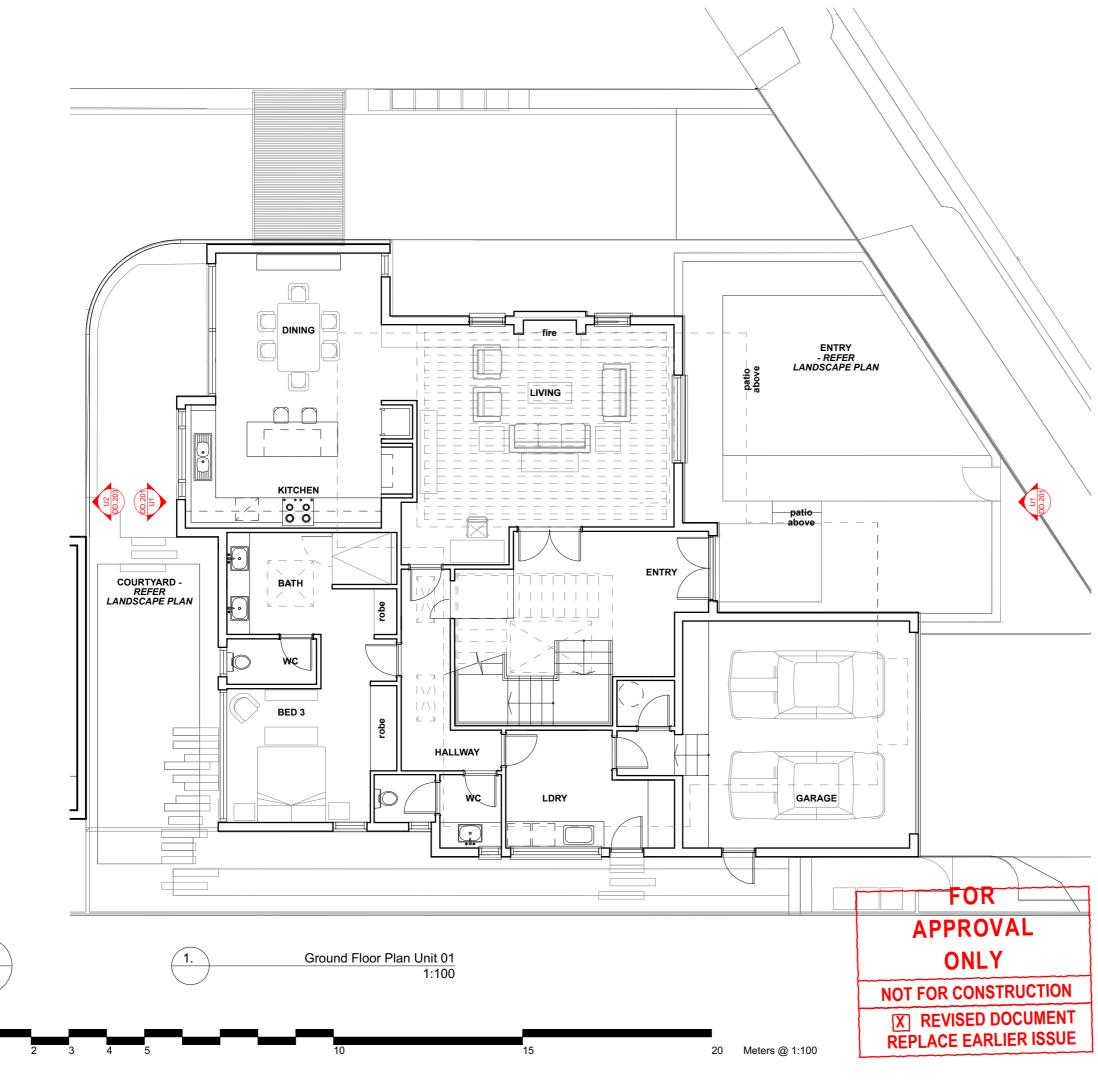
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## Ground Floor Plan Unit 01

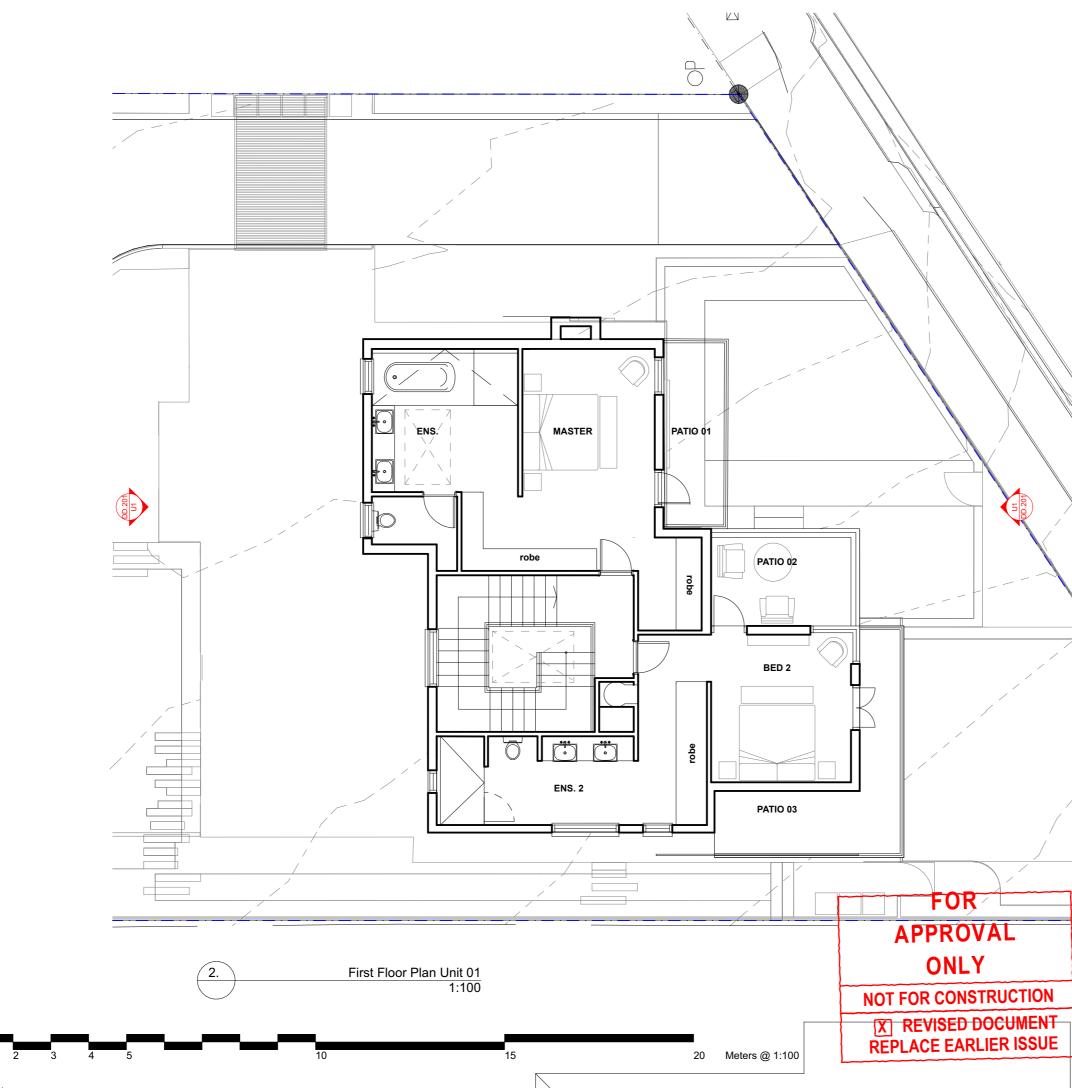
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CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

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## First Floor Plan Unit 01

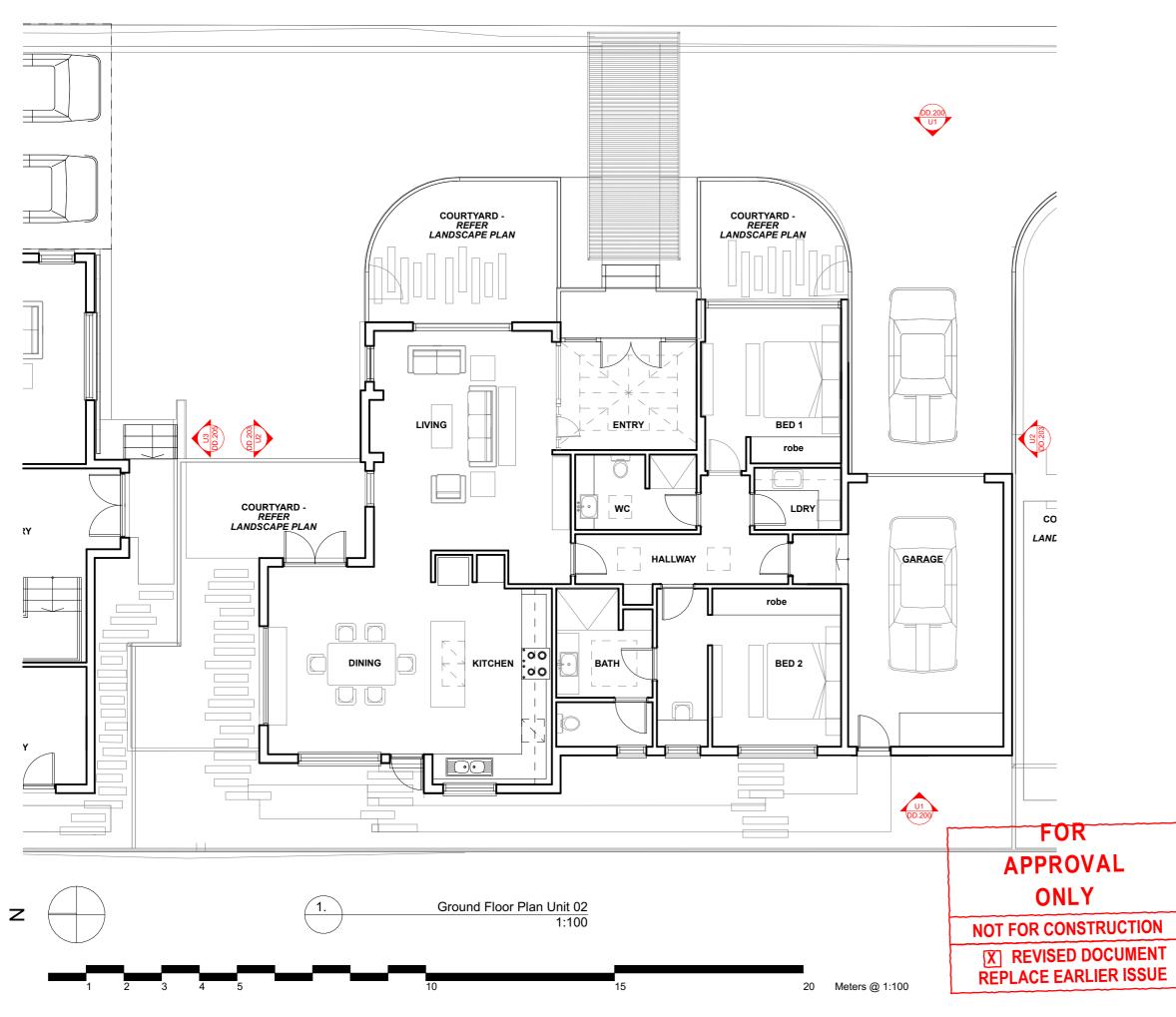
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DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

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## Ground Floor Plan Unit 02

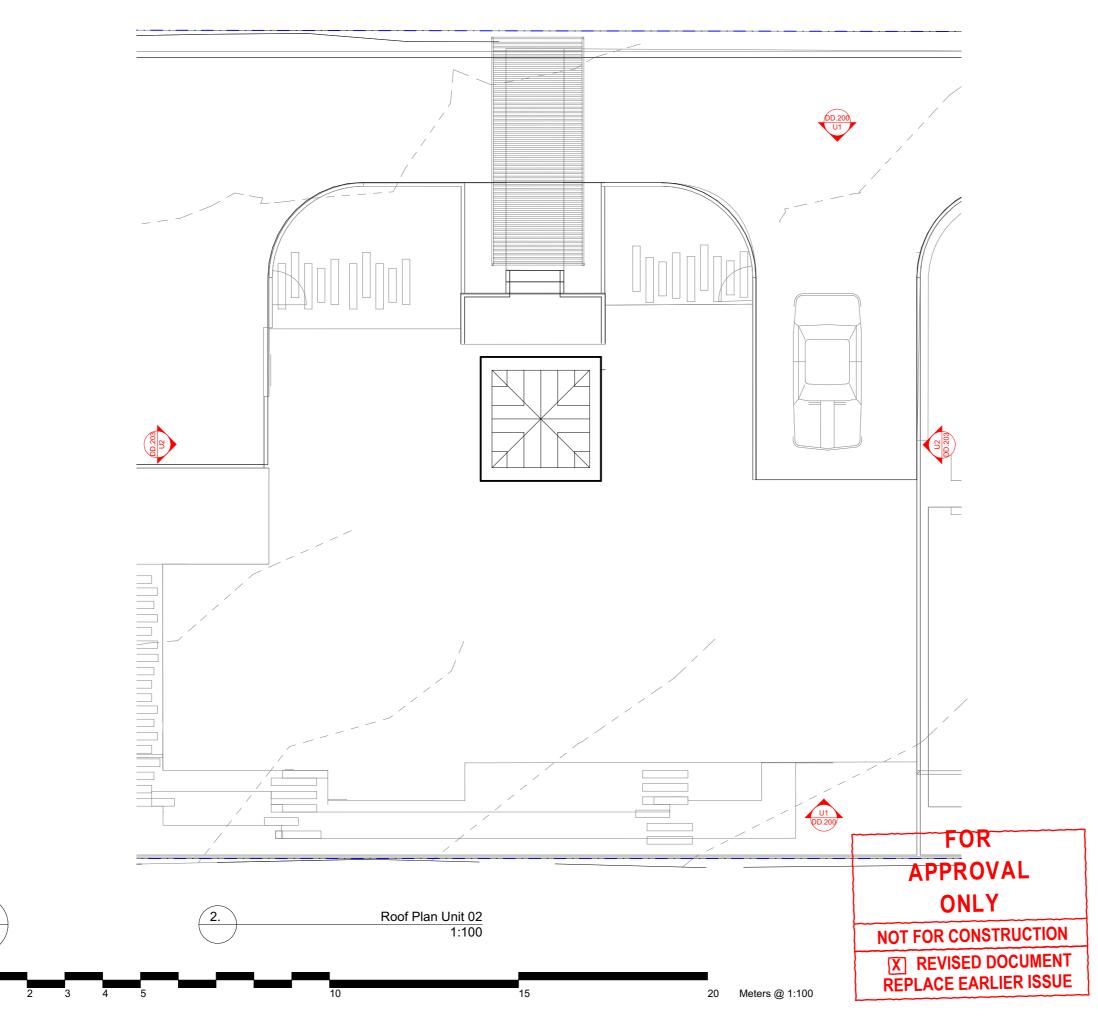
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SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

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Climate Zone Wind Region Site:

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## First Floor Plan Unit 02

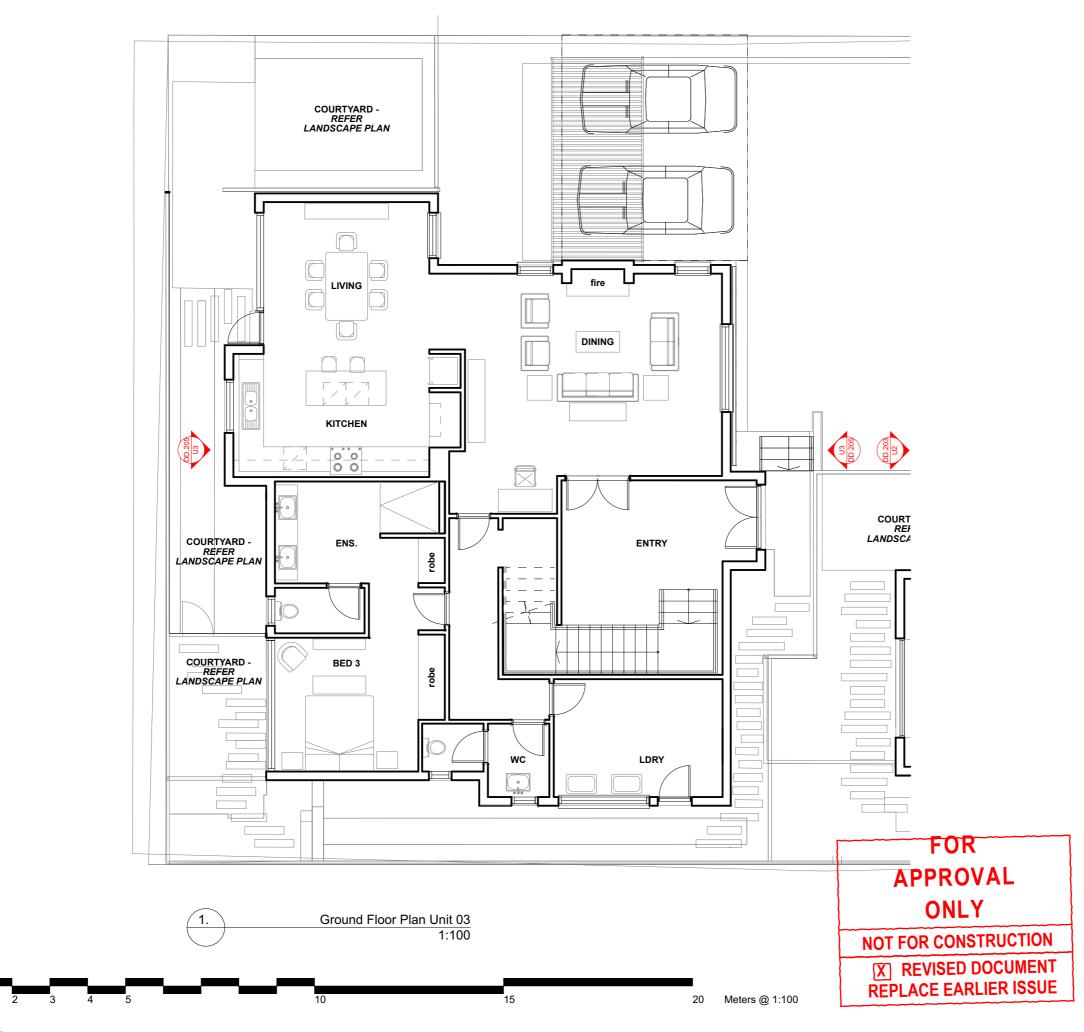
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DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

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Climate Zone Wind Region Site:

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## Ground Floor Plan Unit 03

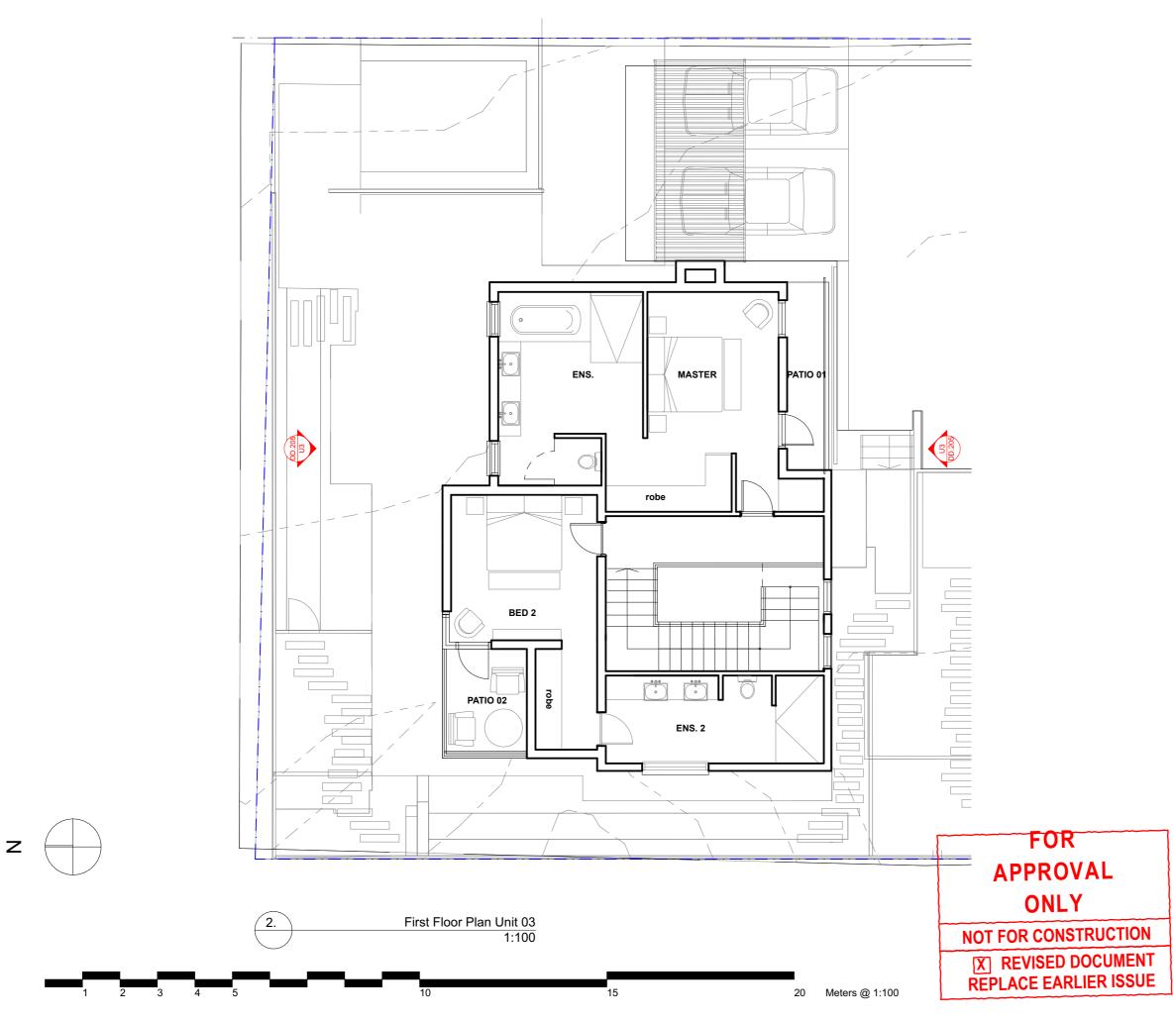
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DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

# SAXON HALL architecture

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Climate Zone Wind Region Site:

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## First Floor Plan Unit 03

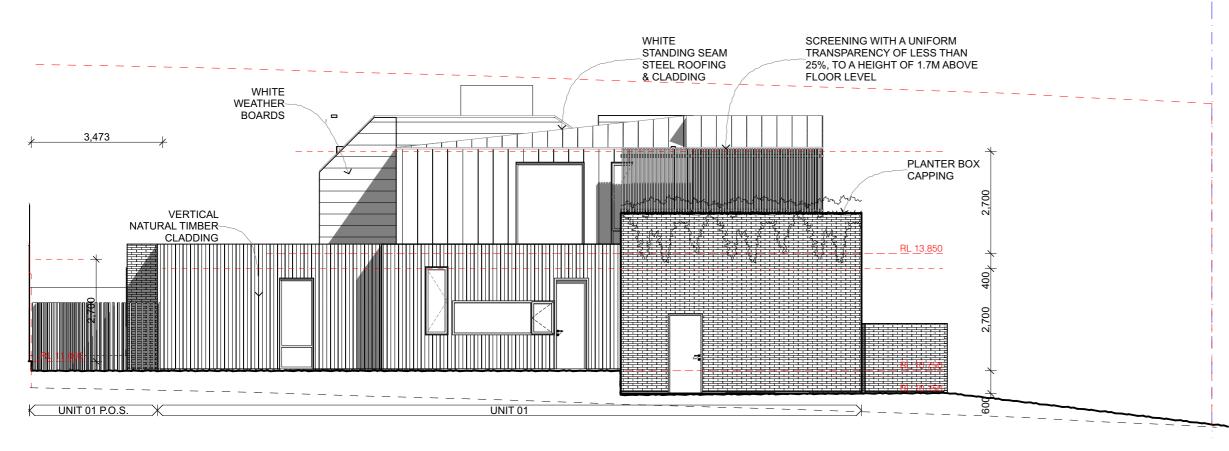
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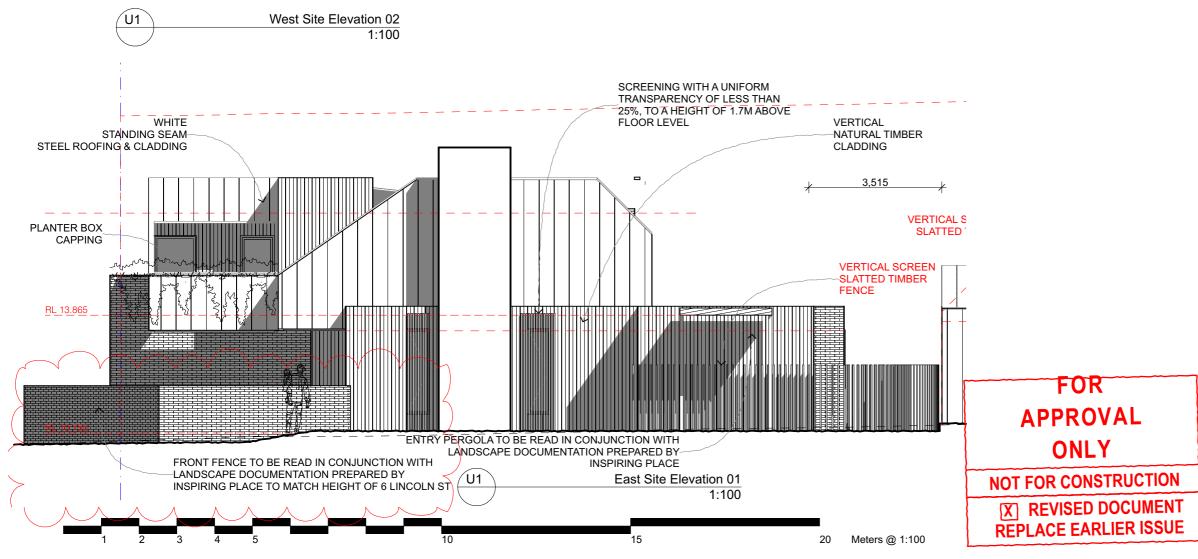
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SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

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BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

## SAXON HALL architecture

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20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

### Elevations Unit 01 Elevations 01 & 02

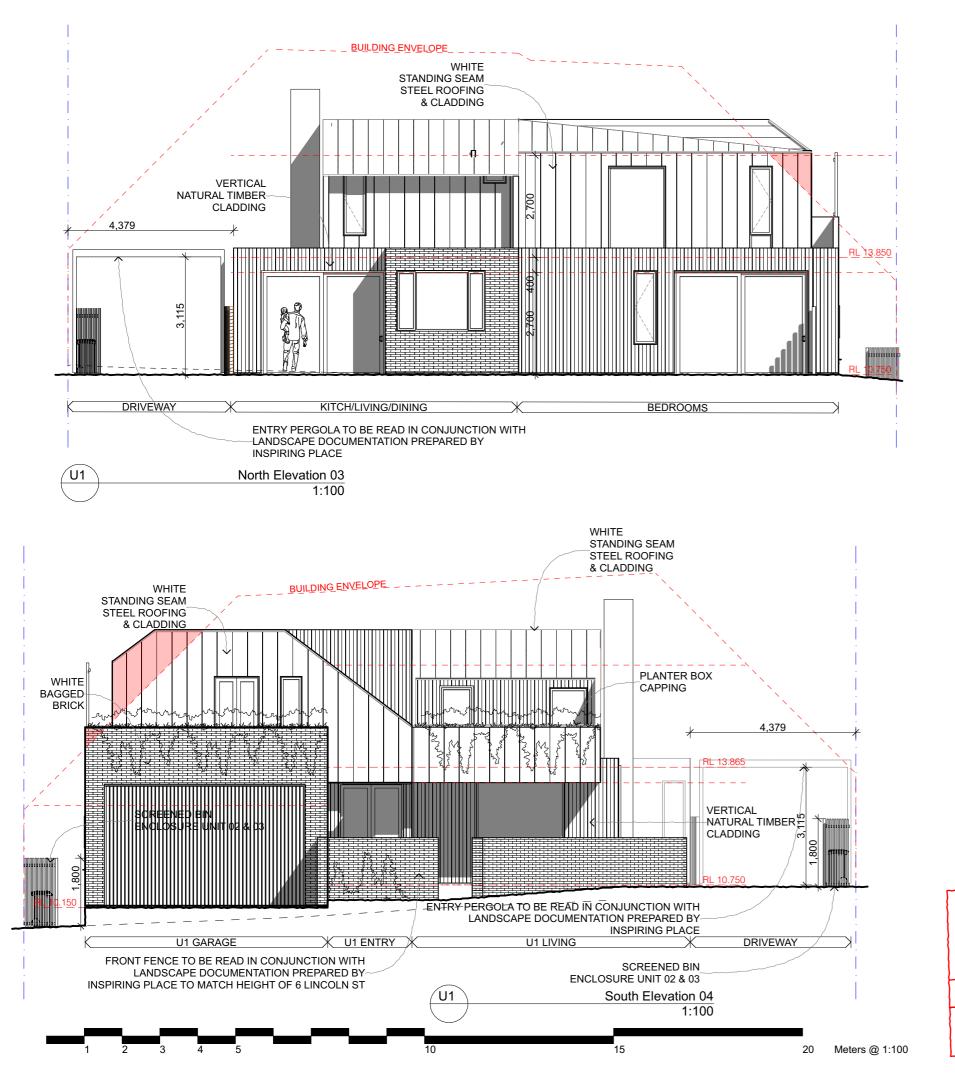
PROJECT NAME :

## LINCOLN ST

DRAWING NO.

## **DD.200**

Plot Date:



FOR **APPROVAL** ONLY NOT FOR CONSTRUCTION X REVISED DOCUMENT **REPLACE EARLIER ISSUE** 

Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

#### GENERAL NOTES

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

## SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

### Elevations Unit 01 Elevations 03 & 04

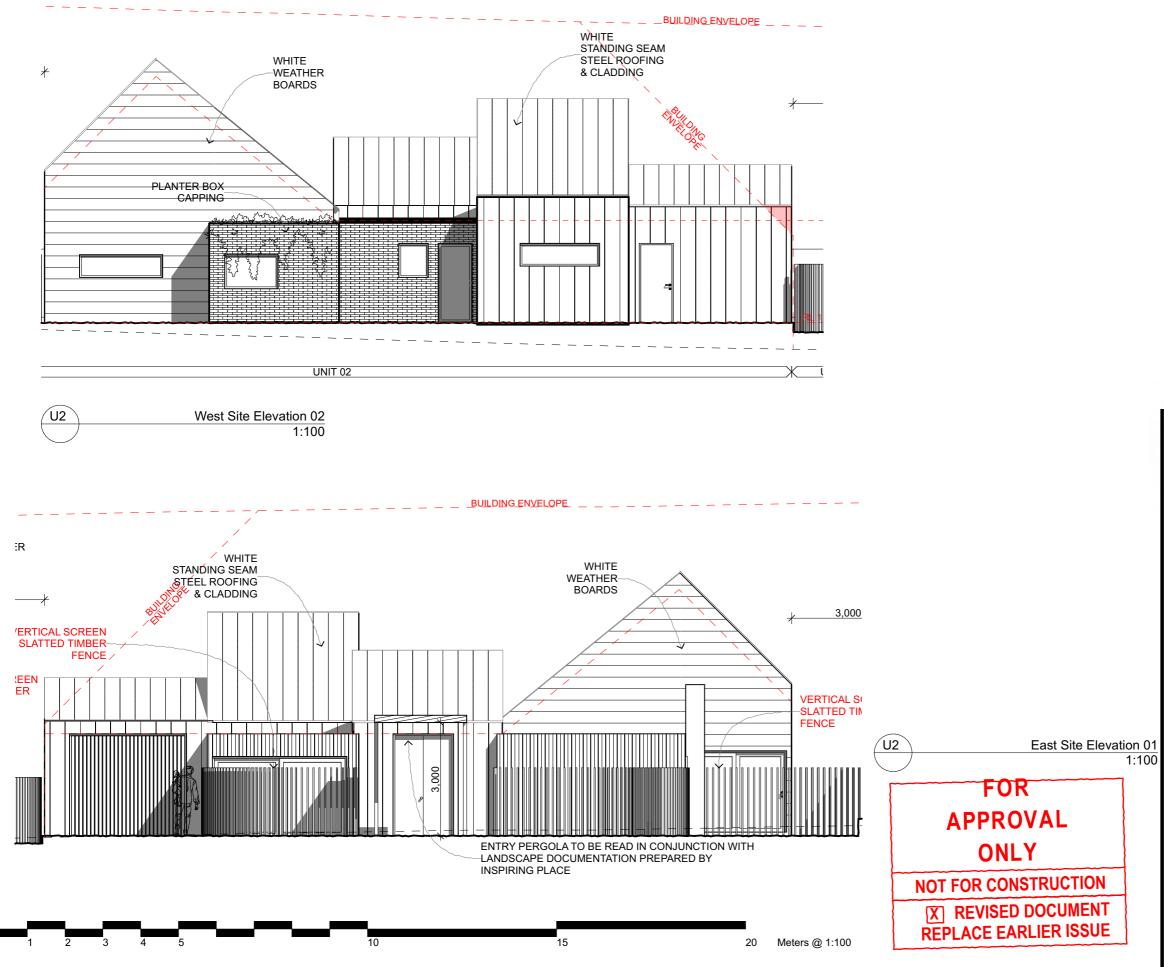
PROJECT NAME :

## LINCOLN ST

DRAWING NO.

## **DD.201**

Plot Date:



Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

### GENERAL NOTES

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

## SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

7 TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

Elevations Unit 02 Elevations 01 & 02

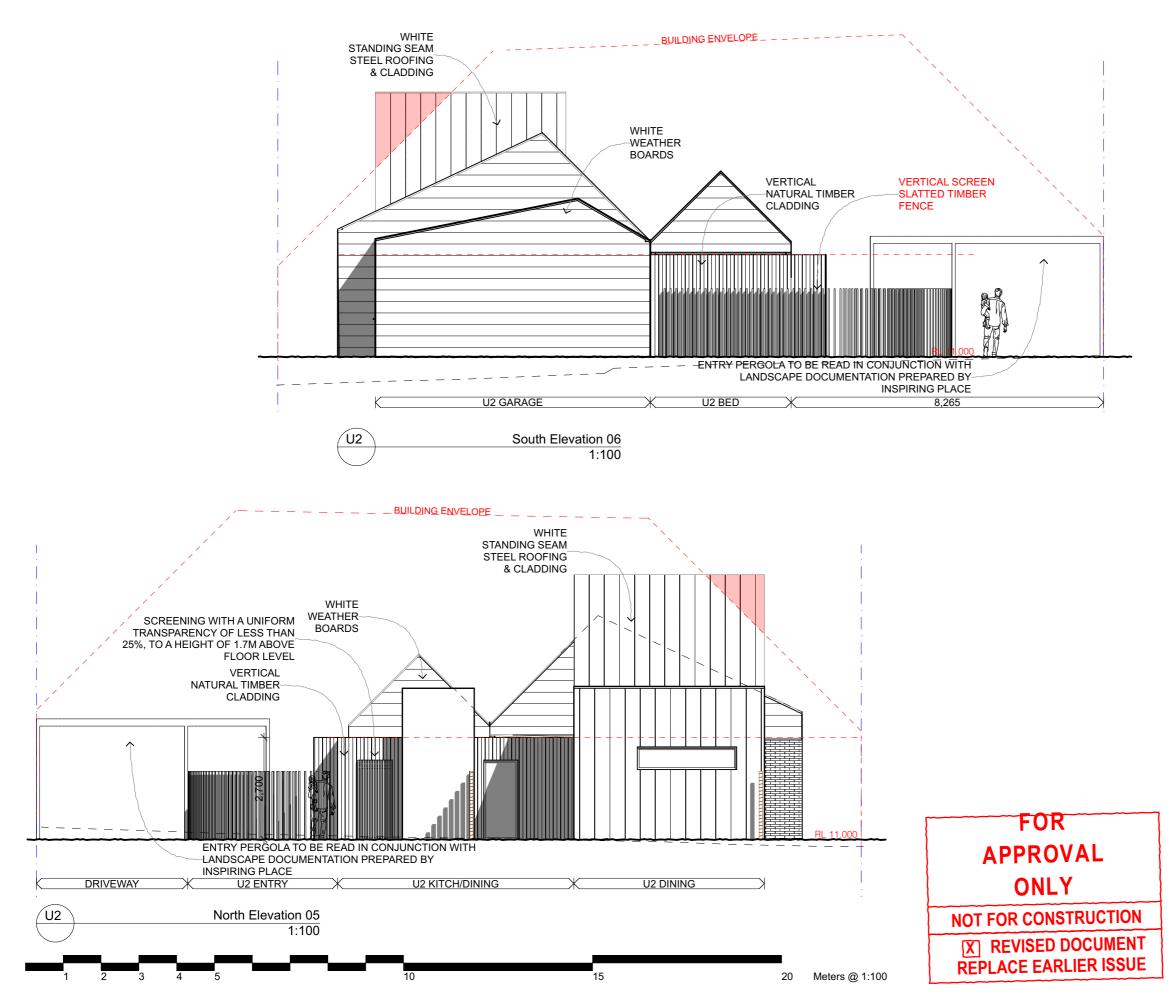
PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

**DD.202** 

Plot Date:



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DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

## SAXON HALL architecture

Plot Date: Project NO. Project Status

Drawn | Checked #Drawn By | 20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

### Elevations Unit 02 Elevations 05 & 06

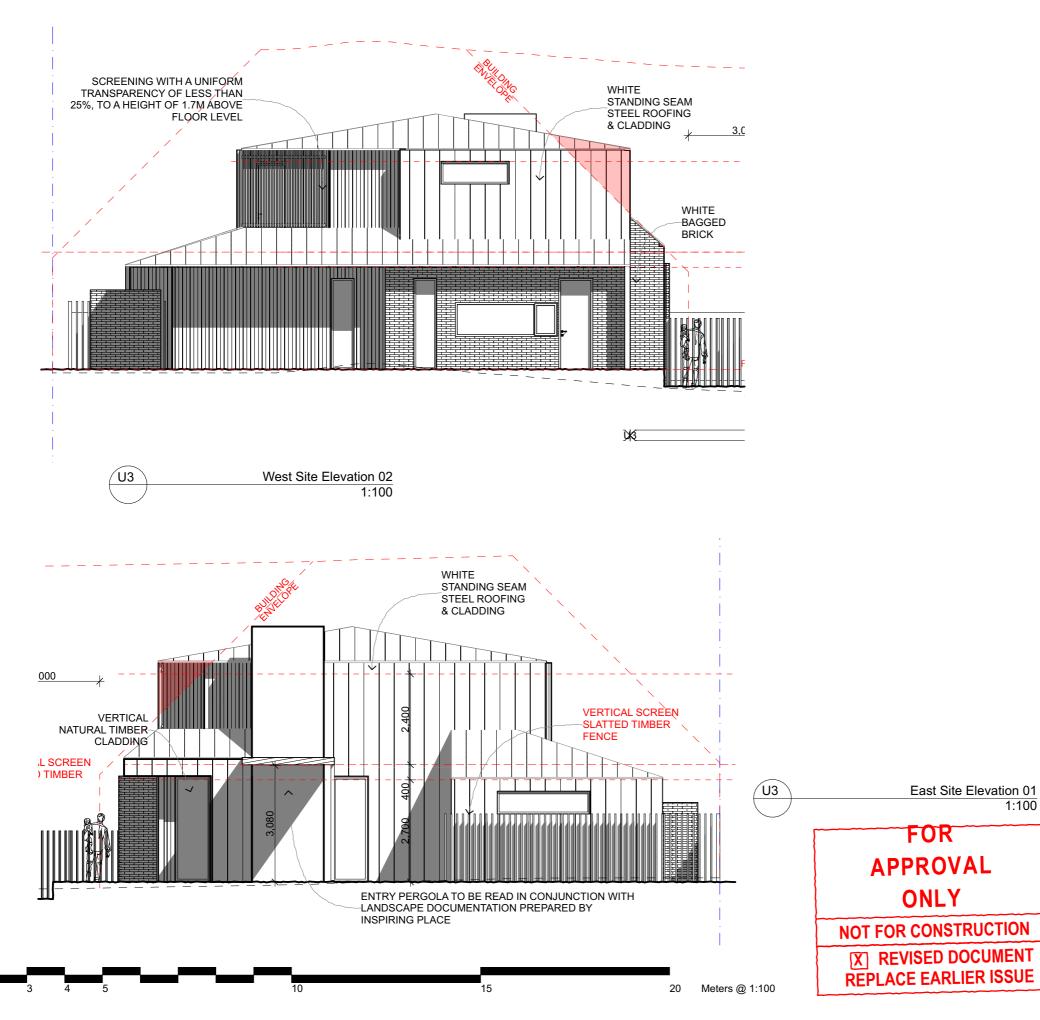
PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

## **DD.203**

Plot Date:



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DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

## SAXON HALL architecture

Plot Date: Project NO. Project Status

Drawn | Checked #Drawn By | 20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

### Elevations Unit 03 Elevations 01 & 02

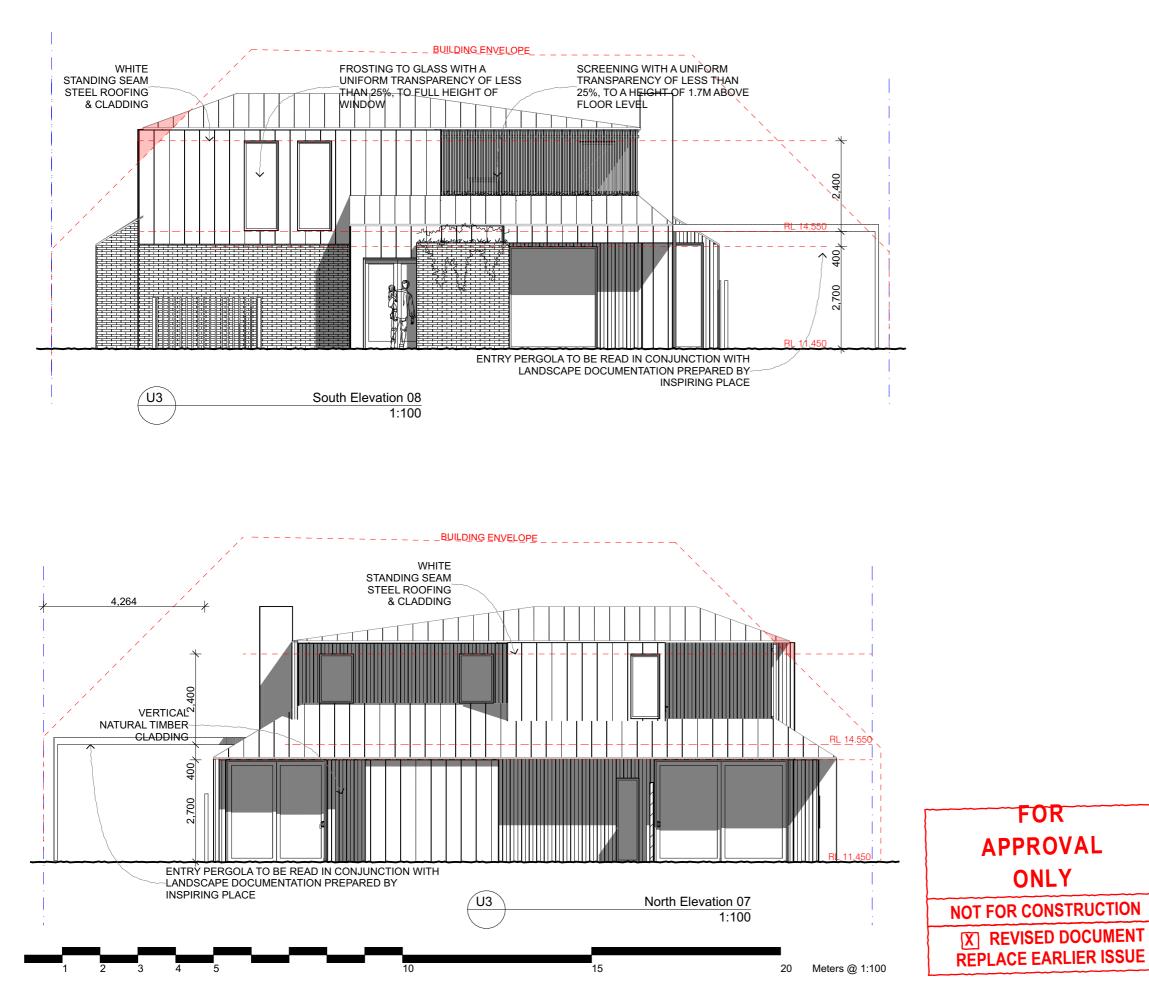
PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

## **DD.204**

Plot Date:



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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

## SAXON HALL architecture

Plot Date: Project NO. Project Status

Drawn | Checked #Drawn By | 20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

### Elevations Unit 03 Elevations 07 & 08

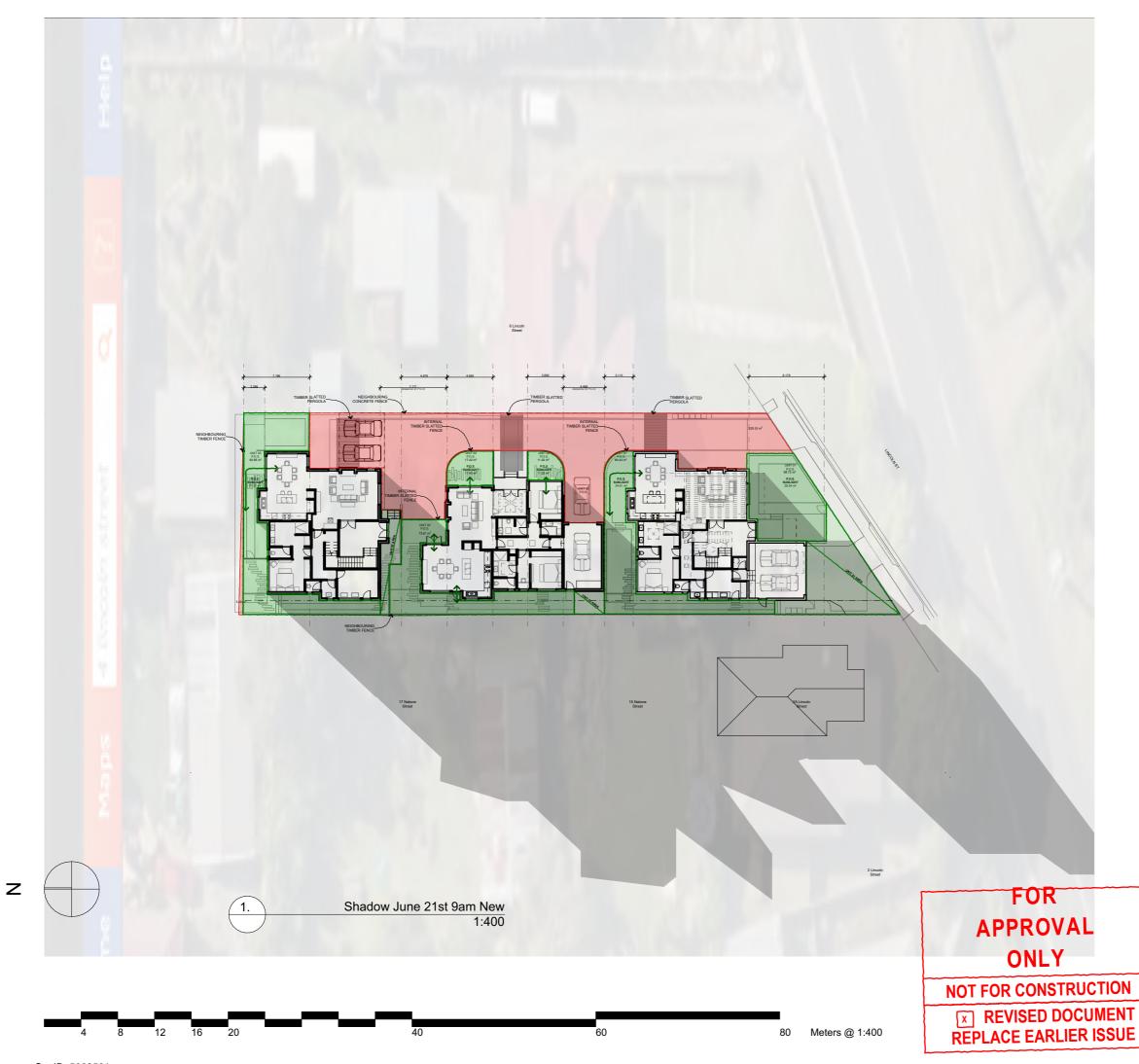
PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

## **DD.205**

Plot Date:



### GENERAL NOTES

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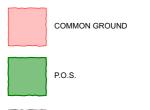
DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a



OVERSHADOWING



ADDITIONAL UNIT AREA /SPACE

## SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: 20/4/2023 Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region TBA Site: 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

## Shadow Plans Shadow & P.O.S. June 9am

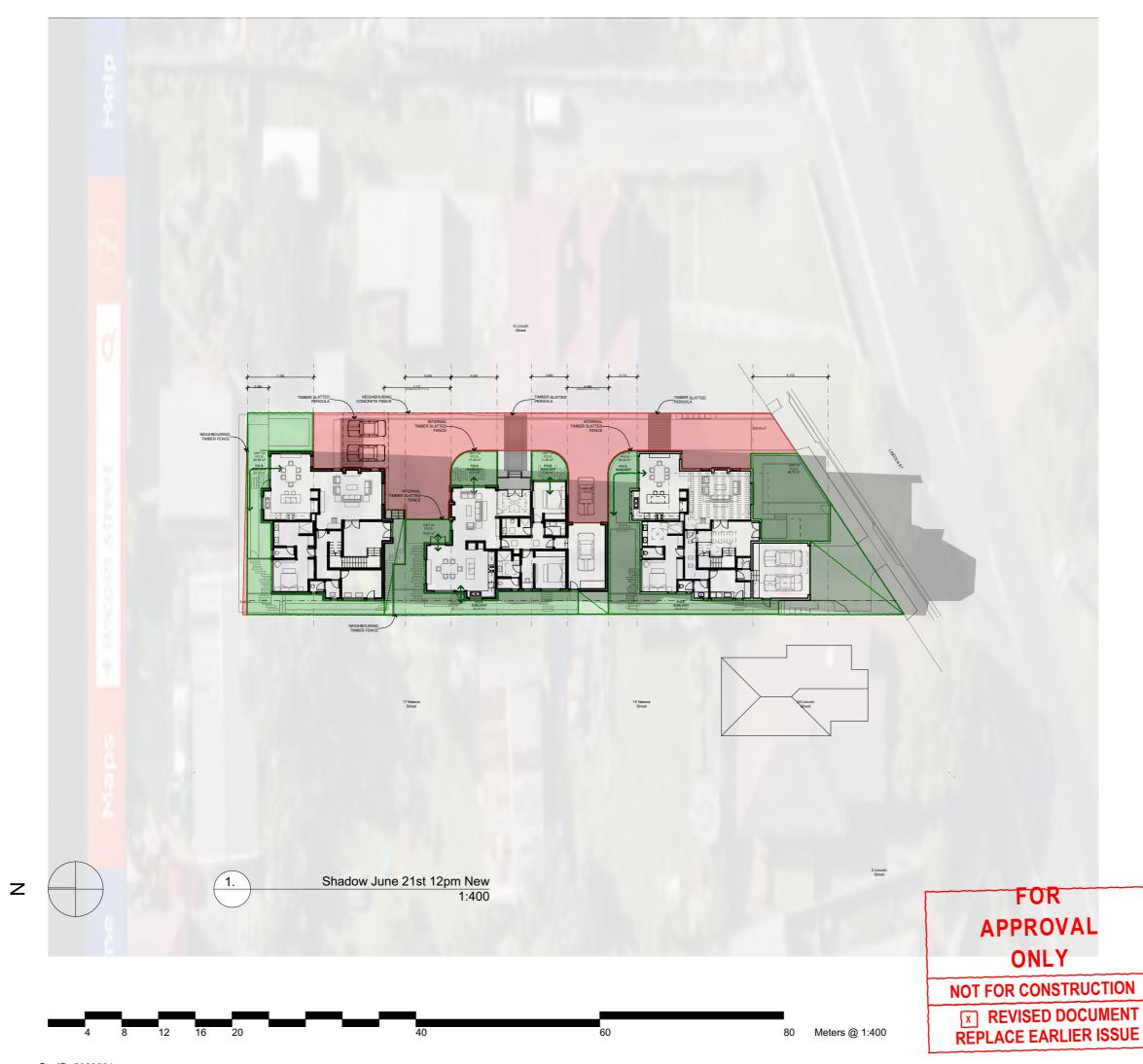
PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

## **DD.300**

Plot Date:



Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

### GENERAL NOTES

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

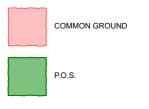
DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a



OVERSHADOWING



ADDITIONAL UNIT AREA /SPACE

## SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: 20/4/2023 Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region TBA Site: 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

Shadow & P.O.S. June 12pm

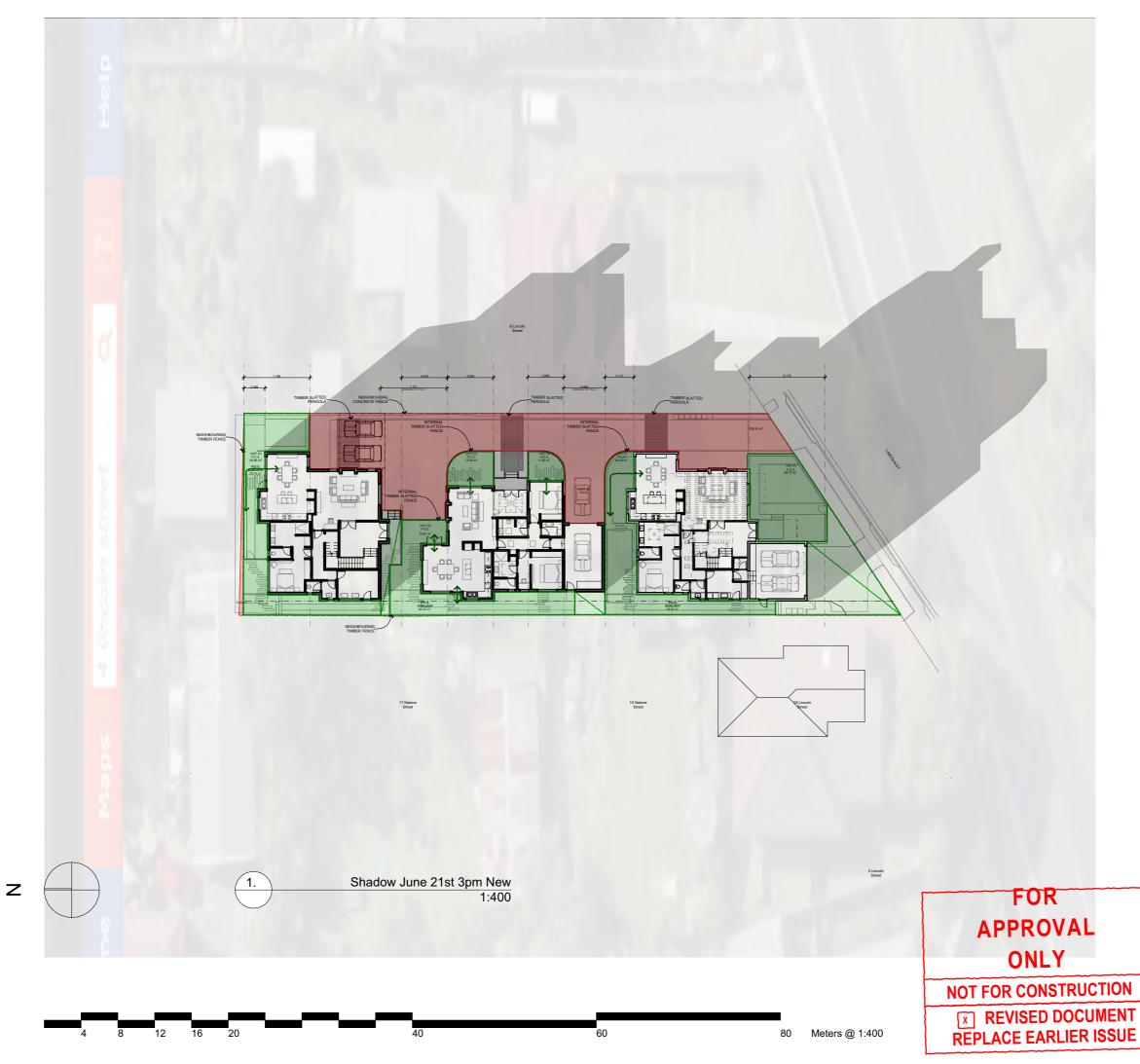
PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

**DD.301** 

Plot Date:



### GENERAL NOTES

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

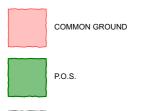
DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a



OVERSHADOWING



ADDITIONAL UNIT AREA /SPACE

## SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: 20/4/2023 Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region TBA Site: 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

## Shadow & P.O.S. June 3pm

PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

## **DD.302**

Plot Date:





Version: 2, Version Date: 27/04/2023

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

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## SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

7 TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

Streetscape Artists **Representation 01** 

PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

## **DD.400**

Plot Date:



Version: 2, Version Date: 27/04/2023

#### GENERAL NOTES

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

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# SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: 20/4/2023 Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

Streetscape Artists Representation 02

PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

**DD.401** 

Plot Date:



Version: 2, Version Date: 27/04/2023

#### GENERAL NOTES

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LAND TITLE REFERENCE VOLUME(PLAN): 13941 FOLIO (LOT): 1

DESIGN WIND SPEED WIND LOADING TO AS 4055: n/a

SOIL CLASSIFICATION SOIL CLASSIFICATION TO AS 2870:n/a

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BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT CORROSION ENVIRONMENT TO AS/NZS 2312: n/a KNOWN SITE HAZARDS: n/a

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# SAXON HALL architecture

Drawn | Checked #Drawn By | Plot Date: 20/4/2023 Project NO. Project Status

20/4/2023 2101 CONCEPT DESIGN

Client

Empire Property Tas

Climate Zone Wind Region Site:

TBA 4 Lincoln Street Lindisfarne Tasmania 7015 Australia

DRAWING TITLE :

Streetscape Artists **Representation 03** 

PROJECT NAME :

## **LINCOLN ST**

DRAWING NO.

**DD.402** 

Plot Date:

## LANDSCAPE PLANNING APPROVAL DOCUMENTATION

## 21-21 LINCOLN STREET UNITS **4 LINCOLN STREET, LINDISFARNE** TASMANIA 7015

LAND TITLE REF: CT 2331/65

DWG NO.	REV.	DRAWING TITLE	DATE ISSUED
54/1 000			05 0/ 07
DA/LOOO	-	TITLE SHEET	25.04.23
DA/L100 DA/L300	-	LANDSCAPE SURFACES PLAN PLANTING PLAN GROUND LEVEL	25.04.23 25.04.23
DA/L300		PLANTING PLAN GROUND LEVEL	25.04.25
DA/L400		TYPICAL PERGOLA ELEVATIONS	25.04.23
0701400		TIFICAL FEROOLA ELEVATIONS	20.04.20



LOCATION PLAN 01 PALOOO 1:750 @A3



210 Collins Street, Hobart, Tasmania 7000 ph (03) 6231 1818 email: jerrydegryse@inspiringplace.com.au

Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

DATE
23/12/22
24/4/23

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D.A. Issue

#### Project.

#### **Lincoln Street Units**

Client PREPARED FOR DAVID MARRINER

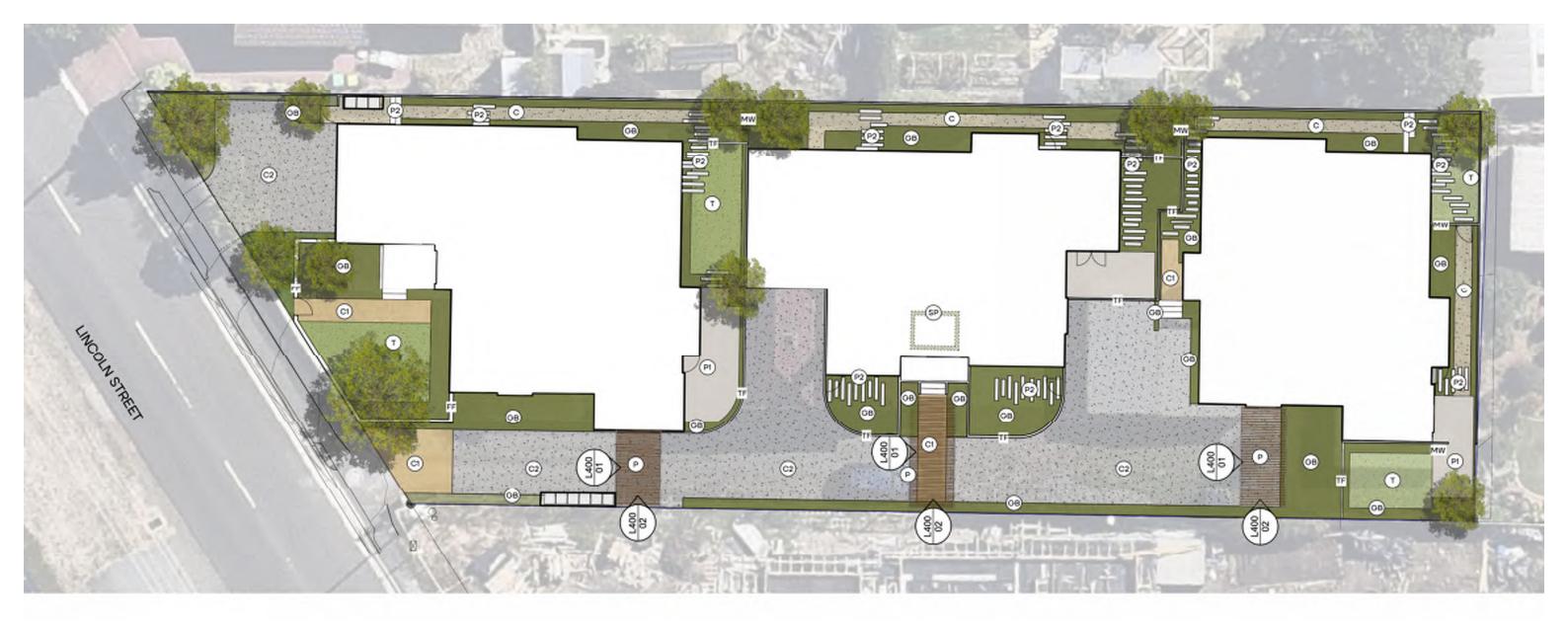
Address

4 Lincoln Street, Lindisfrane TAS

DA/LOOO	TITLE SHEET	
Project No.	Drown	Date Printed
21-21	AH/JD/SR	25/4/23
North	Approved JDeg	Scole
	Revision.	Stage
-	в	Planning Approval

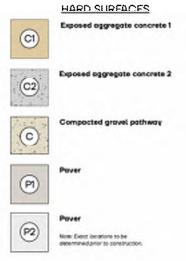
Drawing No

Titla



#### LANDSCAPE SURFACES PLAN **Δ1** (DALIOO 1:200 @A3

### KEY



P	Timber pergola
2	Steel structure,
	Height varies, refer to
_	Architectural elevations, min.
	3.1m high clearance
	Timber fence
MW	Masonry wall to match
_	typical unit masonry wall
	finish, refer to Architectural
	Set for finish and heights.
	Timber fence
TF	Vertical ecrosen elatted
-	timber fence. Reod in
_	conjunction with
	Architectural Set for heights
	Front fence
FF	Front fence to match Unit 1
-	masonry wall finish, refer to
	Architectural Set, Height
_	varies, max, 1.8m high to
	match & Lincoln St.

### Lincoln Street Units

Client

PREPARED FOR DAVID MARRINER

Address

4 Lincoln Street, Lindisfrane TAS

210 Collins Street, Hobart, Tasmania 70 ph (03) 6231 1818 emoil: jerrydegryse@inspiringplace.co

Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

inspiring	REV	AMENDMENTS	DATE
<b>H</b> ispining	A	RFI Response	23/12/22
inspiring place	в	RFI Response 2	24/4/23
t, Hobart, Tasmania 7000			
jerrydegryse@inspiringplace.com.au			

construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must write all dimensions on site before commencement of works. Do not scale off drawings.

D.A. Issue

This drawing must be read in conjunction with other



SOFT SURFACES

Instant turf



Garden Bed: Refer L300 Planting Plan

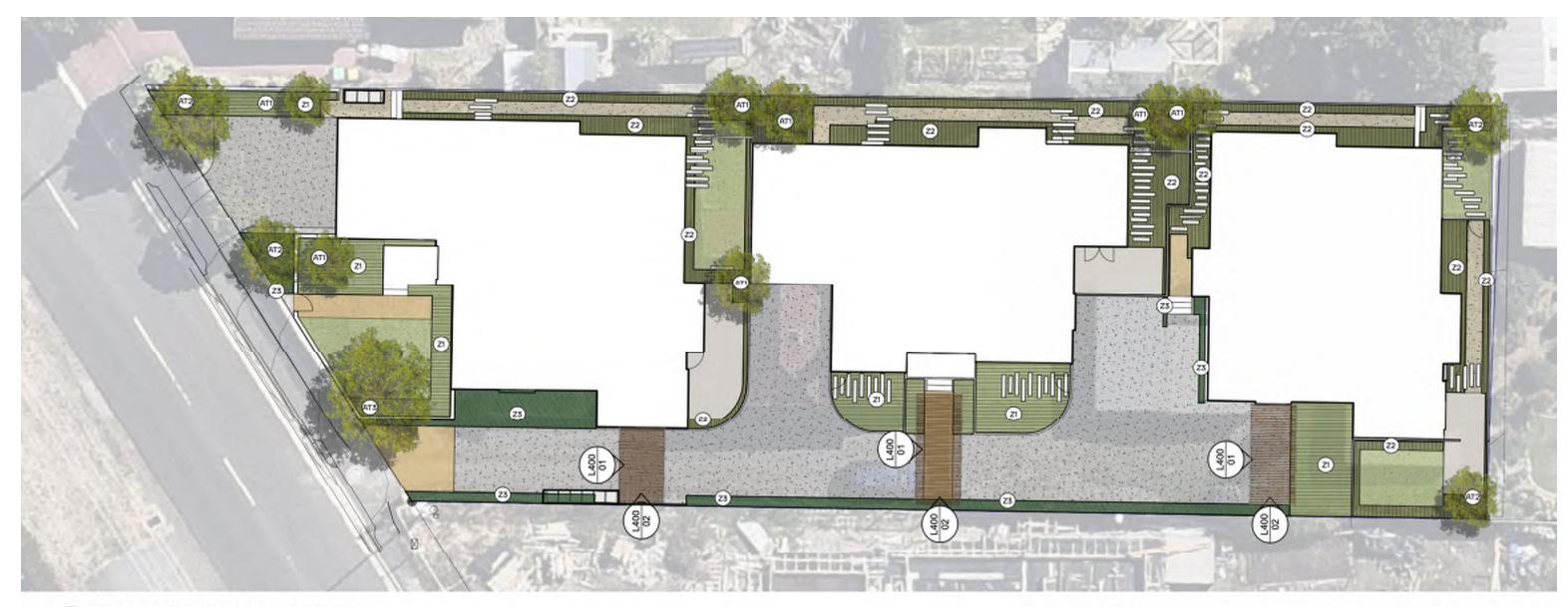
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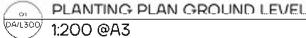
Suspended Planters:

Prefabricated suspended planter system

New-Advanced Tree in garden bed

Drawing No. DA/L100	LANDSCAL	PE SURFACES PLAN
Project No.	Drawn	Date Printed
21-21	AHVJD/SR	25/4/23
North	Approved	Scole
$\cap$	JDeg	
	Revision.	Stoge
-	в	Planning Approval
	0	





#### KEY

O1

#### PLANTING ZONES

ZONE 1 FRONTYARD PLANTING (n)

Banksia spinulosa- Birthdoy condies  $(.5mh\times 1.5mw)$  Bischnum nudum- Fishbone woter fern (hn h $\times$  hn w). Correa alta- White correct (15m h $\times$  15mw). Dichondra arganiza- Silver folis  $(0.2mh\times 0.2mw)$ Nysporum parvilbium- Creeping boobiotis (Oroundcover) Polystotrum proliferum- Mother shield fern (Olivin h x0.4m w) Westringia Brevifolia- Coastol rosemory (I.5m h x I.5m w)

NOTE: The sizes shown are mature sizes

#### 20NE 2 BACKYARD PLANTING

(2)

Agave geminifiess-Twin flowered ogsve (im h x tm w) Austractiga stipoles-Coastol speer grass (0.8m h x 0.8m w) Carpotentus rossi-Rigitos (Onundoown) Helichyswa perioder-Unote plant (0.5m h x 1.5m w) Jacobaea martima-Dusty miller (0.4m h x 0.3m w) Sedum aire - Oxiden moss (0.1m hx 0.45m w) Senecio serpena- Blue cholistick (Oroundcover) Sueda australia- Seobite (Imh x Im w)

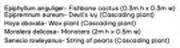
#### ZONE 3 DRIVEWAY AND WEUD PLANTING

Carex apressa- Sedige (1m h x 0.5m w) Celmisia spectabilis- Common mountain doisy (0.5m h x 0.5m w) Dianetta tasmanica - Tosmonion Flox Iby (0.6m h x 0.6m w) Ficinia nodesa - Knobby club sedge (Im h x Im w) Patersonia occidentalis- Notive iris (0.6m h x 0.6ma)

## ZONE & INDOOR PLANTING

(24

#### **20NE STERRACE PLANTING** chondra repens- Kidney weed (Coscoding plant)







### Lincoln Street Units

Client

PREPARED FOR DAVID MARRINER

Address

Project.

4 Lincoln Street, Lindisfrane TAS

inspiring place

210 Collins Street, Hobart, Tasmania 7000 ph (03) 6231 1818 email: jerrydegryse@inspiringplace.com.au

Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

RFI Response	A
RFI Response 2	в

## DATE 12/22 4/23

(Z3)

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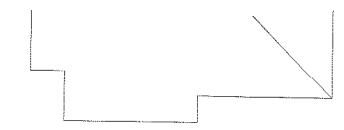
D.A. Issue

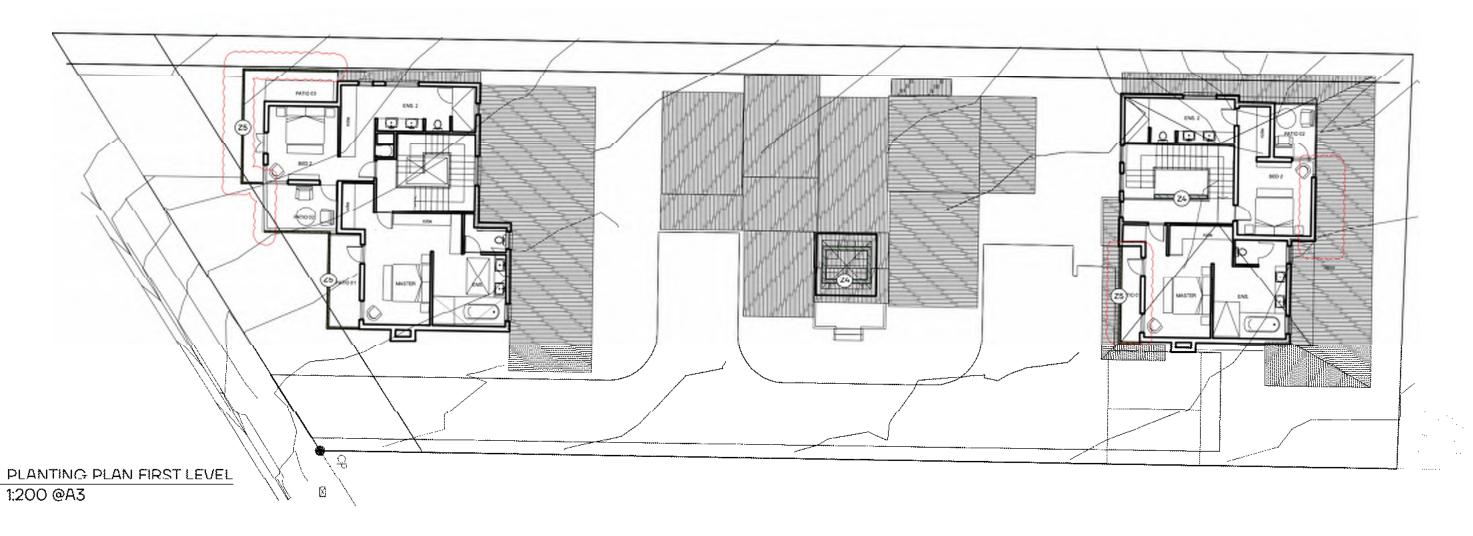


#### ADUWNCED TREES

Banksio merginosa- Silver bontesia (2m h x 2m w) - ATI Eucolyprus poucificno- Cabbage gum (6m h x 4m w) - AT2 Eucolyprus publikation: White peppermint (15m h x 6m w) - AT3

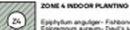
Drawing No.		AN GROUND LEVEL
Project No.	Drown	Date Printed
21-21	AH/JD/SR	25/4/23
North	Approved	Scale
$\cap$	JDeg	1200
	Revision.	Stage
~	в	Planning Approval





#### KEY

(01 (DA/L301)



Epiphythum anguliger- Fishbone costsus (0.3m h x 0.3m w) Epiperemnum aureum- Devills kv (Doacoding plant) Haya aboxata-wax sport (Coscoding plant) Monters delicese: Monoters (2m h x 0.5m w) Seneclo rowleyanue- String of peoris (Coscoding plant)

NOTE: The sizes shown are mature sizes



210 Collins Street, Hobart, Tasmania 7000 ph (03) 6231 1818 email: jerrydegryse@inspiringplace.com.au

Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

A.	RFI Response	23/12/2
в	RFI Response 2	25/4/2
	HP1 Mesponse 2	25/4/

**ZONE 5 TERRACE PLANTINO** 

hondra repens- Kidney weed (Coscoding plant)

(Z5)

This drawing must be read in conjunction with other construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must verify all dimensions on site before commencement of works. Do not scale off drawings.

D.A. Issue

#### Project.

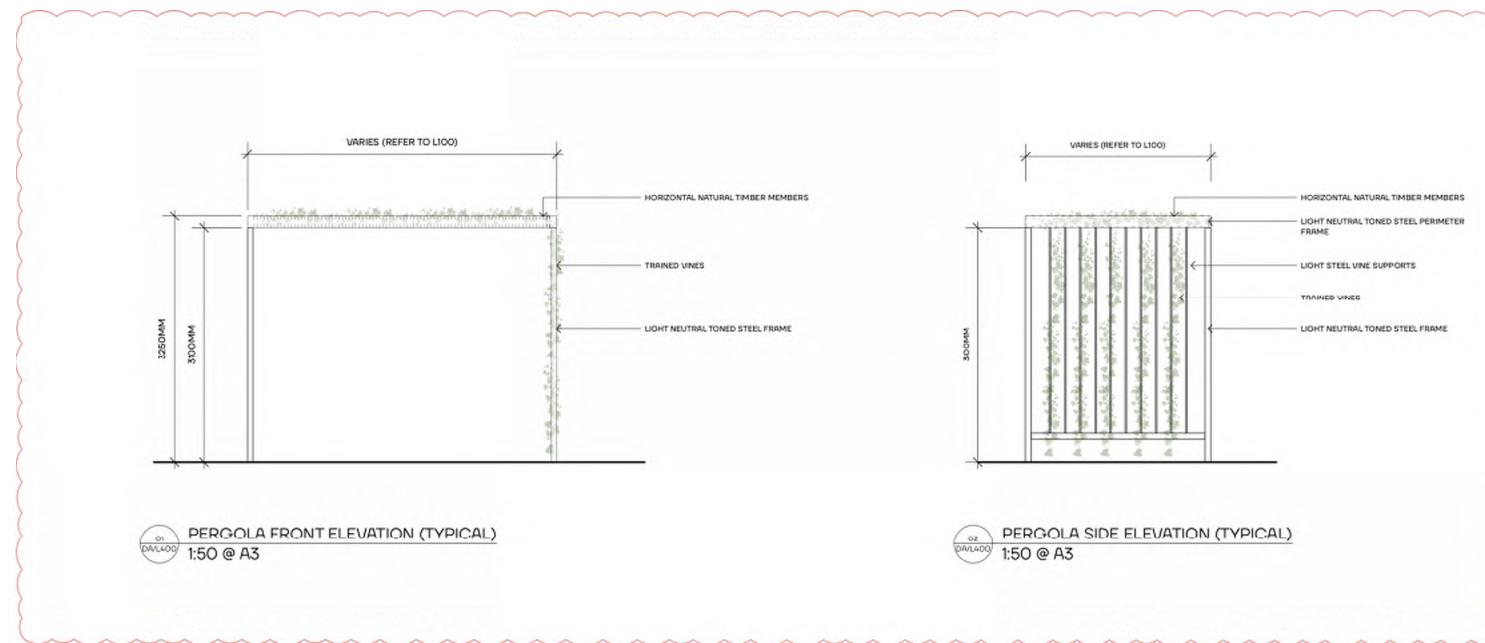
#### Lincoln Street Units

Client PREPARED FOR DAVID MARRINER

Address

4 Lincoln Street, Lindisfrane TAS

Drawing No. DA/L301	Title PLANTING PLAN FIRST LEVEL	
Project No.	Drown	Date Printed
21-21	AH/JD/SR	25/4/23
North	Approved	Scale
$\cap$	JDeg	1200
	Revision.	Stage
-	в	Planning Approval





210 Collins Street, Hobart, Tasmania 7000 ph (03) 6231 1818 email: jerrydegryse@inspiringplace.com.au

Document Set ID: 5023561 Version: 2, Version Date: 27/04/2023

RF1 Response	23/12/22
RFI Response 2	25/4/23
	25/4/23

This drawing must be read in conjunction with other construction documents including the project specifications and any instructions issued during the course of the contract. Contractors must verify all dimensions on site before commencement of works. Do not scale off drawings.

D.A. Issue

#### Project.

#### Lincoln Street Units

Client PREPARED FOR DAVID MARRINER

Address

4 Lincoln Street, Lindisfrane TAS

Drawing No. DA/L400	TYPICAL PERGOLA ELEVATION	
Project No.	Drawn	Date Printed
21-21	AH/JD/SR	25/4/23
North	Approved	Scale
	JDeg	1200
	Revision.	Stage
	в	Planning Approval

DWG NO.	DRAWING	REV
C000	COVER PAGE	10
C101	SITE PLAN (EXISTING SERVICES)	08
C102	SITE PLAN (PROPOSED SERVICES)	08
C103	PAVING PLAN	06
C104	CROSSOVER PLAN	04
C105	VEHICULAR TURNING RADIUS	06
C107	TASWATER CONNECTION DETAIL	04
C108	LGAT STORMWATER CONNECTION DETAIL	04
C109	LGAT STORMWATER CONNECTION DETAIL	04
C110	LGAT STORMWATER CONNECTION DETAIL	04
C111	LGAT STORMWATER CONNECTION DETAIL	04
C112	LGAT STORMWATER CONNECTION DETAIL	04
C113	LGAT STANDARD DETAIL	02
C114	LGAT STANDARD DETAIL	03

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NSW: Impact Centre, 19 Chetwynd Road, Erina, NSW 2250				09	FOR REVIEW	28/02/2023	APPROVED BY:	1
P: +613 6332 6955   E: info@exceedengineering.com.au   A: CC5339H	NORTH	DAVID MARRINER	SCALE: <b>(A3)</b>	10	DEVELOPMENT APPROVAL	21/04/2023		PROJECT:
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BAL ASSESSMENT: (AS 3959-2018)	N/A			
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SITE CLASSIFICATION: (AS 2870-2011)	N/A			
WIND CLASSIFICATION: (AS 4055-2021)	N/A			
SNOW AND ICE ACTIONS: (AS 1170.3-2003)	N/A			

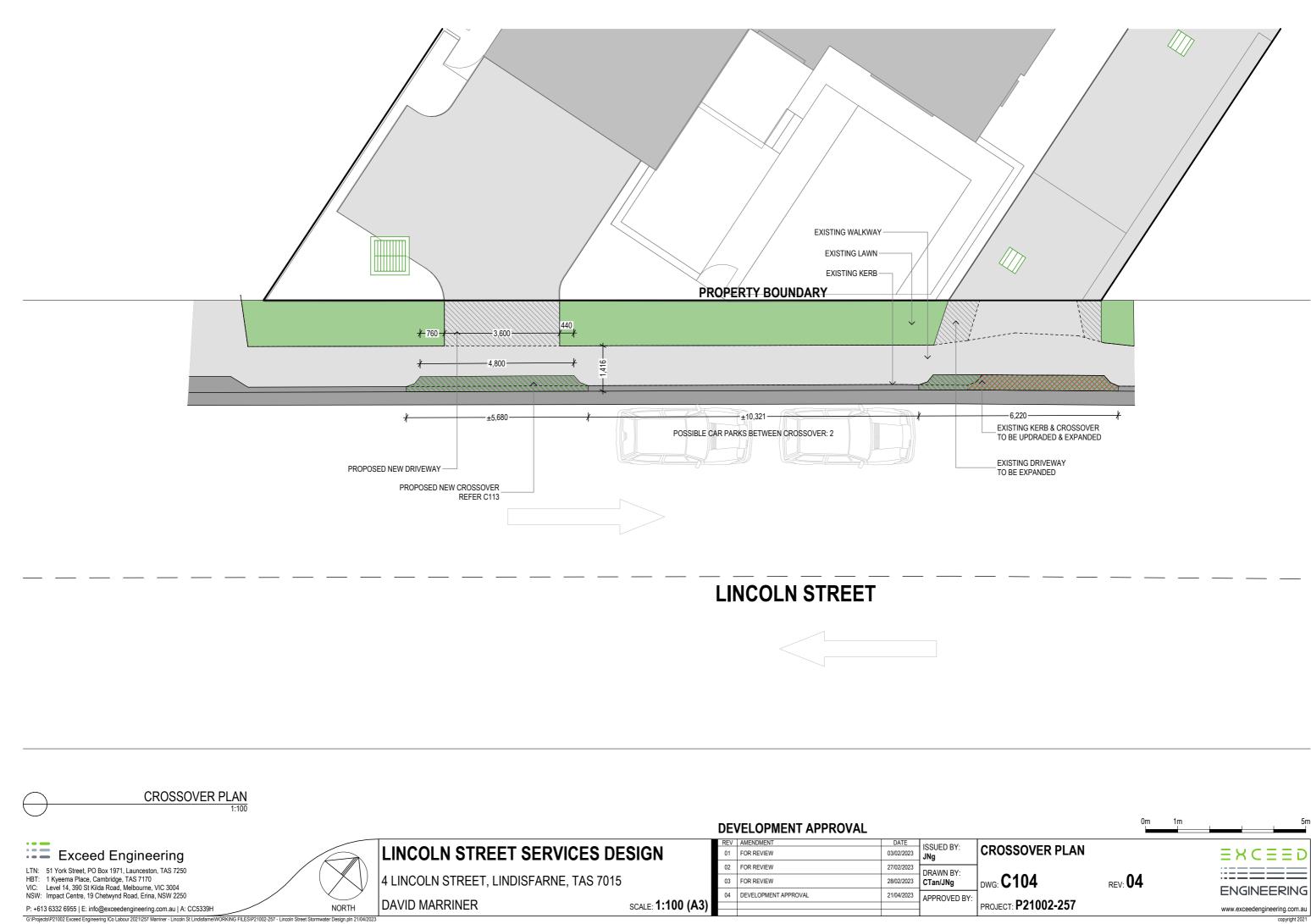
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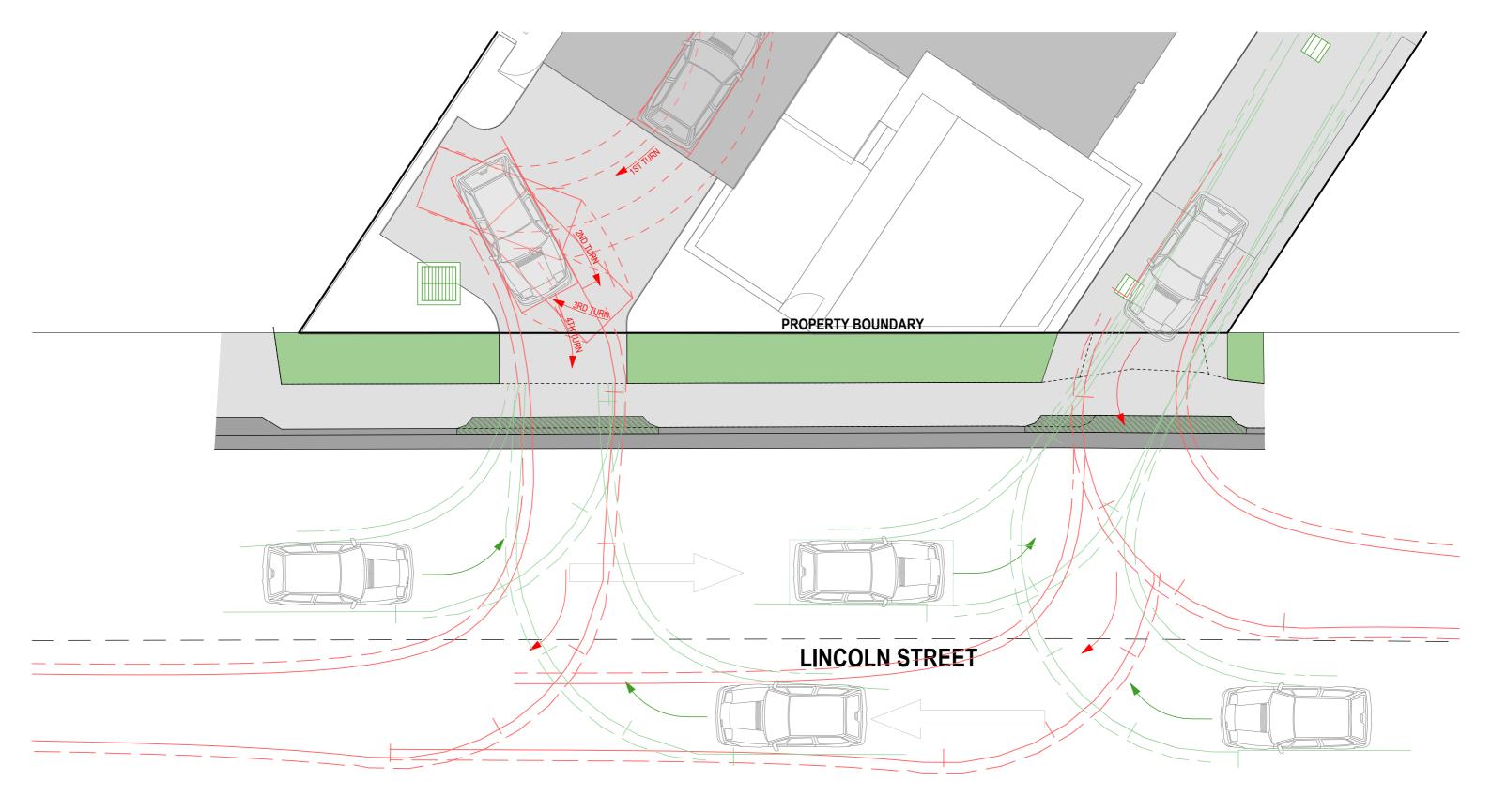
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VEHICLE TURNING RADIUS					
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NSW:       Impact Centre, 19 Chetwynd Road, Erina, NSW 2250         P: +613 6332 6955   E: info@exceedengineering.com.au   A: CC5339H       NORTH	DAVID MARRINER SCALE: 1:100 (A3)	05         FOR REVIEW           06         DEVELOPMENT APPROVAL	28/02/2023 APPR 21/04/2023	PROVED BY:	PROJECT:
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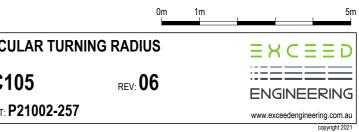


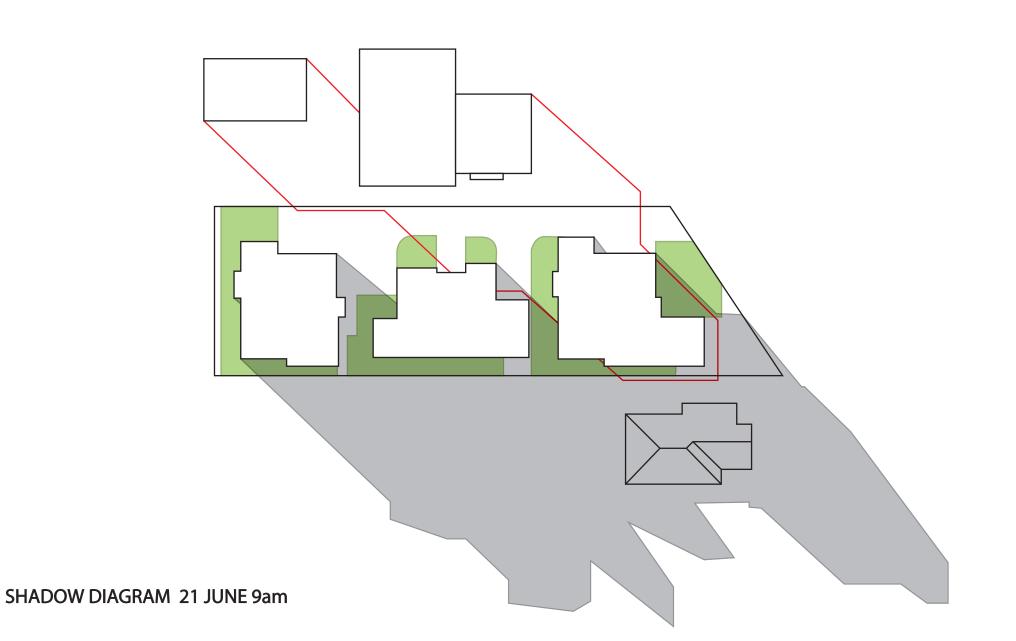


Image taken from Lincoln Street, facing north towards the frontage of 4 Lincoln Street.



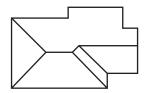
Image taken from Lincoln Street, facing north towards the frontage of 4 Lincoln Street.

OVERSHADOWING BY 6 LINCOLN ST
 OVERSHADOWING BY 4 LINCOLN ST (VERIFIED)
 PRIVATE OPEN SPACE

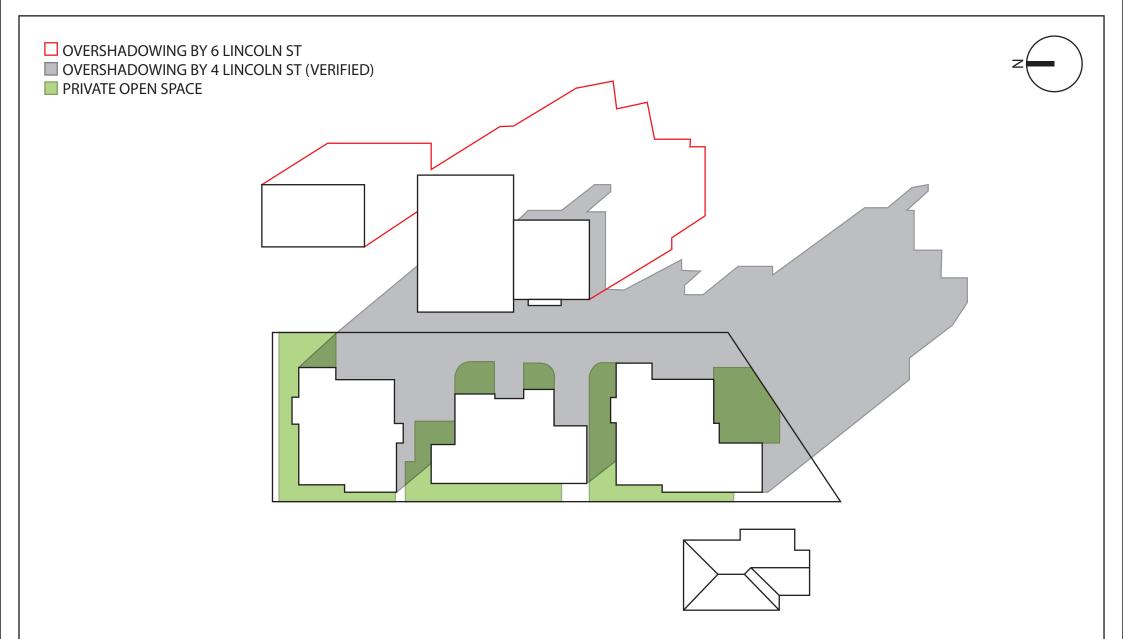


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OVERSHADOWING BY 6 LINCOLN ST
 OVERSHADOWING BY 4 LINCOLN ST (VERIFIED)
 PRIVATE OPEN SPACE



SHADOW DIAGRAM 21 JUNE 12pm



SHADOW DIAGRAM 21 JUNE 3pm

## 7.2 DEVELOPMENT APPLICATION PDPSPAMEND-2022/028710 – 457 AND 469 ROKEBY ROAD, HOWRAH AND 2 ROAD PARCELS (CT222887/1 AND 169915/1) - COMBINED SCHEME AMENDMENT AND PERMIT APPLICATION - REZONING AND SAP AMENDMENTS AND BOUNDARY ADJUSTMENT

## **EXECUTIVE SUMMARY**

#### PURPOSE

The purpose of this report is to review Council's decision of 20 March 2023 in response to the representations received during the public exhibition period in accordance with the requirements of Section 40G and Section 40Z of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

The representations relate to a Section 37 request to amend the Clarence Local Provision Schedule (LPS) and Section 40T combined planning permit application for a boundary adjustment involving 457 Rokeby Road, 469 Rokeby Road, and two road parcels to the north of these two lots, administered by the Department of State Growth.

The Planning Authority's assessment of the representations and impact to the proposal must be provided to the Commission under Section 40K and Section 42 of LUPAA.

#### **RELATION TO PLANNING PROVISIONS**

The land is zoned Local Business, General Residential and Utilities and is subject to the Parking and Sustainable Transport, Road and Railway Assets, Natural Assets, Flood-Prone Hazard Area, Bushfire-Prone Areas, and Safeguarding of Airports Codes under the Tasmanian Planning Scheme - Clarence (the Scheme).

The proposed boundary adjustment is currently prohibited under the Scheme because it would create a lot where multiple zones apply.

## LEGISLATIVE REQUIREMENTS

The proposal was submitted to the Planning Authority for a decision in accordance with Section 38 (2) and Section 40Y of LUPAA for a combined amendment to the LPS and planning permit application. The certified amendment and draft permit were advertised in accordance with the statutory requirements of Section 40G and Section 40Z. Council is now required to consider the merits of any representation received.

This report provides details of the representations received, and the basis and reasons for the recommendations. 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 2000* and the Local Government (Meeting Procedures) Regulations 2015.

## CONSULTATION

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

- Future loss of pedestrian access via existing laneway to Savoy Place,
- Lack of clarity of the spatial extent of the proposed Specific Area Plan (SAP),
- Application of SAP CLA-S23.5 Use Table,

- Use class allocation in the SAP Use Table,
  - Planning Permit Conditions not being appropriate, including:
    - Condition 2 Part 5 Agreement for single access;
    - Condition 6 Landscaping plan;
    - Condition 7 Landscape bond; and
    - Condition 8 TasWater TWDA 2022/01009-CCC Connections, Metering and Backflow Conditions 1, 2 and 3.
- Lack of justification for proposed zoning,
- Adverse impact on surrounding residential amenity, and
- Clarification of Scheme provisions and assessment process.

# **RECOMMENDATION:**

- A. That the Clarence City Planning Authority, after considering the merits of the representations, resolves that:
  - 1. Pursuant to section 40K(1) of the *Land use Planning and Approvals Act 1993*, advise the Tasmanian Planning Commission that three representations were received during the exhibition of draft amendment PDPSPAMEND-2022/028710 and permit application, that related to the draft amendment.
  - 2. Pursuant to section 42(a) of the *Land use Planning and Approvals Act* 1993, advise the Tasmanian Planning Commission that one representation was received during the exhibition of the draft amendment PDPSPAMEND-2022/028710 and permit application, that related to the permit application.
  - 3. Pursuant to section 40K (2)(a) and 42(a) of the *Land use Planning and Approvals Act 1993*, provides to the Tasmanian Planning Commission a copy of the representations that were received during the advertising of draft amendment and permit application PDPSPAMEND-2022/028710.
  - 4. Pursuant to section 40K(2)(c) of the *Land use Planning and Approvals Act 1993*, advise the Tasmanian Planning Commission that the representations received during advertising do not warrant modification to the certified LPS amendment PDPSPAMEND-2022/028710 as detailed in this report.
  - 5. Pursuant to section 42 (b) and (c) of the *Land use Planning and Approvals Act 1993*, advise the Tasmanian Planning Commission that the representations received during advertising do not warrant modifications to the draft permit PDPSPAMEND-2022/028710.

- 6. Pursuant to Section 40K and Section 42 of the *Land use Planning and Approvals Act 1993* that this report and relevant attachments, including the TasWater response to the TasWater condition representation, be provided to the Tasmanian Planning Commission as detailed in this report.
- 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

There is no background relevant to the consideration of this report.

A copy of the certified amendment and planning permit documents are included in Attachment 1 and Attachment 2 respectively.

# 2. PROPOSAL IN DETAIL

## **2.1.** The Site

The site is comprised of four lots as shown in Figure 1 and summarised in Table 1 below.



Figure 1 Aerial image of subject site (Source LIST map)

Property address	Title reference	Owner(s) name	Total land area (m <sup>2</sup> )	Existing zoning
469 Rokeby Road, Howrah	159207/1	Ruthven Rokeby Road PTY LTD	6888	Local Business and General Residential
457 Rokeby Road Howrah	159207/2	Department of State Growth	5221	General Residential
Not Applicable (Road lot)	222887/1	The Crown	2888	Utilities
Not Applicable (Road lot)	169915/1	The Crown	641	Utilities

Table 1 List of land involved in proposed LPS amendment and boundary adjustment

The subject site contains existing residential developments on both 457 and 469 Rokeby Road, Howrah. In addition, the land at 469 Rokeby Road is developed with a Bottle Shop, Grocery/Food Market, a Plant Nursery, and an associated car parking area. The road lots are developed as part of Rokeby Road and Ploughman Road, road reserves and provide the vehicle access to 457 Rokeby Road and 469 Rokeby Road, Howrah.

The site is provided with an existing access strip from Savoy Place, developed with a pedestrian path. Surrounding land to the east, south and west is developed with a mix of single and multiple residential dwellings.

## 2.2. The Draft LPS Amendment

On 20 March 2023, the Planning Authority resolved to certify an amendment that:

- Removed the split zoning (36% General Residential Zone and 64% Local Business Zone) on 469 Rokeby Road, Howrah so that an additional 2,480m<sup>2</sup> of land is included in the Local Business Zone;
- Rezoned those portions of 457 Rokeby Road, Howrah and the road lots (Volume 222887 Folio 1 and Volume 169915 Folio 1) involved in the proposed boundary adjustment from General Residential Zone, and Utilities Zone to Local Business Zone. Thereby adding another 360m<sup>2</sup> to the Local Business Zone of 469 Rokeby Road, Howrah; and

• Provided for a new SAP on the south-eastern section of 469 Rokeby Road (currently zoned General Residential) to create planning controls that will be in substitution for and in addition to the Local Business Zone controls.

## **2.3.** The Boundary Adjustment

The boundary adjustment seeks to realign the north-western boundaries of 469 Rokeby Road with the adjacent land so that small sections of land are added to 469 Rokeby Road and removed from 457 Rokeby Road and the two road lots, as shown in the draft approved permit plans in Attachment 3.

The subject site (that is all four land parcels in their entirety) has an area of approximately 1.55ha; however, the land proposed to be included in the Local Business Zone to facilitate the boundary adjustment involves an additional 360m<sup>2</sup>, being added to the existing 469 Rokeby Road lot. The resulting new 469 Rokeby Road lot will have a total area of 7428m<sup>2</sup> zoned Local Business Zone.

## 3. STATUTORY IMPLICATIONS

Section 40K(2) of LUPAA requires a Planning Authority to provide a report to the Tasmanian Planning Commission (the Commission) comprising:

- "(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and
- (b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and
- (c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to-
  - (i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and

- (ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and
- (d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and

any recommendations in relation to the draft amendment that the planning authority thinks fit."

Where the Local Provision Schedule amendment request has been combined with a planning permit application, the Planning Authority must also provide to the Commission a report under s42 of LUPAA that indicates whether the representation justifies modification to the Planning Authority's decision on the application for the planning permit.

The Planning Authority has 35 days from the close of the public exhibition period to submit a report on the merits of any representations to the Commission. This timeframe closes on Tuesday 20 June 2023.

In considering the merits of the representations, the Planning Authority can make recommendations to the Commission that the amendment should be modified, abandoned, or not changed. The Planning Authority can also make recommendations to the Commission that the permit is not granted, or to modify, include or remove conditions.

The Commission will take the Planning Authority's recommendations into account when making its decision.

## 4. CONSULTATION

The certified draft LPS amendment and draft planning permit were publicly notified from Monday 3 April 2023 to Tuesday 16 May 2023.

The public notification involved advertisements in "The Mercury" on Saturday 1 April 2023, Saturday 15 April 2023, and Saturday 6 May 2023 (notifying an extension to the advertising period to 16 May 2023); a mailout of letters to landholders and occupants adjoining the subject site; and notification signs on the site.

## 5. DISCUSSION ON THE MERITS OF THE REPRESENTATIONS

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

#### 5.1. Future Loss of Pedestrian Access via existing Laneway to Savoy Place

Two representors raised concerns that the proposed rezoning from General Residential Zone to Local Business Zone may result in future development that would prevent local residents from using the access strip or converting it to vehicle use.

#### • Comment

The assessment of the rezoning request for all land at 469 Rokeby Road, Howrah, was considered supportable on the basis that it allowed for future development of the site as a Local Centre. The Southern Regional Land Use Strategy 2010-2035, describes the features of a Local Centre on page 78, as shown in Figure 2 below.

Role	To provide a focus for day-to-day life within an urban community.	
Commercial including retail	Offer at least one grovery/convenience store and a range of small specialty shops (i.e. newsagents, pharmacy, gift store) or small-scale easting establishments.	
Government Services & Community infrastructure	Local community services, including Child Health Centre.	
Residential	Some residential may be interspersed.	To be determined at the local level
Entertainment	May have some dining in the evening or local bar, but residential amenity should be preserved.	
Access	Should be highly accessible by cycling or walking from surrounding area to enhance local access. In an urban context should be serviced by existing public transport.	
Catchment	Locality.	

Figure 2 Local Activity Centre description (Source STRLUS 2010-2035 p78)

The proposed SAP includes a provision that the access strip is not permitted to be used for vehicular access and provides access for active modes of transportation. In addition, a permit condition has been included in the draft planning permit requiring the access strip to be landscaped and provided with a shared pedestrian and bicycle path.

It is considered that these two elements support the ongoing use of the access strip by the local community, so that the site can function as a Local Centre providing access that is

"...highly accessible by cycling and walking from surrounding area..."

Should the Planning Commission not support the proposed SAP and its provisions, nor the permit landscaping condition, it is considered that the site would not be able to fulfill the intended Local Centre role/function.

Therefore, Council's reason for supporting the removal of the existing split zoning from the site would no longer apply. In this eventuality, it is recommended that the certified LPS amendment is modified so that no change is made to the existing split zoning of the site, thereby limiting any further business expansion into the south-eastern area of the site, that may compromise the existing access arrangements from Savoy Place.

## **5.2.** Lack of Clarity in Spatial Extent of the Proposed Specific Area Plan (SAP)

One of the representors stated that the certified draft amendment map, showing the rezoning of the land to Local Business Zone, does not also show the location of the proposed SAP, and therefore it is not clear which area of 469 Rokeby Road, Howrah is impacted by the SAP provisions.

The representor also states that the Figures CLA-S23.1 469 Rokeby Road Specific Area – Overlay 01 and CLA-S23.2 369 Rokeby Road Specific Area – Overlay 02, are not clear in that they imply the SAP applies to all of 469 Rokeby Road, and the portions of land being rezoned in the north-west area of the site to facilitate the boundary adjustment.

## • Comment

The areas to which the SAP is to apply are shown in Figures CLA-S23.1 469 Rokeby Road Specific Area – Overlay 01 and CLA-S23.2 369 Rokeby Road Specific Area – Overlay 02, in the details of the SAP CLA-S23.0 Rokeby Road, Howrah – as listed in the summary on page 1 of the certified amendment.

It is considered that the certified amendment map is in accordance with the Commission Practice Note 7 Draft LPS mapping: technical advice, in that:

- "• each LPS must contain a map that provides for the spatial application of the zones to the subject land and is comprised of the correct zone colours; and
- each LPS must contain an overlay map that provides for the spatial application of ... specific area plans (SAPs).... SAPs may be shown overlaying zone maps, <u>as a separate map series</u>, or both as necessary to provide for clear interpretable mapping.[emphasis added]"

The SAP overlay was not shown on the map on page 1 for ease of presentation given that the certified amendment also includes the proposed SAP and maps as a separate map series.

The SAP figures, show the entirety of 469 Rokeby Road, post the certified amendment (as outlined in black), and clearly identifies the two overlays via red hatching for Figure CLA-S23.1 469 Rokeby Road Specific Area – Overlay 01, and green hatching for Figure CLA-S23.2 369 Rokeby Road Specific Area – Overlay 02.

This matter is not considered of sufficient merit to warrant a modification to the certified LPS amendment.

#### 5.3. Application of SAP CLA-S23.5 Use Table

Following on from the lack of clarity issue addressed in 5.2 above, one representor stated that it is not sufficiently clear as to which area of land of 469 Rokeby Road, Howrah the use table applies to. Specifically, that the statement *"This clause is in substitution for Local Business Zone – clause 14.2 Use Table"* appears to apply to all of the land within 469 Rokeby Road, Howrah.

#### • Comment

The draft SAP follows drafting guidelines of the Commission Practice Note 8 – Draft LPS written document: technical advice. Specifically, in proposed Clause CLA-S22.2 Application of this Plan; clause CLA-S23.2.1 states:

"The specific area plan applies to the area of land designated as 469 Howrah Road Specific Area Plan on the overlay maps and in Figure CLA-S23.1 and Figure CLA-S23.2."

Therefore, it is considered that the land to which the Use Table applies is the area of land as shown within the two figures, and not the entirety of 469 Rokeby Road, Howrah (post the boundary adjustment). This aligns with Council's intent to ensure that any future business development on the land within the SAP is managed to minimise unreasonable impacts on amenity and generally maintain existing levels of amenity for surrounding residential areas.

It is noted that there is a typographical error in the application clause, which should in fact be identified as CLA-S23.2 Application of this Plan. The description could also be more clearly stated by changing "and" to "as shown".

Alternatively, the two overlays could be described as Precinct A and B, with a third parent map, comprising both of the Precincts defined as the SAP overlay.

There may be sufficient merit to warrant a modification to the certified LPS amendment SAP application statement and maps to create greater clarity, and should the Commission require such changes, these would not materially impact on Council's intent for the SAP.

#### **5.4.** Use Class Allocation in the SAP Use Table

One representor stated that several changes should be made to the use table, based on their status in the Local Business Zone of the use, or existing uses on the site. Proposed changes include:

- a) No Permit Required Use Class Add Bulky Good Sales with the qualification if for parking only, as it is an existing use on the site and permitted in the Local Business Zone.
- b) Permitted Use Class add Business and Professional Services, Food services, and General Retail and Hire, each with the qualification if not listed as No Permit Required and remove them from the Discretionary Use Class.
- c) Discretionary Use Class add Bulky Goods Sales/ if not listed as No Permit Required.

#### • Comment

Each of these proposed changes is considered in turn.

a) The Bulky Good Sales use class is defined in the Scheme as:

"use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales."

As outlined in 5.1 above, the intent of supporting the LPS amendment is to provide for the site to be developed as a Local Centre. Bulky Goods Sales are not considered appropriate for a local centre, especially as the land on the northern side of Rokeby Road has been set aside for such uses, as part of the Glebe Hill Neighbourhood Centre Specific Area Plan.

Therefore, the SAP was drafted to prevent the expansion of the existing Bulky Goods use into the south-eastern area of the site, inclusive of any associated car parking.

The existing Bulky Goods Sales use is located outside the SAP area and the certified amendment has no impact on the existing use. Furthermore, it is noted that there is a car parking area immediately adjacent to the existing Bulky Goods Sales use area, hence the existing use does not rely on the existing car parking area in the south-east of the site, that will be located within the SAP.

This matter is not considered of sufficient merit to warrant a modification to the certified LPS amendment.

 b) These uses are aligned with the types of facilities found in a Local Centre as outlined in 5.1 above. However, the intent of the SAP is also to ensure that the rezoning from General Residential Zone to Local Business Zone in the SAP area of the site supports future development that minimises unreasonable impacts on amenity and generally maintains existing levels of amenity for surrounding residential areas.

> It is therefore considered appropriate that the Local Business Zone Use Standards, clause 14.3.2 Discretionary uses are applicable considerations for future development to achieve the intended outcomes of the certified LPS amendment including the SAP.

> This matter is not considered of sufficient merit to warrant a modification to the certified LPS amendment.

c) The allocation of the Bulky Goods Sales use as a Prohibited Use class in the SAP has been addressed in 5.4 a) above.

Overall, these use table representations are not considered of sufficient merit to warrant a modification of the certified LPS amendment. However, should the Planning Commission require modification of the SAP Use Table as per this representation, a key mechanism to ameliorate the amenity impact of the zone change, would no longer apply.

Should this eventuate, it is recommended that the certified LPS removing the existing split zoning of the site is abandoned, in addition to removing the SAP from the certified amendment. Thereby limiting further business expansion into the south-eastern area of the site currently zoned General Residential.

#### 5.5. Planning Permit Conditions Not Appropriate

One representor raised concerns with a number of the draft planning permit conditions, including:

- a) Condition 2 the Part 5 condition,
- b) Condition 6 Landscape plan condition,
- c) Condition 7 Landscape bond condition, and
- d) Condition 8 TasWater submission TWDA 2022/01009-CCC Conditions 1 to 3 (inclusive).

The representor notes that the boundary adjustment only relies on the rezoning of land in the north-west of the existing site, and that no change to the existing vehicle access is proposed, nor any works to the Savoy Place access, or a requirement for TasWater connections as part of the boundary adjustment, therefore these permit conditions are not relevant.

• Comment

The proposed boundary adjustment was assessed as being compliant with all provisions of Clause 7.3 Adjustment of a Boundary as detailed in Attachment 4 of the 20 March 2023 Agenda Report, hence a draft planning permit was issued. Each condition is considered in turn below. a) The existing 469 Rokeby Road Title CT 159207/1 includes an existing Part 5 Agreement, namely C956839 which refers to a previous boundary adjustment that added the land to the north of the existing garden centre. For clarity, it is considered appropriate that a similar condition is applied to the current boundary adjustment, so that the resultant increased northern area of the title, will always be accessed via the existing access on 469 Rokeby Road.

This matter is not considered of sufficient merit to warrant a modification of the draft planning permit.

b&c) As outlined in 5.1 above, maintaining a pedestrian access to the site was a key criterion for supporting the rezoning of the entire site to Local Business and the application of the proposed SAP. Therefore, conditions 6 and 7 are considered appropriate and compliant with 6.11 Conditions and Restrictions on a Permit, *sub-clause 6.11.2 (a) requirements that specific acts be done to the satisfaction of the planning authority*;

This matter is not considered of sufficient merit to warrant a modification of the draft planning permit.

d) This representation was referred to TasWater who provided the following response:

"TasWater does not require road lots to be serviced and we would be happy to clarify/amend Condition 1 to reflect this if necessary. If the applicant supplies to TasWater a survey plan/as located plan that shows the exact location of the existing water meters and sewer property connections, and that they will be wholly contained within the new boundaries of the lots they serve, TasWater would be willing to remove Conditions 1-3."

The full response is provided in Attachment 3.

Overall, these planning permit condition representations are not considered of sufficient merit to warrant a modification of the draft planning permit. However, should the Planning Commission require modifications, such as removal of conditions 6 and 7, a key mechanism to maintain appropriate pedestrian access to the intended Local Centre is compromised. Should this eventuate, it is recommended that the certified LPS amendment is modified so that no change is made to the existing split zoning of the site and removing the SAP from the certified amendment. Thereby, providing rezoning for the boundary adjustment only but not the expansion of, or intensification of business activities and developments into the land currently zoned General Residential.

#### 5.6. Lack of Justification for Proposed Zoning

One representor raised a number of matters that stem from the proposed rezoning, including appropriateness of expanding the Local Business Zone, consideration of alternative zones, given the land available to the north of Rokeby Road.

#### • Comment

The proposed rezoning reasoning was addressed in the 20 March 2023 Agenda Report. Reasons included but are not limited to the fact that the land is located in an urban setting, has good potential for active transport connections to the surrounding residential area and if developed as a Local Centre, is aligned with Clarence Activity Centre hierarchy. The alternate option for rezoning the entire site to General Residential was explored, but not considered a viable option as it would create an adverse impact on the existing commercial uses on the site. This matter is not considered of sufficient merit to warrant a modification of the certified LPS amendment.

#### 5.7. Adverse Impact on Surrounding Residential Amenity

One representor was concerned with the noise emissions from the existing bottle shop and expressed reservations about future development being able to be undertaken without adequate input from neighbours, or its appropriateness given the proximity of adjoining residential uses.

#### • Comment

The existing development is subject to permit conditions including hours of operation. Noise however, is not a relevant consideration of development possible under the Scheme and is separately controlled by the *Environmental Management and Pollution Control Act 1994 should* there be a perceived nuisance. The representor's noise concerns have been referred to Council's Environmental Health Officer.

In relation to appropriateness of future development and ability to comment, it is considered that the provisions of the proposed SAP create appropriate additional controls to the Local Business Zone provisions to resolve these concerns, as outlined in the responses to 5.2 and 5.3 above.

This matter is not considered of sufficient merit to warrant a modification of the certified LPS amendment. However, should the Commission modify the certified LPS amendment by removing the SAP, then it is recommended that the amendment to remove split zoning is also abandoned so as to limit commercial expansion into the southeastern section of the lot.

#### 5.8. Clarification of Scheme Provisions and Assessment Process

One representor was concerned that the proposal had not been referred to internal committees and sought clarification on the meaning of an activity centre in context of the Local Business Purpose Statement.

#### • Comment

There were no relevant internal committees to which the proposal needed to be referred as outlined in the 20 March 2023 Agenda report.

The proposed certified LPS amendment is intended to facilitate the establishment of a Local Activity Centre, as outlined in 5.1 above. The Local Business Zone, is articulated below:

#### "14.1 The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained."

The alignment of the certified LPS amendment with the zone purpose statement has been addressed in the 20 March 2023 Agenda report. The proposed SAP also aligns with the Local Business Zone purpose and provides additional controls to minimise any potentially adverse impacts on surrounding residential uses.

This matter is not considered of sufficient merit to warrant a modification of the certified LPS amendment. However, should the Commission modify the certified LPS amendment by removing the SAP, then it is recommended that the proposed amendment of the LPS to remove the split zoning is abandoned, so as to limit commercial expansion into the south-eastern section of the lot.

## 6. EXTERNAL REFERRALS

The original application was referred to the Department of State Growth, TasNetworks and TasWater as outlined in the original report. No further representations were received from these agencies. In response to the representations on the TasWater permit condition, the representation was referred to TasWater, for comment as outlined in 5.5 above.

# 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.
- **7.3.** The proposal is consistent with Section 34 LUPAA LPS requirements.

## 8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan or any other relevant Council policy, including the following:

- Clarence Activity Centre Strategy 2013; and
- The adopted Car Parking Plan.

## 9. CONCLUSION

- **9.1.** It is considered that the representations about the certified draft LPS amendment do not have adequate merit to support any modifications to the amendment, with the possible exception of SAP application description and mapping details.
- **9.2.** The amendment is considered to meet the LPS criteria as required under Section 34 of LUPAA and it is recommended it is submitted to the Tasmanian Planning Commission (TPC) in the form in which it was publicly notified, without change.
- **9.3.** It is considered that the issues raised around planning permit conditions do not have merit to warrant the inclusion of additional conditions or modification of existing conditions on the planning permit.

- **9.4.** It is noted that should the TPC:
  - modify the Use table or remove the SAP provisions; or
  - remove condition 6 and 7 from the draft planning permit,

then the certified LPS amendment should be modified to only provide for the rezoning of land in the north-west area of the site to only facilitate the proposed boundary adjustment, which would not be possible with the current land zoning.

- **9.5.** Subject to Planning Authority approval as set out in the recommendation, the representations, this report and attachments will be forwarded to the TPC.
- **9.6.** The TPC may hold a public hearing prior to deciding on the amendment and the planning permit.
- Attachments: 1. Certified LPS Rezoning Amendment (5)
  - 2. Draft Planning Permit and Endorsed Plans (9)
  - 3. TasWater Submission on Representation (1)

## Robyn Olsen ACTING MANAGER CITY PLANNING



# Tasmanian · Planning · Scheme - · Clarence Draft · Amendment



#### AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING PDPSPAMEND-2022/028710

The Clarence City Council resolved at its meeting of 20 March 2023, that Draft Amendment

PDPSPAMEND-2022/028710 of the Clarence Local Provision Schedule meets the requirements specified in s.32 & s.34 of the Land Use Planning and Approvals Act 1993; and agreed to amend the Clarence Local Provision Schedule and Maps as follows:

- rezone a portion of 457 Rokeby Road, and the General Residential zoned areas of 469 Rokeby Road Howrah, identified as Certificates of Title Volume 159207 Folio 2 & Folio 1, from General Residential Zone to Local Business Zone;
- rezone a portion of two State Growth administered road parcels Howrah, identified as Certificates of Title Volume 222887 Folio 1, and Certificate of Title Volume 169915 Folio 1 from Utilities Zone to Local Business Zone; and
- add a Specific Area Plan, namely CLA\_S23.0 469 Rokeby Road, Howrah SAP to the southeast portion of 469 Rokeby Road, Howrah.

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED THIS 22<sup>nd</sup> DAY OF MARCH 2023, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE 20<sup>TH</sup> DAY OF MARCH 2023 IN THE PRESENCE OF:

CHIEF EXECUTIVE OFFICER

This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

# CLA – S23.0 469 Rokeby Road Specific Area Plan

#### CLA – S23.1 Plan Purpose

The purpose of the 469 Rokeby Road Specific Area Plan is:

CLA- To provide clear direction for future development of 469 Rokeby Road, Howrah, s23.1.1 subject to the 469 Rokeby Road Specific Area Plan;
CLA- To protect neighbouring residential properties from possible future impacts on s23.1.2 their amenity;

CLA- To consolidate zoning of 469 Rokeby Rd, Howrah to reflect existing use patterns 523.1.3 of the site.

#### CLA - S22.2 Application of this Plan

CLA- S23,2,1	The specific area plan applies to the area of land designated as 469 Howrah Road Specific Area Plan on the overlay maps and in Figure CLA-S23.1 and Figure CLA-S23.2.
CLA- S23.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

(a) Local Business Zone.

as specified in the relevant provision.

#### CLA – S23.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

#### CLA – S23.4 Definition of Terms

This sub-clause is not used in this specific area plan.

## CLA – S23.5 Use Table

This clause is in substitution for	r Local Business Zone – clause 14,2 Use Table
Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities
Residential	If for a home-based business
Business and Professional	If for parking only

Community Meeting and Entertainment	If for parking only
Education and Occasional Care	If for parking only
Emergency Services	If for parking only
Food Services	If for parking only
General Retail and Hire	If for parking only
Sports and Recreation	If for parking only
Permitted	
Residential	If: (a) located above ground level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required.
Visitor Accommodation	If located above ground level (excluding pedestrian or vehicular access);
Discretionary	
Business and Professional Services	If not listed as No Permit Required
Community Meeting and Entertainment	If not listed as No Permit Required
Education and Occasional Care	If not listed as No Permit Required
Emergency Services	If not listed as No Permit Required
Food Services	If not listed as No Permit Required
General Retail and Hire	If not listed as No Permit Required
Sports and Recreation	If not listed as No Permit Required
Utilities	If not listed as No Permit Required
Storage	
Vehicle Parking	
Prohibited	
All other uses	

## CLA – S23.6 Use Standards

#### CLA-S23.6.1 Access

This clause is in addition to Local Business Zone – clause 14.3.1 All uses **Objective:** 

That uses of the access strip from Savoy Place do not cause unreasonable loss of residential amenity to a residential zone.

Acceptable Solutions	Performance Criteria	
A1	P1	
That the access strip shown in Figure CLA- S23.2 is not permitted to be used for vehicular access.	No Performance Criteria.	

## CLA – S23.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

## CLA – S23.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

#### CLA - S23.9 Tables

This sub-clause is not used in this specific area plan.

# Figure CLA – S23.1 469 Rokeby Road Specific Area – Overlay 01



Key Area shown in overlay 01 is subject to the restrictions of CLA-S23.5 Use Table

Figure CLA - S23.2 469 Rokeby Road Specific Area - Overlay 02

Key - Area shown in Overlay 02 to be subject to restrictions as per CLA-S23.5 Use Table and CLA-S23.6 Use Standard

> THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED THIS 22nd DAY OF MARCH 2023, PURSUANT TO A **RESOLUTION OF THE COUNCIL PASSED THE** 20th DAY OF MARCH 2023 IN THE PRESENCE OF:

CHIEF EXECUTIVE OFFICER





# **DRAFT PLANNING PERMIT**

LAND USE PLANNING AND APPROVALS ACT 1993

Development No:	PDPSPAMEND-2022/028710	Approval Date: 20 March 2023
Description:	Boundary Adjustment	
Address:	457 & 469 Rokeby Road, Howrah 169915/1)	& 2 road parcels (CT 222887/1 &

This permit is granted, subject to the following conditions:

General Conditions:

- 1 The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
- 2 The landowner must enter into an agreement with Council under Part 5 of the Land Use Planning and Approvals Act, 1993 in such form as Council may require and which provides for the following:
  - To only allow vehicular access to the new lot created by the boundary adjustment, solely by the existing access from Ploughman Road.

The agreement will be prepared and registered by Council. The landowner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will prepare the Part 5 Agreement.

Prior to the sealing of the final survey plan, the portions of land of 457 Rokeby Road, Howrah (CT 159207/2) and the two road parcels (CT 222887/1 and CT169915/1) included in the boundary adjustment must be transferred from Crown ownership into the same ownership as 469 Rokeby Road, Howrah (CT 159207/1) including all documentation in relation to discharges of any Mortgages, withdrawal of caveats, and all other relevant registrable dealings.

This Transfer must be executed by the Crown, identifying the land to be transferred and the applicant is responsible for all Land Titles Office fees and charges and duty in relation to the document. The applicant remains responsible for ensuring that any Land Titles

Office requisitions are effectively resolved and the applicant must meet the costs of such requisitions.

- 4 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council's relevant / delegated officer.
- 5 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all utilities infrastructure required to service the lots in a form to the satisfaction of the relevant utility service provider.
- 6
- A landscape plan for the access strip leading from Savoy Place to the main land area of 469 Rokeby Road, Howrah showing the provision of a combined pedestrian and bicycle path, inclusive of security lighting must be submitted to and approved by Council's Manager City Planning prior to the sealing of the final survey plans. The landscape plan must be to a standard scale, provide the designers contact details and be legible when reproduced at A3.

The landscape plan must clearly document the following:

- a north point;
- existing property information such as building footprints, boundary lines, outdoor structures, garden beds and fences;
- existing contours, relevant finished floor levels and any proposed rearrangement to ground levels;
- existing trees identified as to be retained or removed;
- areas of proposed landscape hard work treatments such as driveways, paths, buildings, car parking, retaining walls, edging and fencing;
- areas of proposed landscape soft work treatments including garden beds and lawns;
- proposed planting design with locations of individual plants at intended spacing and clearly identified species (use of symbols with a legend or direct labelling of plants preferred);
- a table listing selected species botanical names, mature height, mature width, pot size and total quantities;
- details of proposed irrigation system (if required);
- details of proposed drainage system (if required); and
- estimate of cost for the installation of landscape works.

All landscaping works must be completed and verified as being completed by Council prior to the commencement of the use/within 6 months of the sealing of the final survey plans, whichever comes first.

All landscape works must be maintained:

- in perpetuity by the existing and future owners/occupiers of the property;
- in a healthy state; and
- in accordance with the approved landscape plan

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died, or which was removed.

Note: Refer to 'Preparing Landscape Plans for Development Applications' pamphlet for further information.

Installed landscape works (soft and hard) will be inspected for adherence to the approved landscape plan and for quality of workmanship. In order for a landscape bond to be released the works must be deemed satisfactory by Councils Landscape Design Officer. Trade standard will be the minimum quality benchmark that all landscape works will be assessed against.

7 A bond of 1.5 times the estimated cost of landscape works must be submitted with the landscape plan. The bond will be held as security to ensure both development and maintenance of the landscape work is undertaken in accordance with the approved plan.

The bond may be a cash deposit or a bank guarantee. The work is to be completed prior to commencement of the use or within 6 months of the sealing of the final survey plans, whichever comes first. If the works are not completed within this time, Council may have the landscaping work undertaken and may recover those costs incurred from the bonded amount.

8 The development must meet all required Conditions of Approval specified by TasWater notice, dated 25 October 2022 (TWDA 2022/01990-CCC).

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the Land Use Planning and Approvals Act 1993 Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the Land Use Planning and Approvals Act 1993. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- c. TasNetworks has a high voltage line running along the property boundary line of 457 and 469 Rokeby Rd Howrah. The developer should contact TasNetworks to discuss safe approach distances and clearances to electricity infrastructure for any development and be aware that restrictions apply to building within electricity easements and wayleaves.

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding any upgrades, they may require to their electricity supply due to this development.

- d. The Certificate of Title contains several private covenants. Compliance with the covenants is the landowner's legal responsibility and may prevent or alter the ability to act upon this permit.
- e. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action under Division 4A of the Land Use Planning and Approvals Act 1993 which provides for substantial fines and daily penalties.

Ross Lovell MANAGER CITY PLANNING THIS APPROVAL IS GIVEN UNDER DELEGATION GRANTED BY COUNCIL ON 14 DECEMBER 2020



# Submission to Planning Authority Notice

Council Planning Permit No.	PDPSPAMEND-20	022/028710	<u> </u>	Cou	ncil notice date	29/06/2022
TasWater details						
TasWater Reference No.	TWDA 2022/01009-CCC		Date	e of response	25/10/2022	
TasWater Contact	Al Cole Phone No.		0439605108			
Response issued to	<u>ט</u>					
Council name	CLARENCE CITY COUNCIL					
Contact details	cityplanning@ccc.tas.gov.au					
Development deta	ils					
Address	469 ROKEBY RD, HOWRAH Prop			perty ID (PID)	3023339	
Description of development	Scheme Amendment and Subdivision					
Schedule of drawings/documents						
Prepared by Drawing/document No			document No.		<b>Revision No.</b>	Date of Issue
Rogerson and Birch Lot Details and Services			А	18/01/2022		
Conditions						

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56S(2) TasWater makes the following submission(s):

1. TasWater does not object to proposed amendments and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### CONNECTIONS, METERING & BACKFLOW

- 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
- 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

<u>Advice:</u> Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

5. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement



#### conditions.

- 6. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
  - a. the exact location of the existing water and sewerage infrastructure,
  - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

#### **DEVELOPMENT ASSESSMENT FEES**

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71, and a Consent to Register a Legal Document fee of \$239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

#### General

For information on TasWater development standards, please visit <u>https://www.taswater.com.au/building-and-development/technical-standards</u>

For application forms please visit <u>https://www.taswater.com.au/building-and-development/development-application-form</u>

#### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

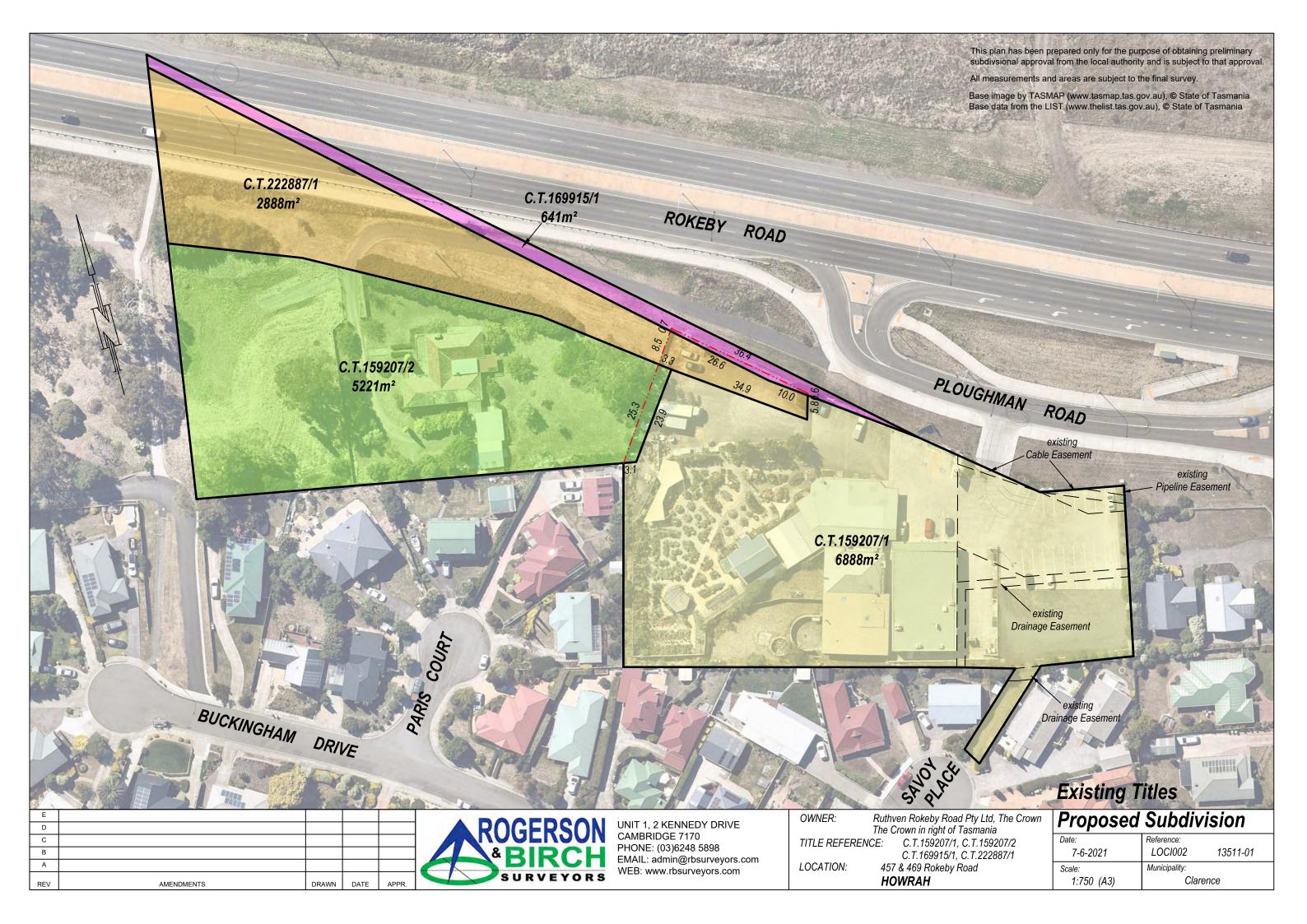
A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

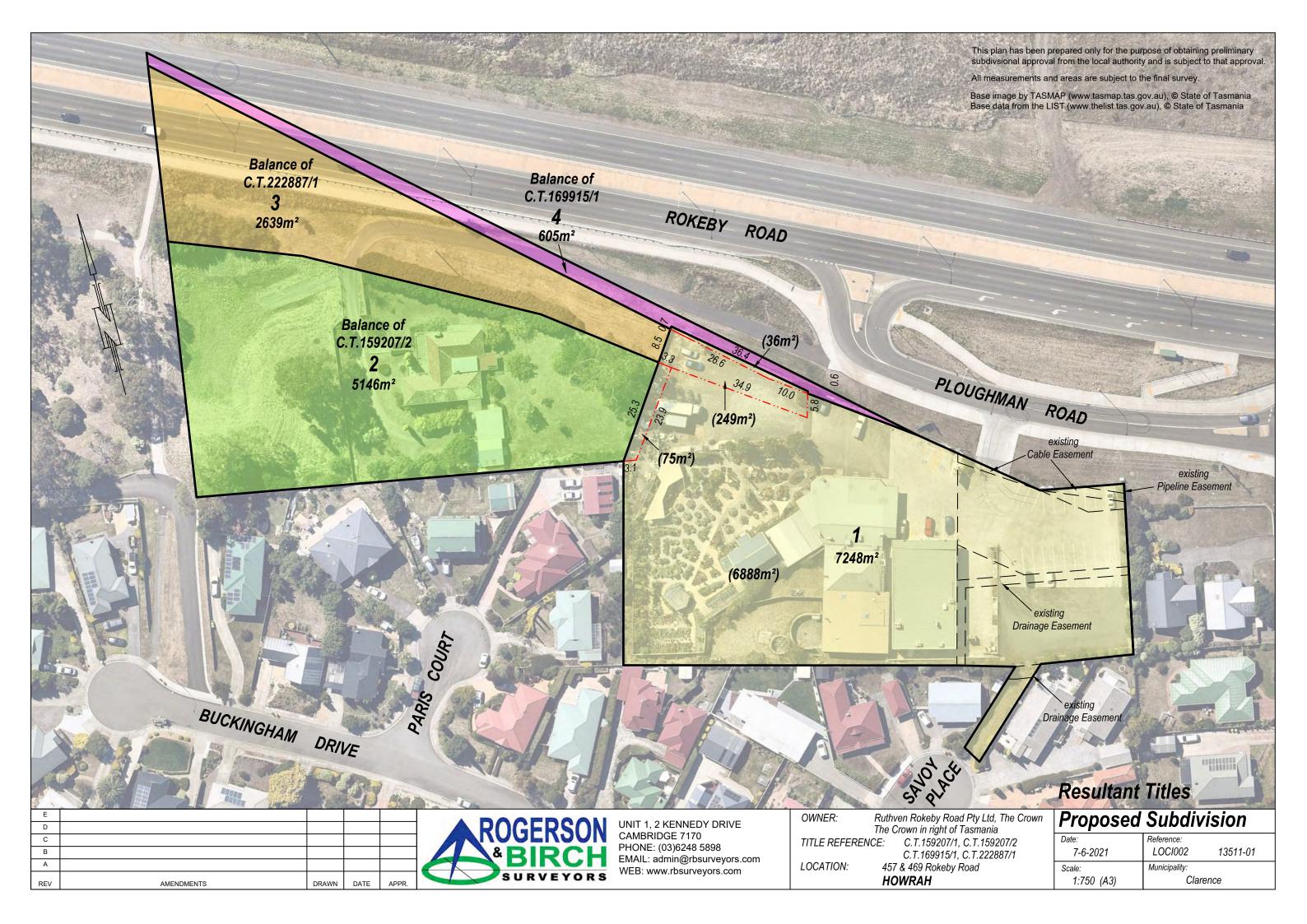
- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <u>www.taswater.com.au/Development/Service-location</u> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

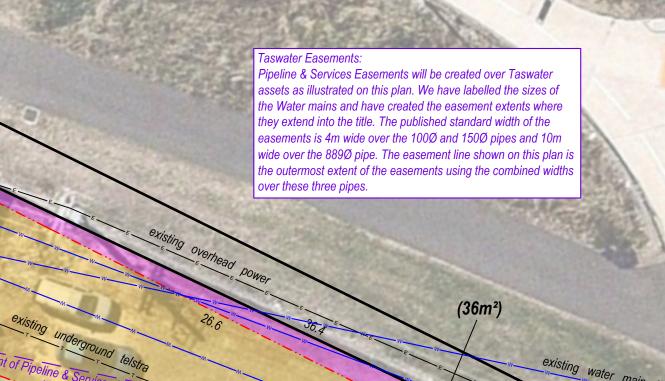
#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details				
Phone	13 6992 Email development@taswater.com.au			
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au	







(249m<sup>2</sup>)

(6888m<sup>2</sup>)

3.3

23.9

AB

DRAWN

18-1-22

DATE

AB

APPR

(75m<sup>2</sup>)/

3.1

easement details and pipe sizes added

AMENDMENTS

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В

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REV

AR	OGE	ERSON
4	<sup>&amp;</sup> B	RCH
	SUR	VEYORS

UNIT 1, 2 KENNEDY DRIVE CAMBRIDGE 7170 PHONE: (03)6248 5898 EMAIL: admin@rbsurveyors.com WEB: www.rbsurveyors.com OWNER: Ruthven Rokeby Road Pty Ltd, The Crown The Crown in right of Tasmania TITLE REFERENCE: C.T.159207/1, C.T.159207/2 C.T.169915/1, C.T.222887/1 LOCATION: 457 & 469 Rokeby Road HOWRAH

**1** 7248m<sup>2</sup>

existing water main (889mmØ)

existing

existing water main (100mmo)

water

10.0

main

(1500



From:"TasWater Development Mailbox" <Development@taswater.com.au>Sent:Mon, 22 May 2023 10:18:32 +1000To:"City Planning" <cityplanning@ccc.tas.gov.au>Cc:"Indra Boss" <iboss@ccc.tas.gov.au>Subject:TasWater Advice RE: Representation- TasWater Submission to PlanningAuthority Notice, TWDA 2022-01009-CCC, for Council permit PDPSPAMEND-2022/028710Categories:Bec

#### This Message Is From an External Sender

This message came from outside your organization. Hi Indra,

My response:

"TasWater does not require road lots to be serviced and we would be happy to clarify/amend Condition 1 to reflect this if necessary. If the applicant supplies to TasWater a survey plan/as located plan that shows the exact location of the existing water meters and sewer property connections, and that they will be wholly contained within the new boundaries of the lots they serve, TasWater would be willing to remove Conditions 1-3."

I am happy to provide further information/context if needed, as you would be aware we do not usually require a high level of detail at the planning stage, which is why Conds 1-3 exist.

If you have any queries, please contact me.

#### Al Cole

Senior Assessment Officer

M	0439	605	108

- F 1300 862 066
- A GPO Box 1393, Hobart TAS 7001

169 Main Road, Moonah, TAS 7009

- E <u>al.cole@taswater.com.au</u>
- W <u>http://www.taswater.com.au/</u>

Have I been helpful? Please provide feedback by clicking here.



Tasmanians are often keen to say thanks to our employees for a job well done. Instead of a gift, we'd prefer that you send us a simple card, a letter or an email. We'd appreciate it!

From: Indra Boss <iboss@ccc.tas.gov.au>
Sent: Thursday, May 18, 2023 2:44 PM
To: TasWater Development Mailbox <Development@taswater.com.au>
Cc: Cole, Al <Al.Cole@taswater.com.au>

## 7.3 DEVELOPMENT APPLICATION PDPLANPMTD-2023/034223 – 11 SUNNYSIDE ROAD, LINDISFARNE - DEMOLITION OF EXISTING DWELLING AND THREE NEW MULTIPLE DWELLINGS

## **EXECUTIVE SUMMARY**

#### PURPOSE

The purpose of this report is to consider the application made for Demolition of Existing Dwelling and three new Multiple Dwellings at 11 Sunnyside Road, Lindisfarne.

#### **RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code and the Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (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 extended with the applicant's consent to 7 June 2023

#### CONSULTATION

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

- Incorrect plans;
- Views;
- Amended plans;
- Overshadowing;
- Visual Impacts;
- Damage to property;
- Fencing levels; and
- Nature strip.

## **RECOMMENDATION:**

- A. That the Development Application for Demolition of Existing Dwelling and three new Multiple Dwellings at 11 Sunnyside Road, Lindisfarne (Cl Ref PDPLANPMTD-2023/034223) be refused due to the following reasons:
  - 1. The proposal does not comply with 8.4.1 P1 (a) because the proposal is not compatible with the density of the surrounding area.

- 108
- 2. The proposal does not comply with 8.4.1 P1 (b) because the proposal does not provide for a significant social or community benefit.
- 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

There is no planning permit history relevant to the assessment of this application.

# 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.
- **2.3.** The relevant parts of the Planning Scheme are:
  - Section 5.6 Compliance with Applicable Standards;
  - Section 6.10 Determining Applications;
  - Section 8.0 General Residential Zone;
  - Section C2.0 Parking and Sustainable Transport Code; and
  - Section C16.0 Safeguarding of Airports 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 subject property is an 885m<sup>2</sup>, rectangular shaped lot with a north facing aspect. The lot has an 18.2m road frontage and a length of 48.4m.

The topography of the site rises from the road at the north from 33m contour to the 39m contour at the rear boundary, resulting in 12.4% gradient.

The property currently supports an existing single storey, red brick dwelling that is setback 10.5m from the road frontage. The dwelling is reflective of the 1950s hydro-cottages or worker's cottage, consistent with the initial residential subdivision of the area in the 1950s.

#### 3.2. The Proposal

The proposal is for the demolition of the existing dwelling and construction of three 2-storey dwellings. The development is proposed to have a density of one dwelling per 295m<sup>2</sup>.

The three dwellings will range in size from  $167m^2$  to  $176m^2$ , with each consisting of three-bedrooms, three-bathrooms, open plan living areas, decks and a double garage.

The multiple dwellings would vary in height from 6.8m to 7.2m above the natural ground level, with setbacks ranging from 1.5m to 5.3m from side and rear boundaries.

A front fence constructed of brick and vertical wooden palings is proposed, ranging in height from 1.7m to 1.1m, and is designed to provide privacy for the private open space of proposed Unit 1.

A total of seven car parking spaces have been provided for the proposed development, in accordance with the requirements of the Parking and Sustainable Transport Code.

The proposed dwellings will be accessed from a new single access point from Sunnyside Road.

## 4. PLANNING ASSESSMENT

#### 4.1. Compliance with Applicable Standards [Section 5.6]

"5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules."

#### 4.2. Determining Applications [Section 6.10]

- "6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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."

References to these principles are contained in the discussion below.

#### **4.3.** General Provisions

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions.

There are no General Provisions relevant to the assessment of this proposal.

#### 4.4. Compliance with Zone and Codes

The proposal satisfies exemption C16.4.1(a) of the Safeguarding of Airports Code in that the maximum height of the development would not exceed the prescribed obstacle limitation surface level of 147m AHD.

The proposal is for Multiple dwellings, which has a "Permitted" status in the General Residential Zone. However, the proposal requires discretionary consideration because it relies on performance criteria to comply with applicable standards.

The proposal meets the Scheme's applicable acceptable solutions of the General Residential Zone, the Parking and Sustainable Transport Code and the Safeguarding of Airports Code, with the exception of the following.

#### **General Residential Zone**

• **Clause 8.4.1 A1 - Residential Density** – the proposal would provide a site area per dwelling of less than the required 325m<sup>2</sup> per dwelling.

The application must be assessed against Performance Criteria P1 of this standard as follows.

Clause	Performance Criteria	Assessment
PI	"Multiple dwellings must only have a site area per dwelling that is less than 325m2, or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:	The density proposed will not exceed the capacity of the existing infrastructure services.
	(a) is compatible with the density of the surrounding area; or	This performance criterion requires an assessment of density. Neither 'density' nor "surrounding area" are defined in the Scheme. In the Supreme Court appeal lodged by council, Clarence City Council v M Drury [2021] TASSC 5 concerning the RMPAT decision on 12 Park Street (Supreme Court appeal), RMPAT confirmed that when calculating density – "site area per dwelling for strata development sites shall be calculated by dividing the whole parcel of land by the number of dwellings with the result that the density calculation will include common property" ([14], [16] and [17] of the Judgment).

	The proposal is seeking a site area per dwelling of 295m <sup>2</sup> , with an area of 885m <sup>2</sup> , instead of the required 325m <sup>2</sup> per dwelling minimum under the acceptable solution. Having regard to the area defined as the 'surrounding area' in M Drury v Clarence City Council [2020] TASRMPAT 26 decision (12 Park St appeal), where RMPAT accepted the surrounding area for the purpose of calculating density is an area beyond a 100m radius of the site. This approach has been taken in this assessment.
	<ul> <li>The area selected is based on street and cadastral data that identified the surrounding area as:</li> <li>Located on the eastern side of East Derwent Highway, due to the highway being a dividing characteristic of the suburbs it crosses;</li> <li>Sites with similar topography, with the area selected being predominantly on the lower slopes of Gordons Hill;</li> <li>Comparable street layout with largely rectangular lots orientated in an east/west or north/south direction; and</li> <li>Streets that contain dwellings forming a clear row of buildings when viewed from the street (Attachment 4).</li> <li>This surrounding area is identified in Attachment 5.</li> </ul>

	In considering "compatibility", as the Scheme does not provide a definition, the approach taken in the RMPAT decision for Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11, concerning 6 Venice Street, and several subsequent decisions, has been adopted where compatibility is taken to be in broad correspondence or in harmony with the prevailing or
	predominant densities in the surrounding area. In Clarence City Council v M Drury [2021] TASSC 5, Brett J did not rule out statistical analysis being determinative of the compatibility of the proposed site area per dwelling with the density of the surrounding area.
	<ul> <li>With this in mind, the statistical data relevant to site area per dwelling across all lots within the defined "surrounding area" is as follows:</li> <li>The average lot size is 847.7m<sup>2</sup>;</li> <li>The median lot size is 754m<sup>2</sup></li> <li>Average density is one dwelling per 669.9m<sup>2</sup></li> </ul>
	Having regard to this data for lot sizes and site area per dwelling, it is clear that the subject lot of 885m <sup>2</sup> is slightly larger than the average lot size in the selected area. However, the proposed density of 295m <sup>2</sup> per dwelling is significantly higher than the average density of the surrounding area.

Furthermore, a comparison of site area per dwelling is particularly relevant in respect of other multiple dwelling developments within the selected area. The following statistical analysis has identified: • There are 14 multiple
<ul> <li>dwelling sites within the 113 lots selected;</li> <li>Highest density per multiple dwelling: 336.5m<sup>2</sup></li> <li>Lowest density per multiple dwelling: 580m<sup>2</sup></li> <li>Average density per multiple dwelling: 419.7m<sup>2</sup></li> <li>Average multiple dwelling lot size: 1349m<sup>2</sup></li> </ul>
Of the 113 residential properties within the surrounding area, only 14 accommodate multiple dwellings, which equates to 12% of the selected properties. Given only 12% of properties within the selected area have multiple dwellings, there is a clear prevailing density of one dwelling per property. Additionally, of the multiple dwelling properties, none have a density that is comparable to that of the proposed development, with the closest density being 336.5m <sup>2</sup> per dwelling, a 41.5m <sup>2</sup> difference per dwelling from what is proposed. With the average density per dwelling in the surrounding area being significantly higher at 419.7m <sup>2</sup> .
The data has shown that the proposed density of 295m <sup>2</sup> per dwelling lies beyond the prevailing density of the surrounding area. The proposed development would be 30% denser than the prevailing site area per dwelling.

	This quantitative analysis reveals there is strong statistical evidence
	that the proposal's residential density of 295m <sup>2</sup> is outside the surrounding density range. Therefore, the development is not considered compatible with the density of the surrounding area, or in harmony with or in broad correspondence with the density of the surrounding area.
	In addition to the quantitative analysis, in Clarence City Council v M Drury, Justice Brett said at paragraph [22]: " <i>The</i> <i>determination of compatibility</i> <i>requires an overall assessment of</i> <i>how two things relate to each</i> <i>other, and is concerned with the</i> <i>ultimate result. It suggests the</i> <i>need for a qualitative</i> <i>comparison and assessment.</i> "
	<ul> <li>In undertaking a qualitative assessment of the proposed multiple dwellings and determining whether it would be compatible and in harmony with the surrounding area, the following is considered:</li> <li>It is observed that Single dwellings are the predominant development pattern in the area;</li> <li>Sunnyside Road primarily consists of moderately sized</li> </ul>
	<ul> <li>dwellings constructed during the mid-twentieth century with large backyards;</li> <li>The surrounding area is also largely characterised by dwellings built in the mid- twentieth century with more recent dwellings located primarily in Cornwall Street and Simmons Court;</li> </ul>

<ul> <li>Regardless of the era a dwelling was constructed, the dominating feature of many of the surrounding dwellings is that they have been built to the slope of the land, with the habitable rooms located above ground level and garages at ground level.</li> <li>Single dwellings are generally well setback from</li> </ul>
<ul> <li>the street frontage, have generous backyards, and have either no front fence or a low fence;</li> <li>There is an increase in density within the surrounding area</li> </ul>
<ul> <li>within the surrounding area directly to the north of Sunnyside Road, where the majority of multiple dwelling sites are located;</li> <li>Multiple dwellings primarily</li> </ul>
<ul> <li>present to the street as a row of dwellings one behind the other, with moderate to generous outdoor private open spaces, and with reasonable setbacks from rear boundaries; and</li> <li>Only a third of the multiple dwelling developments are</li> </ul>
double storey. The proposal for three large, double storey dwellings, with reduced rear and side setbacks and limited private open spaces caused by what could be described as an overdevelopment of the site, would not maintain a pattern of built form - mass and void – compatible with the established streetscape. This is relative to both single and multiple dwelling developments.

Furthermore, the three dwelling
development will have a considerable amount of building form that is within close proximity to the eastern side and rear boundaries. The amount of built form along these boundaries equates to 72% along the side eastern boundary and 75% along the rear. This amount of built form along a side or rear boundary, is not compatible with any other development within the area.
With each of the above attributes in mind, it is considered the proposed development would cause an obvious imposition upon the street's pattern of development and its character.
As discussed above, consideration has been given to the proposal against quantitative densities for site area per dwelling, as well undertaking a qualitative assessment of the surrounding area. From this assessment it is not considered that the proposed application would be capable of existing in harmony with those in the area. Therefore, the proposal does not provide a means for achieving compatibility with the density of existing development on established properties in the area.
Concern was raised with the applicant regarding the proposed density in the early stages of the assessment. However, the applicant decided to continue with the development for three dwellings instead of two dwellings, which would meet the test of the acceptable solution.

As part of the development application the applicant provided justification for the proposed density. This included a map of the surrounding area highlighting multiple dwelling developments (Attachment 6). Included on the map is council's calculations of the density for each development. It is evident from these calculations that none of the existing unit developments support the proposed 295m <sup>2</sup> density from a quantitative perspective. The applicant put forward that
multiple dwellings comprise a substantial portion of the housing stock nearby the subject lot; and that the three proposed multiple dwellings would not be in discord with the established pattern of multiple dwellings, given there are unit developments of between 2–5 dwellings per site.
In response to the applicant's argument, the surrounding area relied on contains 12 multiple dwellings within approximately 73 lots, which equates to 16% of lots with multiple dwellings. This is not considered a substantial portion of housing stock being multiple dwellings. This again supports the above stated analysis that there is a clear prevailing density of one dwelling per property.
In response to the applicant's argument that the three dwelling proposal is within the established pattern of multiple dwelling sites, while this may first appear to be the case, a closer comparison between these lots and the subject site found the lots containing three or more dwellings are substantially larger than the subject site, at 885m <sup>2</sup> .

		For example, the average lot size for each multiple dwelling development is as follows: • 3 dwellings = 1303m <sup>2</sup> • 4 dwellings = 1481.5m <sup>2</sup> • 5 dwellings = 1900.5m <sup>2</sup> It is evident that the average size of sites containing three dwellings is 1303m <sup>2</sup> , which is considerably larger than the subject site at 885m <sup>2</sup> . As a result of the larger lots, the multiple dwellings have greater setbacks than that proposed, particularly to the rear boundary; and provide for greater private open space, due to greater separation between the dwellings. Therefore, the larger lots do not need to sacrifice residential amenity on either the subject site or adjoining properties by virtue of design and layout and are able to achieve harmony with the density of the surrounding area.
		In review of the justification for density provided by the applicant, the proposed density is assessed as not being compatible with the density of the surrounding area. Therefore, the proposed density does not meet performance criteria P1(a) and the application does not comply with the standard.
(b)	<ul> <li>(b) provides for a significant social or community housing benefit and is in accordance with at least one of the following:</li> <li>(i) the site is wholly or partially within 400 m walking distance of a public transport stop;</li> </ul>	The proposed multiple dwellings do not propose to provide a social or community housing benefit and is assessed as not demonstrating a significant benefit to the community which would justify the higher residential density proposed.

(ii) the site is wholly or	Thus, the proposal cannot be
partially within 400 m	supported under (b) of this
walking distance of a	standard, because it is assessed as
business, commercial,	not satisfying the performance
urban mixed use,	criteria and does not comply with
village or inner	the standard.
residential zone."	

During the initial phase of assessment of the application, it was identified that compliance with the applicable density standard would be challenging. At the earliest opportunity, the applicant was made aware, and it was suggested the application be revised to what is permissible in the zone. As outlined above, the application remains for the assessment of three dwellings.

• Clause 8.4.2 A3 in relation to building envelope – Proposed Unit 3 will exceed the building envelope prescribed within Figure 8.1 of the standard, on the eastern and southern elevations.

The proposal must be considered under Performance Criteria P3 of Clause 8.4.2, as follows.

Clause	Performance Criteria	Assessment
	"The siting and scale of a dwelling must: not cause an unreasonable loss of amenity to adjoining properties, having regard to:	See assessment below:
	(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;	The shadow diagrams provided by the applicant show that the proposed development would result in loss of solar access to rooms of dwellings on adjoining lots to the west at 9 Sunnyside Road, to the east at 13 Sunnyside Road and to the south at 1/4 Kaoota Road. In relation to the property at 9 Sunnyside Road, the overshadowing will be along the eastern elevation that consists only of bedrooms and bathrooms.

apprendict is that popely.The shadowing from the proposed development on 13 Sunnyside Road will occur during the afternoon from 1pm onwards. This impact is not considered unreasonable due to the windows of habitable rooms still receiving at least four hours of sunlight on the solstice.The 2D shadow diagrams did not provide a clear indication of the overshadowing impacts to the dwellings at 1 and 2, 4 Kaoota Road. To clarify the extent of the shadow cast, 3D modelling was provided to allow the assessment of the overshadowing impact of the development on the living rooms associated with the adjoining dwellings. The 3D shadow diagrams show that the living room windows will not be impacted by overshadowing due to the elevated height.(ii) overshadowing the private open space of a dwelling on an adjoining property;The properties mentioned above would all have some impact of shadow diagrams provided it is evident that there is overshowing impact during the morning at 9 Sunnyside Road and shadowing from 1pm at 13 Sunnyside Road. The properties will still receive at least three hours of sunlight on 21 June.			Therefore, this clause is not applicable to that property.
provide a clear indication of the overshadowing impacts to the dwellings at 1 and 2, 4 Kaoota Road. To clarify the extent of the shadow cast, 3D modelling was provided to allow the assessment of the overshadowing impact of the development on the living rooms associated with the adjoining dwellings. The 3D shadow diagrams show that the living room windows will not be impacted by overshadowing due to the elevated height.(ii) overshadowing the private open space of a dwelling on an adjoining property;The proposal is considered acceptable on this basis and satisfies the performance criteria P3(a)(i)(iii) overshadowing the private open space of a dwelling on an adjoining property;The properties mentioned above would all have some impact of shadow diagrams provided it is evident that there is overshowing impact during the morning at 9 Sunnyside Road and shadowing from 1pm at 13 Sunnyside Road. The private open space of both properties will still receive at least three hours of sunlight on 21			The shadowing from the proposed development on 13 Sunnyside Road will occur during the afternoon from 1pm onwards. This impact is not considered unreasonable due to the windows of habitable rooms still receiving at least four hours
(ii) overshadowing the private open space of a dwelling on an adjoining property;The properties mentioned above would all have some impact of shadowing over the respective private open spaces. From the shadow diagrams provided it is evident that there is overshowing impact during the morning at 9 Sunnyside Road and shadowing from 1pm at 13 Sunnyside Road. The private open space of both properties will still receive at least three hours of sunlight on 21			provide a clear indication of the overshadowing impacts to the dwellings at 1 and 2, 4 Kaoota Road. To clarify the extent of the shadow cast, 3D modelling was provided to allow the assessment of the overshadowing impact of the development on the living rooms associated with the adjoining dwellings. The 3D shadow diagrams show that the living room windows will not be impacted by overshadowing due
	(ii)	open space of a dwelling on	acceptable on this basis and satisfies the performance criteria P3(a)(i) The properties mentioned above would all have some impact of shadowing over the respective private open spaces. From the shadow diagrams provided it is evident that there is overshowing impact during the morning at 9 Sunnyside Road and shadowing from 1pm at 13 Sunnyside Road. The private open space of both properties will still receive at least three hours of sunlight on 21

	<ul> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</li> </ul>	This is taken to be reasonable as the private open spaces of these dwellings will have adequate solar access to ensure that amenity is retained on the adjoining properties. In relation to the shadowing of the two units located to the south of the proposed development, 4 Kaoota Road, Unit 1 will receive shadowing during the morning to a grassed area located between the boundary and the unit, and Unit 2 will receive afternoon shadowing to the garden area between the boundary and unit. Both units' private open space will receive at least three hours of sunlight on 21 June. While overshadowing of the private open space will occur on the adjoining properties, the impact will be limited to specific areas with most of the outdoor spaces remaining otherwise unhindered by shadows cast from the proposed development. Considering the extent of these impacts, the shadowing will not cause an unreasonable loss of amenity. There are no vacant residential lots adjoining the subject site. The proposed development may impact on the adjoining properties as a result of the two- storey design and the proposal is for three multiple dwellings within a streetscape typified by moderately sized, single storey, detached, mid-century dwellings.
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	b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and	In addition, the reduced setbacks of Unit 3 from the side and rear boundaries may have a negative impact on the adjoining properties in relation to scale, bulk and proportions. However, in assessing whether this impact is unreasonable, the proposed design solutions, such as flat roofs and varied external finishes have been considered. These features will make the dwellings appear lighter, less bulky, and significantly reduce the overall height of each dwelling. For these reasons it is considered the proposal will not have an unreasonable loss of amenity to adjoining properties via visual impact. The proposed dwellings propose a generous setback to the western side boundary ranging between 3.2m and 5.3m. Whereas the proposed setback to the eastern side boundary ranges from 1.5m to 3m, a rear boundary setback of 1.5m is proposed. The side setbacks are compatible with many of the prevailing setbacks within the surrounding area. For example, 9 Sunnyside Road consists of 2m and 2.4m setbacks, and Units 2-4/34 Loatta Road have a 0.15m side setback. The rear setback of 1.5m is more uncharacteristic of the surrounding area, with only three examples at 49B Loatta Road with a 1.5m setback, 72 Cornwall Street with approximately 2.5m setback, and Unit 2/4 Kaoota has an approximate 2m rear setback.
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		When assessing the separation between dwellings, it is the setbacks for both adjacent sites that together equate to the separation distance. The proposed separation of dwellings is assessed as being compatible with the surrounding area.
(c)	not cause an unreasonable reduction in sunlight to an existing solar energy installation on:	
	(i) an adjoining property; or	There are no existing solar energy installations on adjoining properties.
	(ii) another dwelling on the same site."	Not applicable as the proposal does not include solar energy installations to the proposed dwellings nor does it mention the intention for such installations in the near future.
		In summary, the application is assessed as satisfying the performance criteria and complies with the standard.

• Clause 8.4.3 A2 in relation to site coverage and private open space for all dwellings – Whilst the total area of private open space for each dwelling exceeds the minimum area, the dimensions of the private open space for Unit 2 are inconsistent with the requirements of the acceptable solutions.

The proposal must be assessed against Performance Criteria P2 of the standard, as follows.

Clause	Performance Criteria	Assassment
		Assessment
8.4.2 P2	"A dwelling must have private	See Assessment below:
	open space that includes an area	
	capable of serving as an extension of the dwelling for	
	outdoor relaxation, dining,	
	entertaining and children's play	
	and is:	
	(a) conveniently located in	The private open space of Unit 2
	relation to a living area of	consists of two private decks at
	the dwelling; and	the ground level and the first
		floor. The 25.3m <sup>2</sup> ground level
		deck is not conveniently located
		in relation to the first floor living
		area of the dwelling. Therefore,
		the first floor deck needs to be
		considered in relation to the
		performance criteria.
		Although this first-floor deck is a
		modest 12.4m <sup>2</sup> deck, it is
		conveniently located to the open
		plan living area of the dwelling
		and would be capable of serving as an extension of the dwelling
		for outdoor relaxation, dining and
		entertainment.
	(b) orientated to take	The designated private open
	advantage of sunlight."	space associated with the
		proposed dwellings is to be
		oriented in a northerly direction
		and would receive adequate solar
		access.
		Therefore, it is assessed that the
		proposal meets the
		corresponding performance
		criterion P2.

## 5. REPRESENTATION ISSUES

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

#### **5.1.** Incorrect Plans

One of the representors raised concern that the plan of their house within the shadow diagrams is incorrect. Specifically, the western elevation of their property showing a blank wall instead of glazing and a deck.

#### • Comment

The shadowing impacts of the proposed development in relation to the representor's dwelling is assessed as minimal, with shadowing only to the bottom north-western corner of the dwelling from 1pm. Therefore, there would be no overshadowing impacts to the window and deck on that elevation.

#### 5.2. Loss of Views

Two of the representors were concerned that the proposal would result in a loss of existing views over Lindisfarne, the bay and the Meehan Ranges currently enjoyed from their properties.

#### • Comment

The scheme has no specific provisions relating to the retention of views for existing properties adjacent to a proposed development. Therefore, this matter is not of determining weight.

#### 5.3. Amended Plans

A representor requested Unit 3 be moved further away from the rear boundary to fit within the building envelope, and that the dwellings be painted/roofed in a dark receding colour to make them less prominent.

#### • Comment

This matter has been discussed in the assessment of *8.4.2 Setbacks and building envelope for all dwellings* earlier in this report. The application is assessed as complying with the standard through the performance criteria.

In relation to the colour of the proposed dwellings, the scheme has no specific provisions relating to colour within the General Residential zone. Therefore, this matter is not of determining weight.

#### 5.4. Overshadowing

Two of the representors raised concerned about potential overshadowing impacts from the proposed development.

### • Comment

Overshadowing impacts have been previously discussed in the assessment of *clause 10.4.2 Setbacks and building envelope for all dwellings* earlier in this report. The assessment found the proposed development would not cause an unreasonable loss of amenity to adjoining properties in relation to overshadowing.

### **5.5.** Damage to Property

A representor is concerned about potential damage to their property from earth works that are to be undertaken during the construction of the proposed development.

### • Comment

This is not a planning consideration. However, during the building approval stage, a building surveyor can request mitigation measures to ensure adjoining properties will not be impacted from the building works.

### 5.6. Fencing Levels

A representor raised concern of how the proposal will impact their property, and in particular regarding the fence heights between properties.

### • Comment

The side and rear boundary fence details were omitted from the development plans. This is often the case when fence heights meet the exemptions for boundary fences within the Scheme. Under Section 4.6.4 of the Scheme, boundary fences not within 4.5m of a frontage can be up to a height of 2.1m above existing ground level, otherwise planning approval is required. Furthermore, boundary fences meeting the scheme requirements are subject to the *Boundary Fences Act 1908* and are a civil matter between landowners.

### 5.7. Nature Strip

A representor expressed concern in relation to the nature strip and how this will marry up with the old crossover being removed, and a new crossover and driveway being installed.

## • Comment

This is not a planning consideration. However, works within the Council reserve will require approval from council's asset management section, where the nature strip is required to be reinstated to a suitable level.

## 6. EXTERNAL REFERRALS

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

The proposal was also referred to TasNetworks who have advised that the proposal is unlikely to have an adverse impact on TasNetworks operations. Standard advice to be included in the 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 not consistent with the objectives of Schedule 1 of LUPAA as it does not provide for a fair, orderly and sustainable use and development of air, land and water; and does not promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.

# 8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan or any other relevant Council policy.

#### 9. CONCLUSION

The proposal is recommended for refusal. The application has not demonstrated that it complies with performance criteria P1 of 8.4.1 Residential density for multiple dwellings, as the proposal is not compatible with the density of existing development on established properties in the area.

- Attachments: 1. Location Plan (1)
  - 2. Proposal Plan (32)
  - 3. Site Photo (1)
  - 4. Streetscapes within the Selected Area (1)
  - 5. Selected Area (1)
  - 6. Applicant's Multiple Dwellings Mapping with Council's Density Calculations (1)

Robyn Olsen ACTING MANAGER CITY PLANNING

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

11 Sunnyside Road Rose Bay Location Plan

	95		-		Atta	chment	1	3/28A	4/28 3/2	28 200	
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	t Den	Nentri	1	/80	2/80	7	AOB	LIZON	1/28A	30	
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Attachment 2

# 11 SUNNYSIDE RD

# //Architectural Drawings //Development Application

DRAWING	LIST
NO.	DRAWING NAME
DA-00	COVER PAGE
DA-01	SITE SURVEY
DA-02	SITE PLAN - EXISTING / DEMOLITION
DA-03	PROPOSED SITE PLAN / LANDSCAPE PLAN
DA-04	SHADOW DIAGRAMS - SITE
DA-05	SHADOW DIAGRAMS - TH3
DA-06	DRIVEWAY & ROOF PLAN
DA-07	TOWNHOUSE 1: SWEPT PATHS
DA-08	TOWNHOUSE 2: SWEPT PATHS
DA-09	TOWNHOUSE 3 & VISITOR: SWEPT PATHS
DA-10	TOWNHOUSE 1: PLANS
DA-11	TOWNHOUSE 1: ELEVATIONS
DA-12	TOWNHOUSE 2: PLANS
DA-13	TOWNHOUSE 2: ELEVATIONS
DA-14	TOWNHOUSE 3: PLANS
DA-15	TOWNHOUSE 3: ELEVATIONS
DA-16	SITE ELEVATIONS
DA-17	MATERIAL PALETTE
DA-18	SHADOW DIAGRAMS - TH 2 DECK

#### PROJECT INFORMATION

ADDRESS: 11 Sunnyside Road, Lindisfame

PROPERTY ID: 5148063

LAND TITLE / REFERENCE: 5148063

MUNICIPALITY: Clarence City Council

ZONE: 8.0 General Residential

SITE COVERAGE: Total Site Area: 885m<sup>2</sup> Proposed Total Roofed Area: 295m<sup>2</sup> Proposed Site Coverage: 33.3%

Roofed Area / Dwelling: Townhouse 1 = 101m<sup>2</sup> Townhouse 2 = 92m<sup>2</sup> Townhouse 3 = 102 m<sup>2</sup>



# Arcl

#### Architecture

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# 11 SUNNYSIDE RD

//SITE 11 Sunnyside Rd, Lindisfame Hobart TAS 7015

PROJECT NAME

A21125

PROJECT NUMBER

//STATUS Development Application 
 REVISIONS

 REV
 DESCRIPTION

 A
 DEVELOPMENT APPLICATION

 B
 DEVELOPMENT APPLICATION - RFI

# DATE ATION 21/2/23 ATION - RFI 4/4/23

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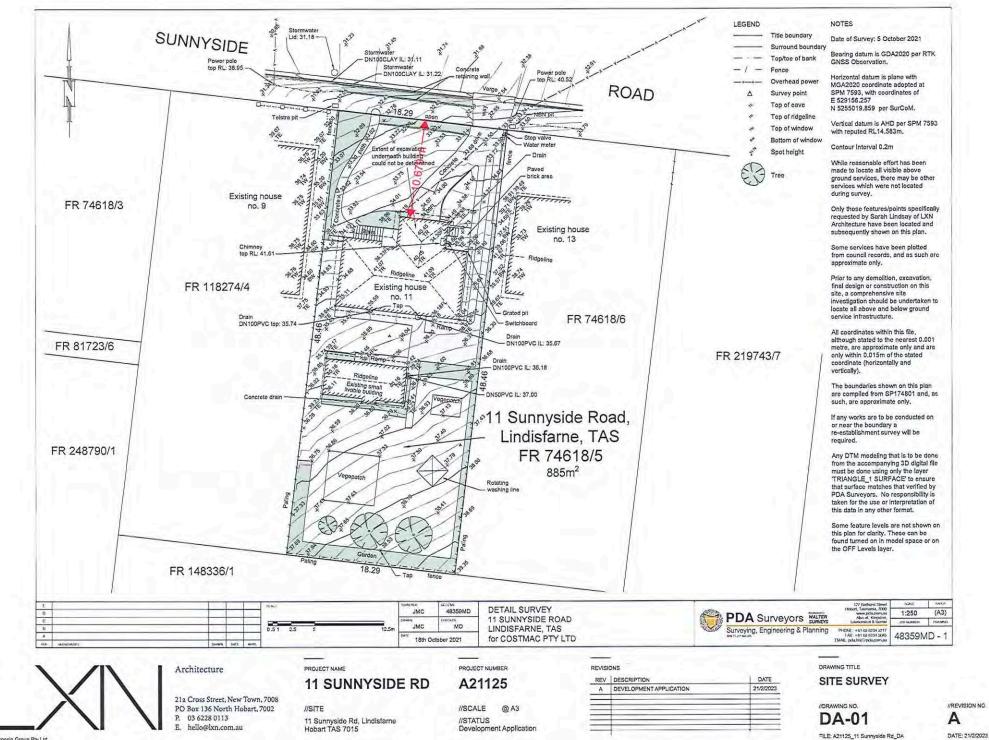
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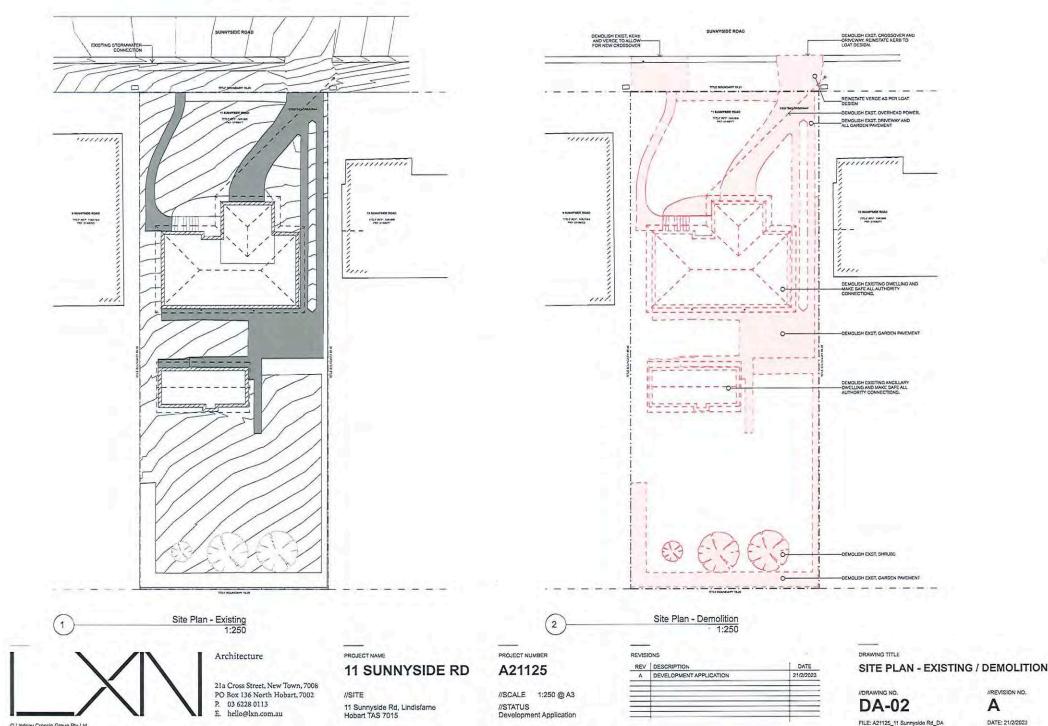
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DATE: 4/4/23

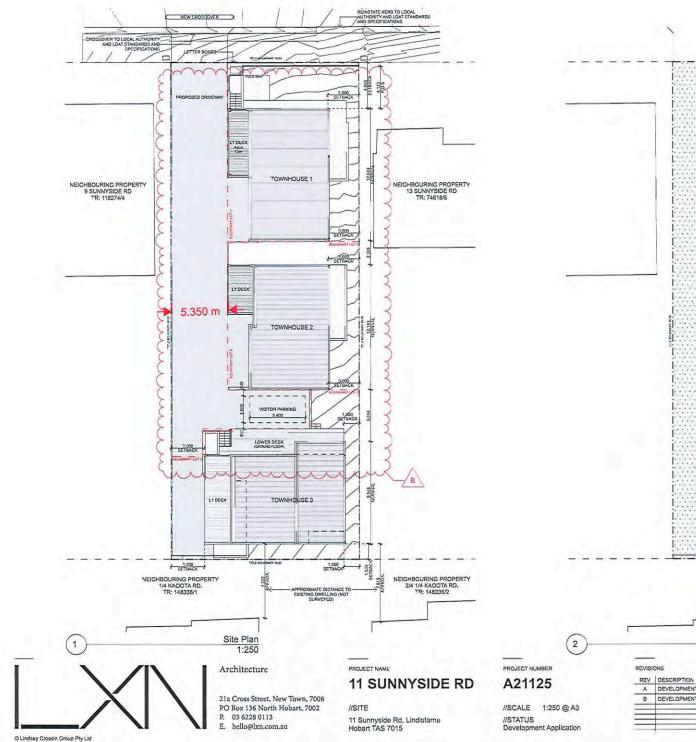
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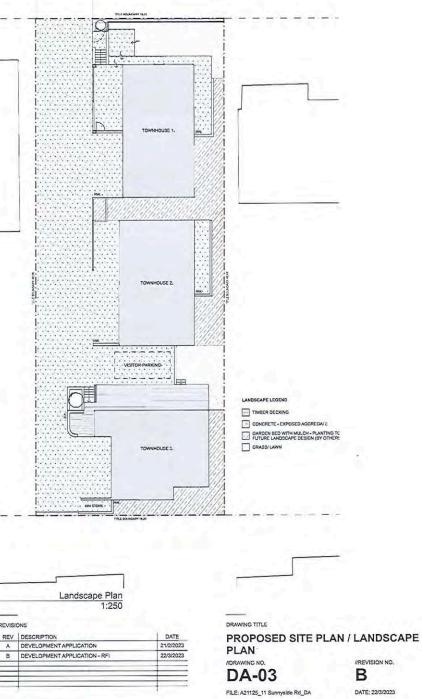


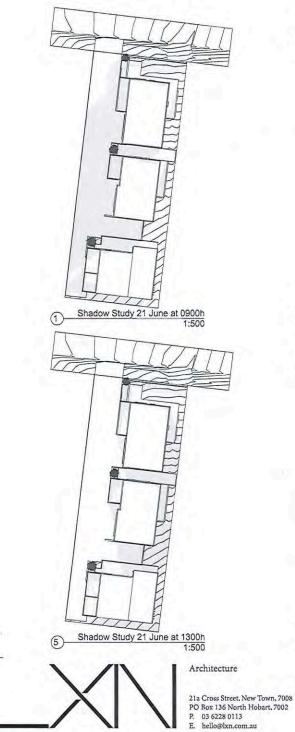


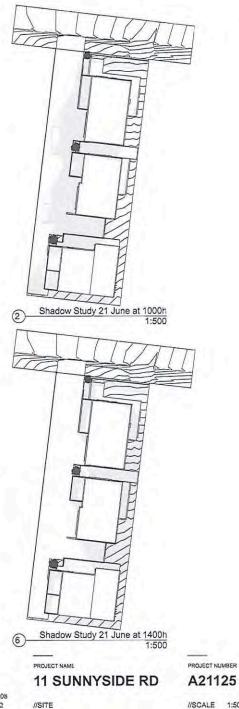
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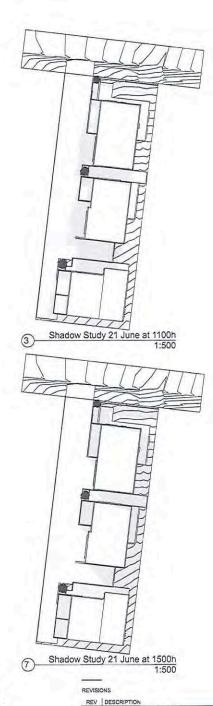
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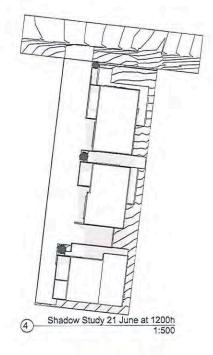












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SHADOW DIAGRAMS - SITE



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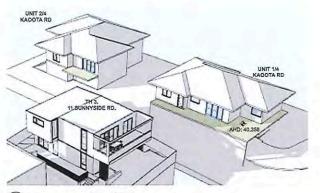
11 Sunnyside Rd, Lindisfame Hobart TAS 7015

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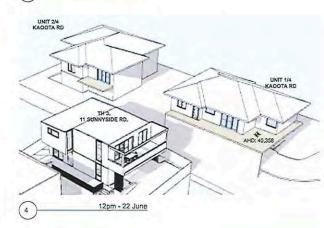
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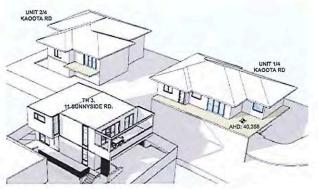
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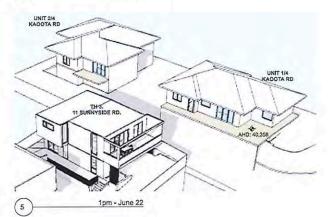


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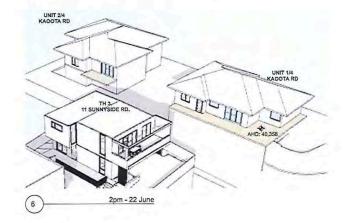








UNIT 24 KADOTA RD IN SUNNYSIDE RD IN SUNNYSIDE



VINT 24 KAOTA RD UNT 14 UNT 14 KAOTA RD UNT 14





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#### PROJECT NAME

11 SUNNYSIDE RD

#### //SITE 11 Sunnyside Rd, Lindisfarne Hobart TAS 7015

A21125

PROJECT NUMBER

//SCALE 1:1 @ A3 //STATUS Development Application REVISIONS

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#### HABITABLE ROOM WINDOW (OTHER THAN BEDROOM)

PRIVATE OUTDOOR SPACE

UNIT 1 AND 2 KAOOTA ROAD HAVE NOT BEEN SURVEYED. SHADOW DIAGRAMS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY CLARENCE CITY COUNCIL, AND INFORMATION THAT IS PUBLICLY AVAILABLE.

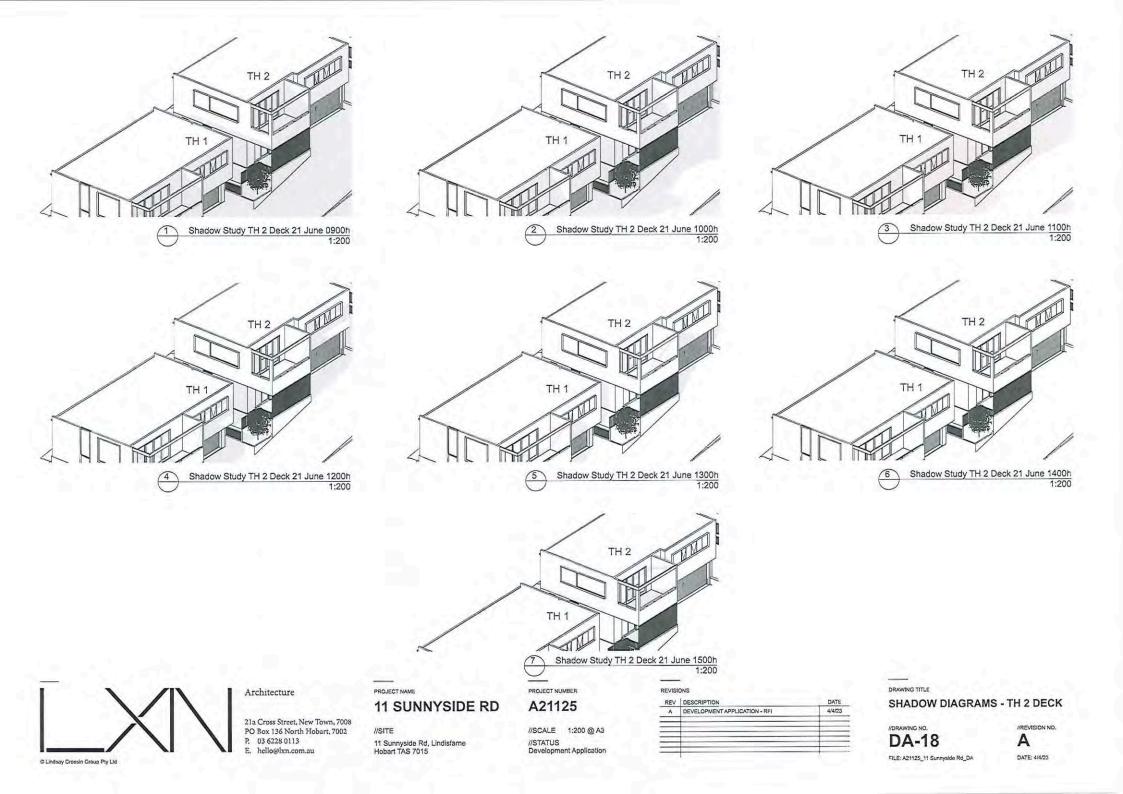
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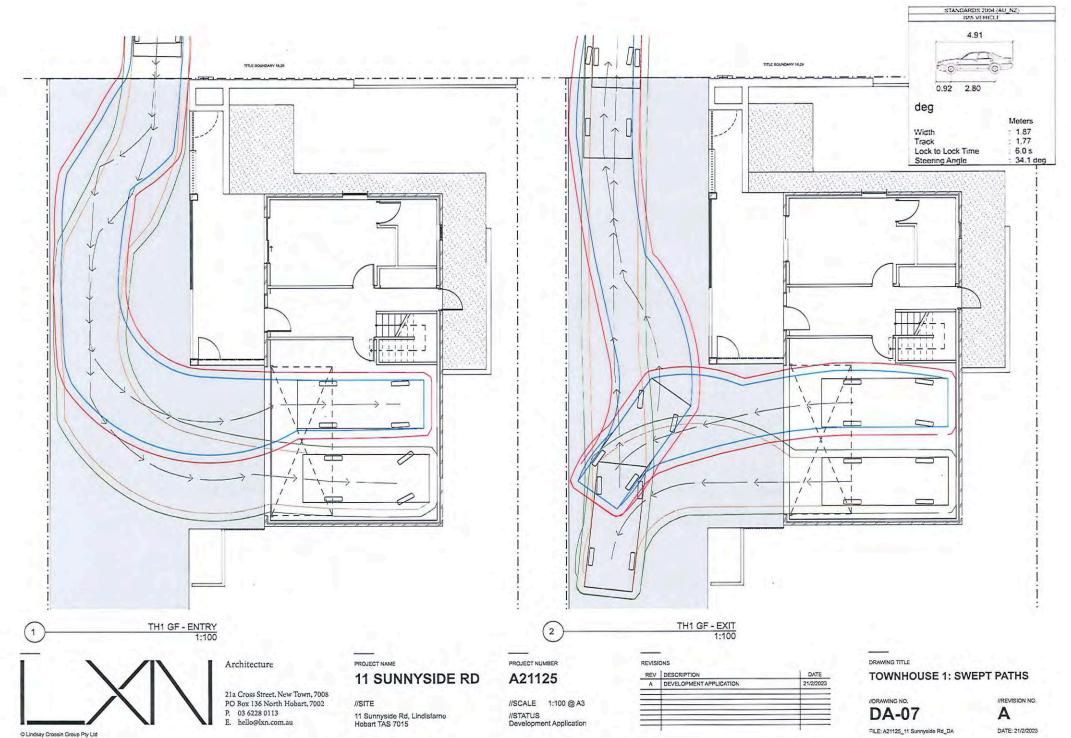
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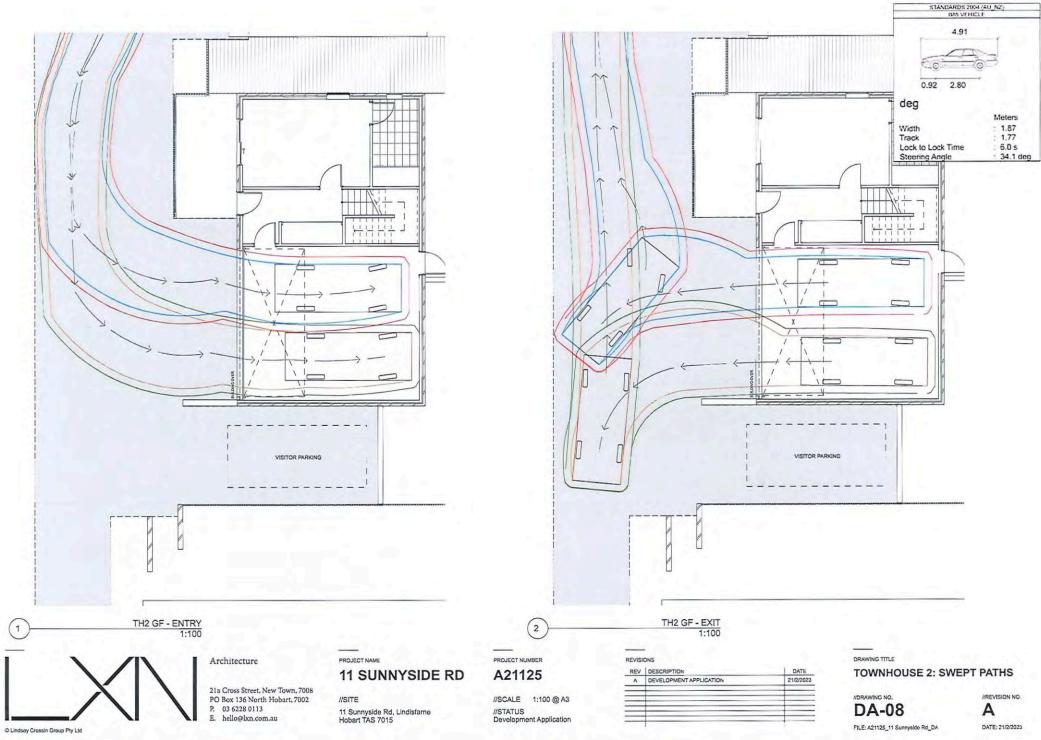
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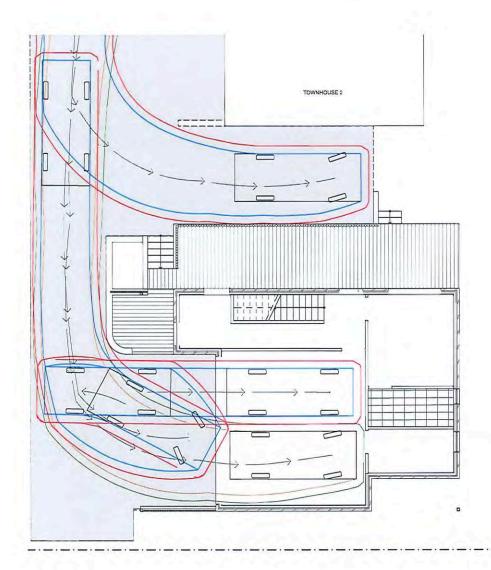
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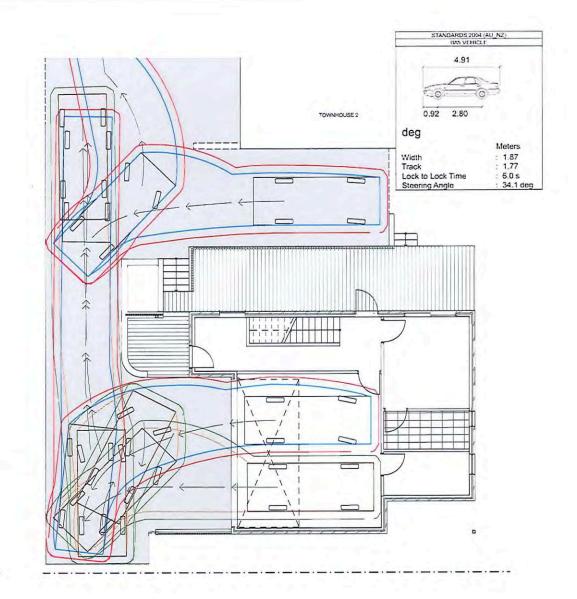


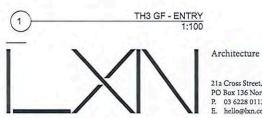














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#### PROJECT NAME 11 SUNNYSIDE RD

//SITE

11 Sunnyside Rd, Lindisfame Hobart TAS 7015

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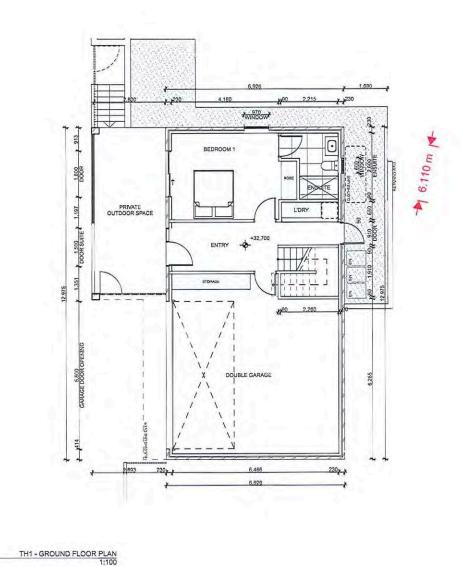
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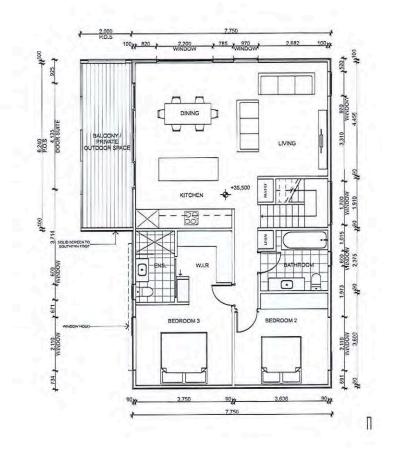
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# DRAWING TITLE TOWNHOUSE 3 & VISITOR: SWEPT PATHS //DRAWING NO. //DA-09 FILE: A21125\_11 Sunnyalide Rd\_DA DATE: 21/02/023





TH1 - FIRST FLOOR PLAN 1:100





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#### PROJECT NUMBER **11 SUNNYSIDE RD** A21125

//SITE 11 Sunnyside Rd, Lindisfarne Hobart TAS 7015

PROJECT NAME

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#### DRAWING TITLE

**TOWNHOUSE 1: PLANS** 

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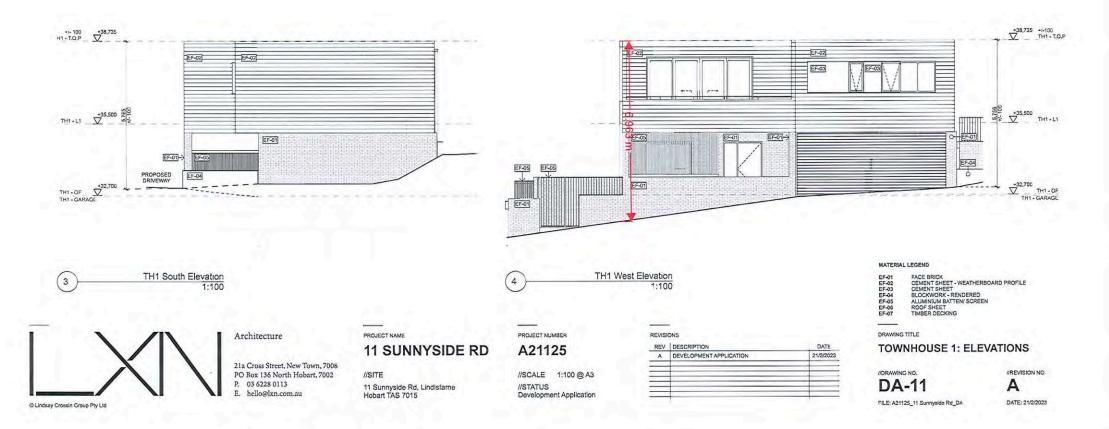
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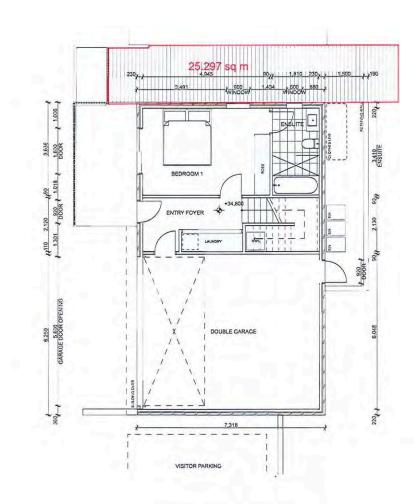


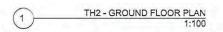


1 TH1 North Elevation 1:100











#### Architecture

21a Cross Street, New Town, 7008 PO Box 136 North Hobart, 7002 P. 03 6228 0113

#### PROJECT NAME **11 SUNNYSIDE RD**

//SITE 11 Sunnyside Rd, Lindisfame Hobart TAS 7015

#### PROJECT NUMBER A21125

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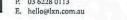
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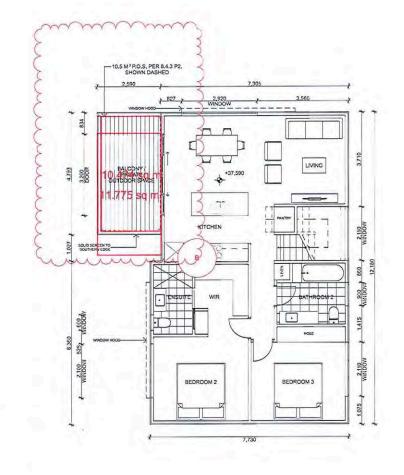
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**TOWNHOUSE 2: PLANS** 

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//REVISION NO. В DATE: 4/4/23



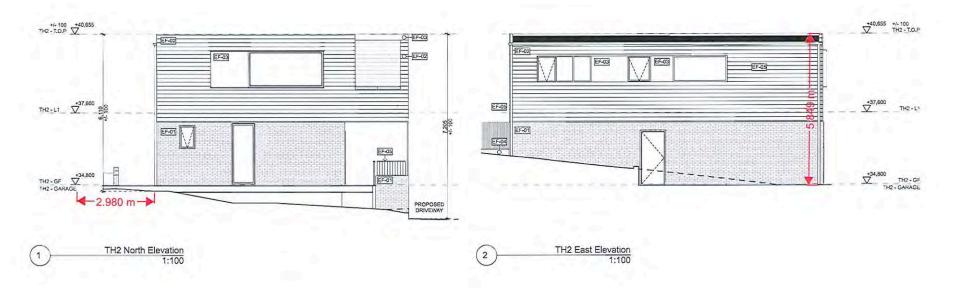


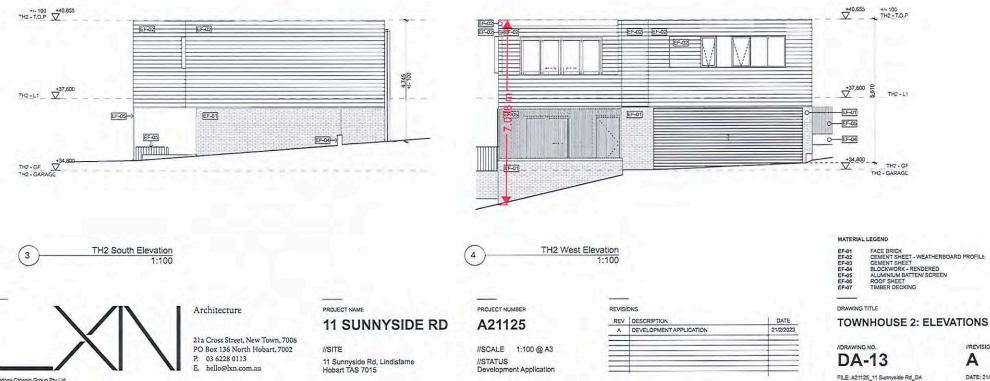


TH2 - FIRST FLOOR PLAN

1:100

4/4/23

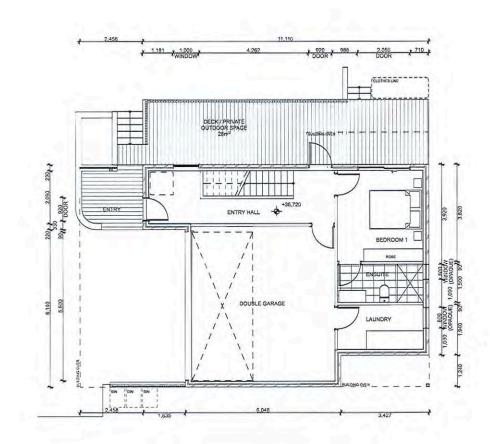


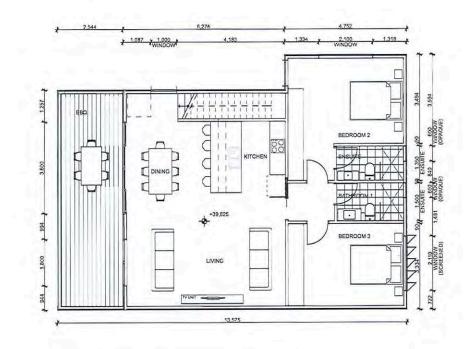


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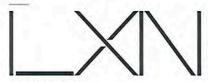
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TH3 - GROUND FLOOR PLAN 1:100



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# **11 SUNNYSIDE RD**

//SITE

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PROJECT NAME

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# A21125

//SCALE 1:100 @ A3 //STATUS **Development Application**  1:100

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A DEVELOPMENT APPLICATION

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21/2/2023

TH3 - FIRST FLOOR PLAN

**TOWNHOUSE 3: PLANS** 

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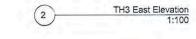
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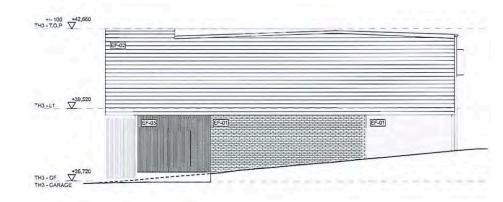
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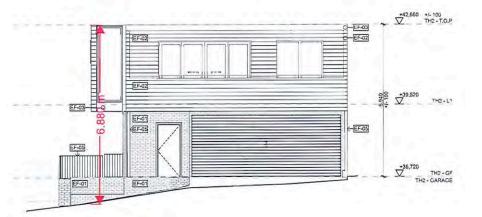




TH3 North Elevation 1 1:100







TH3 South Elevation 3 1:100



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PROJECT NAME

**11 SUNNYSIDE RD** 

TH3 West Elevation

1:100

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# A21125

//SCALE 1:100 @ A3 //STATUS Development Application

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REV	DESCRIPTION	DATE
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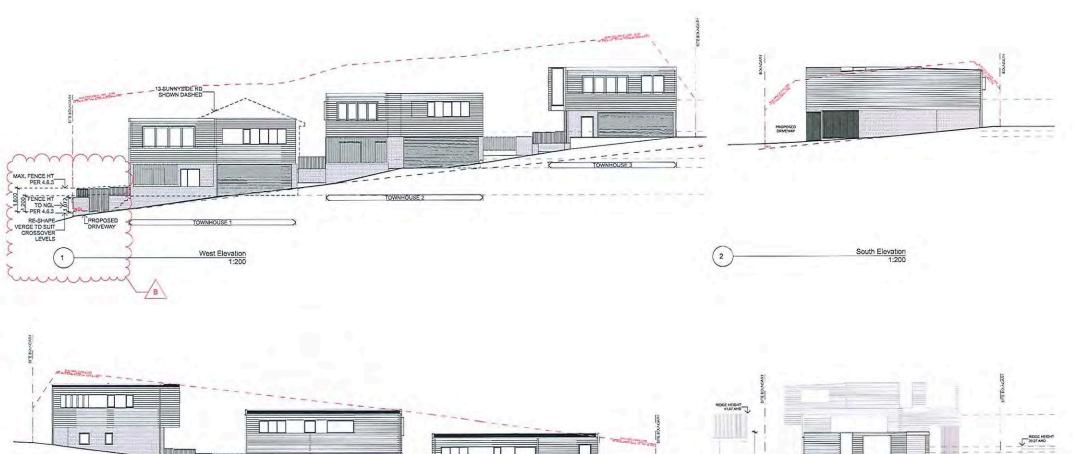
#### MATERIAL LEGEND

- FACE BRICK CEMENT SHEET WEATHERBOARD PROFILE CEMENT SHEET BLOCKWORK RENDERED ALUMINUM ARTTEN SCREEN ROOF SHEET TIMBER DECKING
- EF-01 EF-02 EF-03 EF-04 EF-05 EF-06 EF-06

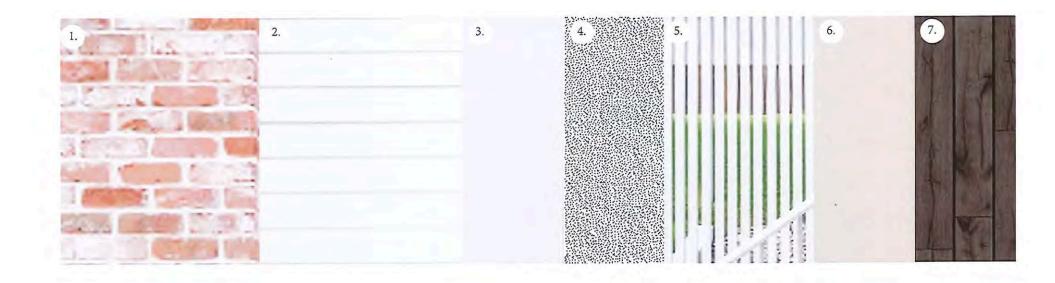
-DRAWING TITLE

#### **TOWNHOUSE 3: ELEVATIONS**











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#### PROJECT NAME 11 SUNNYSIDE RD

//SITE

11 Sunnyside Rd, Lindisfarne Hobart TAS 7015

# PROJECT NUMBER

//SCALE 1:1 @ A3 //STATUS Development Application

#### REVISIONS

REV	DESCRIPTION	DATE
Α	DEVELOPMENT APPLICATION	21/2/2023
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#### MATERIAL LEGEND

EF-01 (1) FACE BRICK - RED BRICK (TBC) EF-02 (2) CEMENT SHEET - WEATHERBOARD PROFILE EF-03 (2) CEMENT SHEET - WATHERBOARD PROFILE EF-04 (4) ELOCKWORK - RENDERED & PAINTED FINISH EF-05 (5) ALLMINIUM BATTEN SCREED EF-05 (6) ROOF SHEET - LIGHT OREY (TBC) EF-07 (7) TIMBER DECKING

DRAWING TITLE

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#### MATERIAL PALETTE





FILE: A21125\_11 Sunnyside Rd\_DA

DATE: 21/2/2023

Po Box 136 North Hobart, Tasmania 7002

ABN 20 169 938 336

P. 03 6228 0113 hello@lxn.com.au lxn.com.au 04.04.2023 (Revision No. 02, changes to report noted in blue)

Planning Department Clarence City Council TAS, 7015 cityplanning@ccc.tas.gov.au

11 Sunnyside Rd Lindisfarne, TAS, 7015

To Whom It May Concern:

LXN have been engaged by COSTMAC INVESTMENTS PTY LTD to prepare architectural documents for the demolition of an existing house and construction of 3 townhouses at 11 Sunnyside Rd, Lindisfarne. This cover letter assesses the proposed works against the relevant provisions of the Tasmanian Planning Scheme 2015.

The application consists of the following documents:

- · Certificate of Title
- Architectural Drawings (Prepared by LXN Architecture)

#### Site Description & Context:

The subject site is located on a sloping site on the southern side of Sunnyside Rd. The existing residential dwelling is built towards the North of the site approximately 10.7m from the street frontage. Behind the existing dwelling there is an ancillary dwelling of approximately 42m2. The subject site is located within Zone 8.0 General Residential and is subject to the requirements of the Parking and Sustainable Transport Code & Safeguarding of AirportsCode. The site area is approximately 885m2 and the Title Reference for the property is 74618/5.

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Figure 1. Subject site shown in RED.

#### Proposed Development:

The enclosed planning application details the proposed construction of 3, two story townhouses, positioned along the eastern boundary of the site with new driveway access along the West. Each dwelling consists of 3x bedrooms and is provided 2 off street parking spaces. The site also accommodates 1x visitor parking space.

The scope of the proposed development includes:

- Demolition of existing dwelling (s), driveway and crossover,
- Construction of new crossover and driveway,
- Construction of 3 townhouses.

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#### Planning Scheme Review:

8.0 General Residential: Zone Requirements



Figure 2. Zone plan with title boundary shown in blue (source: www.thelist.tas.gov.au @ the State of Tasmania)

#### 8.1 Zone Purpose Statements

#### 8.1.1

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

The proposed development provides 3 residential dwellings within a fully serviced location and is therefore consistent with the zone purpose statement 8.1.1. Multiple dwelling developments are not uncommon within the immediate site context or within the Residential Zone more broadly. The siting of the dwellings has been carefully considered to ensure amenity is not compromised within the site or for neighbouring dwellings. Access to sunlight, privacy and amenity is prioritised, to ensure the development is consistent with established dwellings within the surrounding neighbourhood.

#### 8.1.2

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

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P. 03 6228 0113 hello@lxn.com.au lxn.com.au The site is well positioned to utilise public transport, with multiple Metro bus stops located within a comfortable walking distance of the site. There are two south-bound bus stops providing access to Rosny shopping centre and Hobart CBD (refer Figure 3 & 4):



Figure 3. Metro Bus Stop, South-bound located within a 3 minute walk (260m) from the site.

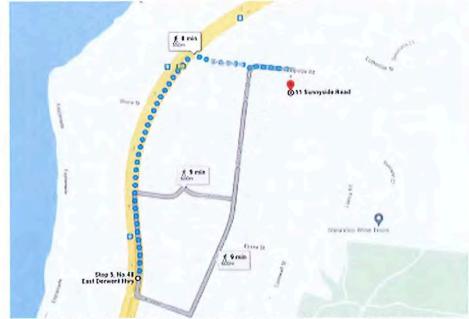


Figure 4. Alternate Metro Bus Stop, South-bound, located within a 10 minute walk (600m) from the site.

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P. 03 6228 0113 hello@lxn.com.au lxn.com.au Metro bus services also provide access to services and amenities within the Lindisfarne shopping precinct via Cottesloe Street, a 6 minute from the site:



Figure 5. Metro Bus Stop, North-bound, located within a 6 minute walk from the site, located within Cottesloe Street and accessed without needing to cross the Derwent Highway.

Zone Purpose Statements 8.1.3 and 8.1.4 are not applicable to the proposed development.

We consider the proposed development to be consistent with the intention of the relevant Zone Purpose Statements.

#### 8.2 Use Table & 8.3 Use Standards

The proposed 'Residential' use is permitted.

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings.

That the density of multiple dwellings:

- (a) makes efficient use of land for housing; and
- (b) optimises the use of infrastructure and community services.

The objective of this standard requires that site density of multiple dwellings makes efficient use of land for housing and optimises the use of infrastructure and community services. We believe the proposed plot ratio makes efficient use of the available site without compromising amenity for residents or placing un-due strain on existing infrastructure. The proposed Lot area per dwelling is less than 325m<sup>2</sup>, therefore the development requires assessment under the Performance Criteria.

P1 - Multiple dwellings must only have a site area per dwelling that is less than 325m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:

- a) is compatible with the density of existing development on established properties in the area; or
- b) provides for s significant social or community benefit and is: i.wholly or partly within 400m walking distance of a public transport stop, or

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#### ii.wholly or partly within 400m walking distance of an inner residential zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

The total site area is  $885m^2$  if the minimum lot size of  $325m^2$  is applied the maximum acceptable lot density is 2.7 dwellings. The proposed development of 3 dwellings results in an average Lot area of  $295m^2$ , a deficit of  $30m^2$ / dwelling from the permitted lot size. To establish whether the proposed density is compatible with the density of existing development on established properties, we have considered whether the proposal is in harmony or discord with the nature of developments nearby. There is an established pattern of multiple-dwelling developments nearby the site, ranging from 2 - 5 dwelling developments as highlighted in Figure 6. Below:



Figure 6. Multiple Dwelling Development map 9subject site shown with RED boundary line.

Figure 6 demonstrates that Multiple dwelling developments comprise a substantial portion of the housing stock nearby the site and have integrated successfully within the prevailing single-dwelling neighbourhood. The proposed development of 3 multiple dwellings is not discordant with the established pattern of multiple dwelling development.

It has previously been established that the site is located within 400m walking distance of a public transport stop. The site is also within 400m walking distance of a 'Local Business' Zone (refer to Figure 7). The community benefit resulting from the creation of new, higher density infill housing

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P. 03 6228 0113 hello@lxn.com.au lxn.com.au that provides a high-level of amenity, with access to community services and infrastructure cannot be overstated.



Figure 7. Zone Map showing walking distance from subject site to nearest 'Local Business' Zone.

The proposal is considered to meet the Performance Criteria set out in both P1(a) and P1(b).

#### 8.4.2 Setbacks and building envelope for all dwellings.

The proposed building setback is 4.5m from the frontage and therefore complies with Acceptable Solution A1.

Garages are located behind the building line, fronting the proposed driveway, the proposed development therefore complies with Acceptable Solution A2.

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P. 03 6228 0113 hello@lxn.com.au lxn.com.au The proposed development does not meet the Acceptable Solution for A3 as Townhouse 3 is not located entirely within the building envelope and is located within 4.5m of the rear boundary. The development therefore requires assessment under the performance criteria.

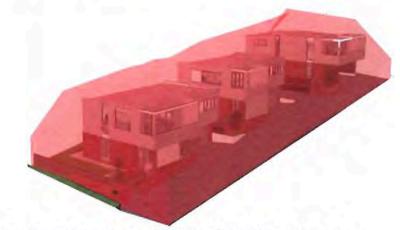


Figure 8. Building Envelope 3D view: Townhouse 3 L1 roof outside of permitted envelope.



Figure 9. Building Envelope 3D view: Townhouse 3 L1 outside of permitted envelope (view from south-east).

P3 – The siting and scale of a dwelling must:

- a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  - i. reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property);
  - *ii. overshadowing the private open space of a dwelling on an adjoining property; iii. overshadowing of an adjoining vacant property; and*

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- iv. visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- b) Provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- c) Not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  - *i.* an adjoining property; or *ii.* another dwelling on the same lot.

In response to P3(a) (i) and (ii); sun shadow diagrams have been prepared to demonstrate that Townhouse 3 does not cause an unreasonable loss of amenity to the adjoining properties Unit 1 & Unit 2, 4 Kaoota Rd. Sun studies were run between the hours of 9am and 3pm on the shortest day of the year (June 21), (refer to DA-05). The results of the shadow diagrams are tabulated in Figure 10 and demonstrate compliance with P3(a):

#### Unit 1/4 Kaoota Rd.

	9am	10am	11am	12noon	1pm	2pm	3pm
Private Outdoor Space							1.1.
Habitable Room Window							

#### Unit 2/ 4 Kaoota Rd.

	9am	10am	11am	12noon	1pm	2pm	3pm
Private Outdoor Space							
Habitable Room Window					1		-

Figure 10. Solar Access Table: demonstrating shading to POS or habitable room windows/ hour.

The siting of Townhouse 3 at 11 Sunnyside is offset from the private outdoor space and living room windows for both Unit 1/4 Kaoota and Unit 2/4 Kaoota rd. This arrangement allows both existing properties to maintain their Northerly outlook, without being impacted by Townhouse 3 (refer to Figure 11). In addition, the topography of the sloping site results in the floor level of Townhouse 3 (level 1) being approximately 730mm lower than the floor level Unit 1/4 Kaoota Rd, further reducing the scale and visual bulk of the proposed building.



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Figure 11. Aerial image illustrating the relationship between the POS and habitable room windows of Unit1 & 2 Kaoota Road (highlighted yellow), relative to the siting of proposed Townhouse 3, 11 Sunnyside Rd. Subject Site Shown Red.

P3 (b) is achieved; the proposed separation between dwellings is consistent with that of surrounding properties. Figure 12 (below) illustrates an analysis of the average separation between dwellings; the average distance is 4.6m.



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P. 03 6228 0113 hello@lxn.com.au lxn.com.au Figure 12. Aerial Image with analysis of distance between dwellings; subject site shown RED. Measurements taken from The Listmap.

P3 (c) is not applicable.

#### 8.4.3 Site coverage and private open space for all dwellings

The dwellings are compatible with the amenity of the area. The opportunities for planting and gardens have been provided as well as private open space that is located adjacent to living spaces and orientated to maximise sunlight.

- A1(a) is achieved, site coverage is 33.3%.
- A1(b) is achieved, refer to Figure 13. Private Open Space area table below:

	Ground Level Courtyard/ Deck	Garden	L1 Deck	Total Private Open Space
Townhouse 1	27.3 m <sup>2</sup>	74.7 m <sup>2</sup>	12.5 m <sup>2</sup>	114.5 m <sup>2</sup>
Townhouse 2	47.7 m <sup>2</sup>	28 m <sup>2</sup>	10.5 m <sup>2</sup>	86.2 m <sup>2</sup>
Townhouse 3	28 m <sup>2</sup>	61 m <sup>2</sup>	20 m <sup>2</sup>	109 m <sup>2</sup>

Figure 13. Private Outdoor Space Area Table

Townhouse 1 & Townhouse 3 achieve A2 as outlined below:

- A2(a)(i) is achieved, as per Figure 13. A2(a)(ii) is not applicable.
- A2(b)(i) is achieved. A2(b)(ii) is not applicable.
- A2(c) is achieved.
- A2(d) is achieved.

Townhouse 2 is assessable under the Performance Criteria P2

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

# P2(a) conveniently located in relation to a living area of the dwelling; and P2(b) orientated to take advantage of sunlight.

In response to P2(a) & (b); Townhouse 2 has a 10.5 m<sup>2</sup> deck on Level 1, this is an extension of the living area and provides enough space for outdoor relaxation, dining, entertaining and children's play.

Whilst not directly accessible from a living area, there is ample space 47m2 located on the ground level to facilitate outdoor recreation and children's play. This area has access to approx. 3 hours of sunlight per day, this calculation excludes the utility area (clothes drying and bin store). The Level 1 deck is located to the west of the site, the orientation takes advantage of midday and afternoon sun, the L1 deck receives 4 hours of sunlight on the 21<sup>st</sup> of June.

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#### 8.4.4 Sunlight to private open space of multiple dwellings

- A1 is not applicable to Townhouse 1 as this Townhouse is located to the North of the site.
- A1 (b) and (c) is achieved for Townhouse 2 & 3. To demonstrate compliance a shadow analysis was run (refer DA-04 & DA-18) to calculate the percentage of private outdoor space (as defined in 8.4.3), receiving sunlight on the 21<sup>st</sup> of June. Figure 14 (below) illustrates that Townhouse 2 & 3 meet the requirements of A1 (b) & (c) with at least 50% of the private outdoor space receiving sunlight for at least 3 hours between 9.00am and 3.00pm.

	9-10am	10-11am	11am-12noon	12noon-1pm	1pm-2pm	2pm-3pm
TH 2 (L1 Deck)	5 %	14%	50 %	75 %	75%	55%
TH 3	52%	38%	34%	38%	51 %	64%

Figure 14. P.O.S Solar Access Table: demonstrating % of POS (as defined by 8.4.3) receiving sunlight /hour.

#### 8.4.5 Width of openings for garages and carports for all dwellings

This clause is not applicable for this development as the garages do not face the primary frontage. *8.4.6 Privacy for all dwellings* 

- A1 (a), (b) and (c) is achieved.
- A2 (a) and (b) is achieved. Townhouses 1 & 2 have setbacks to the East Boundary of 3m. Where windows or glazed doors are within 3m of a site boundary for Townhouse 3; windows are either opaque or screened as per (b) (iii).
- A3 is achieved.

#### 8.4.7 Frontage Fences for all dwellings

The development complies with the requirements of Table 4.6 Miscellaneous Exemptions 4.6.3 *fences within 4.5m of a frontage* refer to drawing DA-16 *Site Elevations*.

#### 8.4.8 Waste Storage for Multiple Dwellings

A1 (a) is achieved as all 3 townhouses have a dedicated bin storage area.

- Townhouse 1 Bin storage located in Garage
- Townhouse 2 Bin storage located in Garage
- Townhouse 3 Bin storage located to south eastern external corner of Townhouse 3.

All locations are greater than 1.5m<sup>2</sup>

#### Overlay Codes:

C2.0 Parking and Sustainable Transport Code:

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P. 03 6228 0113 hello@lxn.com.au lxn.com.au C2.1.1 is to ensure that an appropriate level of parking facilities is provided to the service use and development. Each townhouse has 2 parking spaces in a garage with 1 visitor parking space provided for the development. Gradients, turning areas and drainage in accordance with C2.6.2 have been achieved through the acceptable solution A1.1.

C16.0 Safeguarding of Airports Code:

The site is located within the Safeguarding of Airports *Airport Obstacle Limitation Area*, as a sensitive use is proposed (residential) the proposal is required to be assessed under this code. The proposed development does not exceed the maximum height limit under the scheme and it is therefore determined that the maximum height of the proposed development will not exceed the specified height limit applicable to the site.

The development complies with the code.

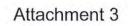
#### Conclusion:

Overall, the proposed development is in accordance with the purpose of the zone and compliant with the relevant planning scheme policies, meeting the requirements of the Acceptable Solutions or Performance Criteria where applicable. The thoughtful and minimal footprint of the proposed dwellings allows for more generous outdoor spaces and a scale of development that is appropriate for the local area.

Sincerely, Sarah Lindsay

Sarah Lindsay Director // Architect (TAS) RAIA

# Attachment 3 - Site Photo, 11 Sunnyside Road Rose Bay





Subject Site - 11 Sunnyside Road Rose Bay

Attachment 4

# Streetscape within Select Area

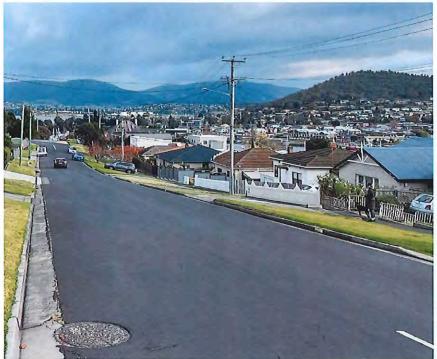
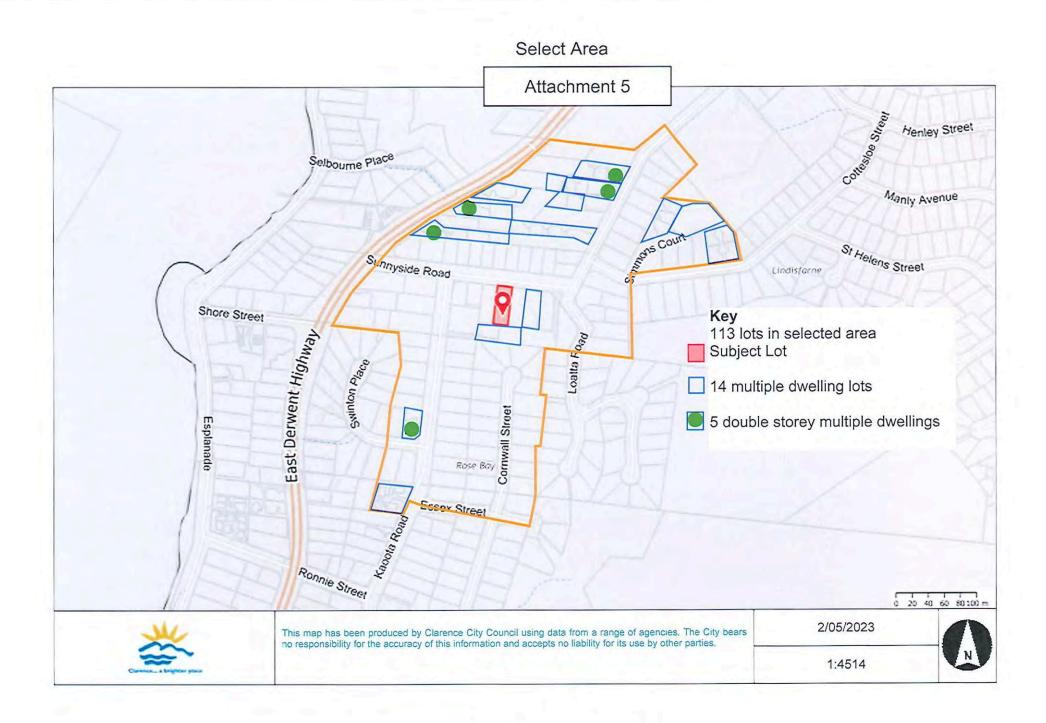
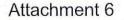


Image 1 - looking west along Sunnyside Road



Image 2 - looking southwest along Loatta Road





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P. 03 6228 0113 hello@lxn.com.au lxn.com.au ii. wholly or partly within 400m walking distance of an inner residential zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

The total site area is 885m<sup>2</sup> if the minimum lot size of 325m<sup>2</sup> is applied the maximum acceptable lot density is 2.7 dwellings. The proposed development of 3 dwellings results in an average Lot area of 295m<sup>2</sup>, a deficit of 30m<sup>2</sup>/ dwelling from the permitted lot size. To establish whether the proposed density is compatible with the density of existing development on established properties, we have considered whether the proposal is in harmony or discord with the nature of developments nearby. There is an established pattern of multiple-dwelling developments nearby the site, ranging from 2 - 5 dwelling developments as highlighted in Figure 6. Below:



Figure 6. Multiple Dwelling Development map 9subject site shown with RED boundary line.

Figure 6 demonstrates that Multiple dwelling developments comprise a substantial portion of the housing stock nearby the site and have integrated successfully within the prevailing single-dwelling neighbourhood. The proposed development of 3 multiple dwellings is not discordant with the established pattern of multiple dwelling development.

It has previously been established that the site is located within 400m walking distance of a public transport stop. The site is also within 400m walking distance of a 'Local Business' Zone (refer to Figure 7). The community benefit resulting from the creation of new, higher density infill housing

# 8. **REPORTS OF OFFICERS**

# 8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

# 8.1.1 PETITION – CONSTRUCTION OF A PONTOON IN LAUDERDALE

## **EXECUTIVE SUMMARY**

### PURPOSE

To consider the petition tabled at the Council Meeting on 24 April 2023 requesting Council construct a floating swimming pontoon at Lauderdale.

### **RELATION TO EXISTING POLICY/PLANS**

Council's Strategic Plan 2021-2031, Active Living Strategy 2022-2032 and Procurement Policy are relevant.

## LEGISLATIVE REQUIREMENTS

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

## CONSULTATION

No consultation has been undertaken with the local community in relation to the provision of a pontoon.

### FINANCIAL IMPLICATIONS

No funds have been allocated within the 2022/2023 or proposed for the 2023/2024 Capital Budget to construct a swimming pontoon in Lauderdale.

# **RECOMMENDATION:**

- A. That Council notes the petition.
- B. That Council notes the Chief Executive Officer's advice that the petition complies with Section 59 of the *Local Government Act 1993* (Tas.).
- C. That the installation of pontoon in Lauderdale, or at any other coastal location in Clarence, be considered as part of the development of the Open Space Strategy.
- D. That Council authorises the Chief Executive Officer to write to petitioners acknowledging their concerns and advising of Council's decision.

# PETITION - CONSTRUCTION OF A PONTOON IN LAUDERDALE /contd...

# ASSOCIATED REPORT

# 1. BACKGROUND

- **1.1.** A petition signed by 233 signatories was tabled at the Council meeting held on Monday 24 April 2023 requesting Council consider: *"This petition of certain citizens calls on the Clarence City Council to construct a pontoon in Lauderdale for use by our community."*
- **1.2.** Council officers have previously investigated the addition of a swimming pontoon at Roches Beach in Lauderdale and a project funding request was submitted through the Sport and Recreation Advisory Committee for the 2022/23 budget. This request was not approved by Council, for reasons which included:
  - A lack of engagement with the community to establish there was adequate demand/interest.
  - The estimated cost had not been properly investigated. The funding request of \$120,000 was based on the cost of the pontoon at Bellerive Beach. However, Roches Beach has very different coastal processes to Bellerive. As such, there were concerns that a pontoon at Lauderdale could face similar problems to the pontoon at Kingston Beach which is regularly damaged and unusable due to swell and wind events.
  - Concern the regular retrievals/deployments of the pontoon could cause possible damage to the reef systems and require approval from the Department of Natural Resource and Environment.
  - Due to the installation, retrieval and ongoing maintenance costs, a thorough investigation should be undertaken to demonstrate the need and most appropriate location for an additional new swimming pontoon within Clarence.

• Because it was a new request, it ranked lower than other existing and endorsed master plan implementation projects, which align with Council's Strategic Plan.

# 2. REPORT IN DETAIL

- **2.1.** Council, at its meeting of 25 July 2022 adopted the Active Living Strategy. This strategy is one of seven key strategies adopted by Council to support achievement of Council's goals.
- **2.2.** Noted in the strategy, Council's active living vision is to:

"Provide opportunities for healthy and active living, accessible to all in our community, through enhancing amenity and access to our natural environment, together with providing diverse parks, tracks, trails and sport, fitness and leisure facilities."

- **2.3.** The objectives within the strategy for which Council will work towards are: Planning for sport and recreation:
  - Undertake master planning to inform development and investment of facilities and spaces within the city.
  - Develop and implement an open space framework and classification system that facilitates appropriate and equitable provision of passive and active open spaces and facilities through the city.
  - Ensure the open space framework provides for all ages and all abilities, social amenity, and connections and identifies local, regional and district design and amenity standards.
- **2.4.** In relation to strategic planning, Council currently has two strategic projects in the early planning phase that will provide direction on the suitability of a pontoon at Lauderdale, or any other locations in Clarence.

**Open Space Strategy**: This document will provide Council with a strategic approach for the planning of current and future open space uses across Clarence, inclusive of coastal recreation.

The open space strategy recommendations will be based on research, consultation, best practice, demographic trends and the capacity of Council to deliver and maintain the full scope of open space infrastructure. Any consideration for new recreation assets (such as pontoons) should be undertaken through the lens of the wider open space priorities, needs and commitments that will underpin this strategy.

**Coastal Access Strategy**: This document will provide Council with a strategy to guide decision making regarding beach and foreshore access and provide a framework for provision of inclusive access for people with varying needs and abilities. It will also set community expectations, set criteria for decision making and establish priorities for beach and foreshore access projects. The background research that will form the basis of this project (coastal process, engineering, asset planning, best practice) as well as a robust community engagement and consultation process will provide valuable information to inform strategic pontoon planning.

- **2.5.** Issues related to a pontoon being located off Lauderdale beach are:
  - Hobart and Kingborough Councils each only provide one pontoon for their municipality. For southern Tasmania, Clarence is equal to comparable councils in its provision of this type of infrastructure.
  - Council currently provides a swimming pontoon and buoys at Bellerive Beach. Bellerive Beach Park is a regional scale park with supporting park and public infrastructure in line with a regional level of service. A regional scale park is intended to service visitors both locally and from the wider region and appropriately has a higher level of capital investment, infrastructure provision and maintenance servicing. It may be considered a pontoon is appropriate in a regional scale setting given the wider catchment of users and higher visitation.

- Roches Beach is more exposed to the impacts of swell and wind and the swimming conditions can be more hazardous and exposed than Bellerive Beach. A pontoon inherently encourages people to swim out from shore (when they otherwise may not) and there is an associated perception of safety in that a destination is provided at a set distance from the shore. There is a reduced density of beach goers and therefore passive surveillance/overlook of Roches Beach compared to Bellerive. Risks to swimmers must be considered. Water safety strategies would need to be implemented such as signage and advice sought from organisations such as Surf Life Saving Tasmania on the appropriateness of the site for this type of water-based recreation.
- Coastal investigation is required as the wave front being near the open sea is much larger than Bellerive Beach and so the greater risk and costs will need thorough investigation.
- Key environmental factors at any pontoon site need to be considered, including water quality and potential fluctuations in quality, impacts of any installation on the foreshore and sensitive marine habitats. Detailed environmental and marine surveys should be undertaken to inform any design.
- A pontoon requires both capital and recurrent investment. Due to the exposed and changeable coastal conditions at Roches Beach, it is estimated that a design and construction pontoon project at this location may cost more than \$150,000. As well there is an annual cost to retrieve, maintain and reinstall the pontoon; \$12,500 has been budgeted for the pontoon off Bellerive Beach in the proposed 2023/2024 Annual Plan.

- A pontoon provides an extension to swimming activities already being undertaken at the beach and only caters to swimmers who are able and strong enough to reach it. It therefore does not cater to a wide range of users. It does not improve inclusive access to the beach and the cost versus community benefit ratio needs to be considered. Council's Access and Inclusion Plan 2021-2025 has a key strategy under the "Develop" theme to provide all abilities access to beaches.
- **2.6.** In summary, Council has many beaches comparable to Roches Beach and needs to proceed with its broader strategic planning to inform a considered and equitable approach to the provision and access to Active Living infrastructure in the Clarence community.

# 3. CONSULTATION

# **3.1.** Community Consultation Undertaken

No consultation has been undertaken with the local community in relation to the provision of a pontoon in Lauderdale.

# **3.2.** State/Local Government Protocol

Nil.

# 3.3. Other

Nil.

# **3.4.** Further Community Consultation

No further consultation is planned at this stage until further strategic planning works has been completed.

# 4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 within the Strategic Goal Area *A People Friendly City* contains the following Strategy:

"1.11 Continuing to develop and maintain a quality open space network."

# 5. EXTERNAL IMPACTS

Nil.

# 6. RISK AND LEGAL IMPLICATIONS

The petition has been amended to comply with the *Local Government Act 1993* (Tas) requirements. There are higher risk issues associated with locating a pontoon near open sea wave fronts such as Lauderdale rather than more sheltered waters that exist for the current Bellerive Beach pontoon. Coastal engineering investigation is required to determine the suitably and adequacy of having a pontoon off the Lauderdale Beach area.

# 7. FINANCIAL IMPLICATIONS

No funds have been allocated in the 2022/2023 Capital Works Budget, nor proposed in the 2023/2024 Budget for consideration of a pontoon at Lauderdale.

# 8. ANY OTHER UNIQUE ISSUES

Nil.

# 9. CONCLUSION

It is recommended Council first complete its broader strategic planning through the development of its new Open Space Strategy to inform a considered and equitable approach to the provision and access to Active Living infrastructure in the Clarence community. Following completion of the Open Space Strategy, Council will be in a position to evaluate the provision of an additional pontoon in Clarence.

Attachments: Nil.

Ross Graham GROUP MANAGER ENGINEERING SERVICES

# 8.2 ASSET MANAGEMENT

Nil Items.

# 8.3 FINANCIAL MANAGEMENT

# 8.3.1 ESTIMATES, CAPITAL EXPENDITURE PROGRAMME, FEES AND CHARGES 2023/2024

# **EXECUTIVE SUMMARY**

## PURPOSE

To consider the Estimates, incorporating the Capital Expenditure Programme, for the 2023/2024 financial year, together with an updated List of Fees and Charges.

## **RELATION TO EXISTING POLICY/PLANS**

Consistent with Council's adopted Strategic Plan.

## **LEGISLATIVE REQUIREMENTS**

Section 82 of the *Local Government Act* requires the Chief Executive Officer to prepare Estimates of the Council's revenue and expenditure for each financial year.

**CONSULTATION** Nil.

## FINANCIAL IMPLICATIONS

The Estimates provide statutory authorisation for recurrent and capital expenditure for financial year 2023/2024. Based on the draft estimates, the required increase in rating effort to meet the proposed functional outcomes is 6.53% net of growth.

# **RECOMMENDATION:**

That Council:

- A. Adopts the Estimates for financial year 2023/2024 as set out at Attachment 1.
- B. Adopts the Capital Expenditure Programme for financial year 2023/2024 as set out at Attachment 2.
- C. Adopts the List of Fees and Charges for financial year 2023/2024 as set out at Attachment 3.
- D. Notes that the Special Council Meeting on 19 June 2023 originally scheduled as a fallback date for adoption of the budget, annual estimates and list of fees and charges now be for the purpose of adopting the Rates and Charges and Annual Plan for financial year 2023/2024, plus an updated Long Term Financial Management Plan and other associated Council policies.

# ESTIMATES, CAPITAL EXPENDITURE PROGRAMME, FEES AND CHARGES 2023/2024 /contd...

# ASSOCIATED REPORT

# 1. BACKGROUND

- **1.1.** Draft Estimates, Capital Expenditure Programme, and List of Fees and Charges for financial year 2023/2024 have been prepared following a series of Council workshops which considered a range of programs, projects, initiatives and issues likely to have an impact on the organisation in the coming year.
- **1.2.** Council is required to adopt Estimates for each financial year.
- 1.3. Council's Strategic Plan 2021 2031 was adopted in April 2021 and the budget is framed in consideration of the goals and strategies embedded within it. The programs, projects and initiatives funded within the financial year 2023/2024 are reflected in the draft Annual Plan which is also provided for Council approval. The Annual Plan provides the high-level basis for monitoring delivery of services, projects and programs to the Clarence community during the year.
- 1.4. Council's updated Long Term Financial Management Plan (LTFMP) will be submitted for adoption at the Special Council Meeting scheduled for 19 June 2023. The guiding principles, from the proposed LTFMP, are incorporated into the framing of the 2023/24 Estimates and are reproduced below for ease of reference:

# *"GUIDING PRINCIPLES REVENUE, EXPENDITURE AND CASHFLOW*

The guiding principles in relation to revenue, expenditure and cashflow include:

• Ensuring that there is balance between ensuring capacity to maintain the delivery of council services that continue to meet community expectations and the relative rating effort required.

- Ensuring that cashflow is well understood and managed to support council operations, capital program and debt commitments.
- Ensuring that council's long-term financial plan is framed to effectively manage debt and the rating strategy in coming years.

# GUIDING PRINCIPLES CAPITAL, SERVICE AND ESTABLISHMENT

*The guiding principles in relation to capital, service and establishment include:* 

- That the capital budget adopts a focus on the long-term strategic asset management plans that balances renewal effort, risk mitigation and the development of new community infrastructure.
- Complete existing/iconic masterplans through continued community engagement, progressing to DA where possible.
- That council's service delivery be focussed on statutory, regulatory and core service requirements in the first instance.
- The budget Estimates have a focus on building and maintaining staffing and organisation capacity to ensure council continues to respond to the needs of a growing city."
- **1.5.** The updated Long Term Financial Management Plan does not amend the guiding principles set out above.

# 2. REPORT IN DETAIL

# **Overview of Operational Estimates**

- **2.1.** The Estimates (Attachment 1) provide the high-level financial framework within which Council will operate for the 2023/2024 financial year. The financial plan principles set out above remain relevant, with the key aim of ensuring Council remains in a sound long-term financial position.
- **2.2.** The Estimates are consistent with the detailed programme budgets discussed by Councillors at a series of workshops over recent months.
- **2.3.** The Estimates require an increase in overall rating income of 6.53% on 2022/2023 levels net of growth. Growth in the rates base during 2022/2023 is estimated at 2.84%, compared to the 10 year average of 1.4%.

- 2.4. The Fire Services Contribution, which Council is obliged to pay to the Tasmania Fire Service (and over which Council has no control) has increased in aggregate by 5.3% against the 2022/2023 contribution. The contribution will be \$6.82 million, an increase of \$340,772. Within this, the urban area will increase 5.55%, districts (Richmond, Cambridge, South Arm, etc) will increase 4.7% and rural will increase 2.8%.
- 2.5. The Tasmanian Government introduced a Waste Levy in 2022/2023 that Council must collect on their behalf. The Levy is based on Council's refuse tonnage, a cost of \$21.36 per tonne which Council has estimated to be \$253,400 for the 2023/2024 financial year. This cost is applied to all properties in Clarence that have a refuse bin, the cost varies depending on size of bin. The Tasmanian Government has proposed that the Levy will increase by another \$20 per tonne in both 2024/2025 and 2026/2027 financial years.
- **2.6.** The reduction in services, programs and containing employee costs in 2020/2021 to deliver a "zero bottom line" as well an increase in the CPI for March 2023 of 6.9% has once again presented Council with a challenging budget environment for the 2023/2024 financial year. Programs, activities and services were again scrutinised in detail and opportunities for savings were factored into the budget to ease pressure on the rating requirement. These savings were balanced against the need to provide services, programs and initiatives to the Clarence community across a wide range of activity areas.
- 2.7. The proposed increase of 6.53% is below the March Consumer Price Index for Hobart (6.9%), and also below the annual movement in the most recent LGAT Council Cost Index of 8.11% (LG Index). The Local Government Association of Tasmania releases the LG Index each year as it is believed this measure better reflects the cost increases associated with the delivery of local government services.

- **2.8.** The larger than anticipated increase in CPI has placed significant pressure on the underlying cost base of Council's operations, with materials, contract services and other costs all having increased as a consequence. This is resulting in tendered project works being materially more expensive than budgeted expectations. The Enterprise Agreement applying to Council staff includes an increase to salary and wages that is linked to CPI. As employee costs are the largest expense category of Council, this too has a significant impact on the Budget Estimates.
- **2.9.** Regardless of measures of aggregate inflation, Council's rating requirement has been adversely affected by the need for additional revenue to respond to the expectations and deliverables of a city that has experienced greater than average growth for almost a decade. According to ABS data, Clarence has experienced population growth of 12% from 2016 to 2021 (compared to 9% for Tasmania and 7.6% for Hobart City). This leads to expanding demand for waste management services, increased maintenance of roads, footpaths, tracks, trails and other community infrastructure which has in turn influenced the budget outcome.
- **2.10.** The Estimates make provision for the portion of 2023/2024 rates equivalents payable by the operators of Hobart International Airport which is considered doubtful (\$591,000). A provision was made in previous years and is fully funded. While Council continues to pursue the ongoing payment of rates equivalents in accordance with the operator's lease requirements with the Commonwealth, this continues to be a protracted and difficult legal dispute. It is therefore prudent to make provision for a worst-case scenario. To the extent that the debt is recovered in the future, this provision can be "unwound", and funds redirected to the infrastructure renewal reserve. In making this provision, the ongoing integrity of the recurrent budget is not compromised, and ratepayers are protected from any potential future rates "shock" should Council's legal case against the airport operator ultimately be unsuccessful.

- **2.11.** As part of the 2023/2024 budget Estimates process Council has identified the following Community Service Obligations (CSO) embedded within Council activities, which support the achievement of strategic goals and objectives of Council in relation to the affordable provision of services to residents:
  - Recreational swimming and hire of swimming facilities at the Clarence Aquatic Centre, for which a net CSO amount of \$473,356 has been provided, and
  - Waste management activities undertaken at the Mornington Park Waste Transfer Station, for which CSO of \$353,346 has been provided.
- **2.12.** New staff positions are proposed in the draft Estimates. The number of positions included in the draft Estimates is significant and reflects several issues impacting the Council organisation. These issues, at a macro-level, include historic under-resourcing leading to delays in project development and delivery, succession planning to address an aging workforce and minor restructuring initiatives to continually improve service delivery.
- **2.13.** Eight additional Asset Management staff are included in the draft estimates in response to the growing demands of delivering infrastructure projects and increased maintenance requirements in our stormwater and parks areas. A Biodiversity Coordinator will manage our environment team and the development and implementation of Council's Bushfire Mitigation Policy and strategy, Natural Areas Strategy and Coastal Management Plans. An Infrastructure Facilities Officer is required to coordinate maintenance of all Council's Buildings throughout the municipality. With the increased focus on waste services a Waste Manager has been employed to coordinate contract and waste services within Clarence as well as to coordinate development of Council's future waste strategy for the municipality. A manager overseeing project delivery will lead a newly created project delivery program. With the increased level of stormwater and road assets that Council has acquired through subdivisions and therefore our ever-expanding asset base, another works crew is required to undertake maintenance in these areas.

With the recent development of new parks in Cambridge and South Arm and with further parks to come on board, another crew is also required in the parks area of Council.

- **2.14.** To better support the Events program two part time positions are proposed for 2023/2024. An events administration officer and a marketing officer which will allow event staff more time to plan and run the community events, including meeting risk and work health and safety requirements associated with those events.
- **2.15.** Within our statutory programs we have proposed four new positions, two new roles in our parking area which will commence after the implementation of inground parking sensors within the municipality. Due to increased workload within our planning and building areas we are proposing an appointment of two full time administration officers which will assist our statutory officers with their administration tasks, improving efficiency.
- **2.16.** A new Grants Officer is also included in our draft Estimates to identify and manage grant opportunities for Council, ensuring compliance and reporting requirements for grants received as well as grants and sponsorship provided by Council are being met.
- **2.17.** With our expanding workforce we have identified the need for a Human Resources and Development officer to assist with the ongoing review and development of Human Resource policies and procedures and to support the delivery of outcomes from the recent staff engagement survey and future surveys moving forward, as part of the development of Council's workforce plan.
- **2.18.** As our municipality continues to grow so too does the need to document and map our assets within our databases so accurate asset modelling can be undertaken, hence the need for an additional Business System Analyst GIS.

- **2.19.** Council has undertaken a minor restructure of our organisation this last year which has seen the creation of four new positions arising from two previous positions. The Works Manager position at the depot is now split between Works Manager Roads and Stormwater and Works Manager Parks and Ovals. Similarly, our previous position of Manager of Health and Human Development is now split between Head of Regulatory Services and Head of Community Services. The need for these positions is due to expansion with our municipality and being able to provide a level of service expected of our community, while also addressing significant workload issues arising as a consequence of growth. These positions will be subject to formal recruitment following adoption of the Budget Estimates.
- **2.20.** Council's hard waste service has been discontinued. In 2022/2023 there was an increase in volume of 33% over tonnes collected in 2021/2022, leading to a \$292,000 overspend for this service. After the review of the service for 2022/2023, operational issues moving forward were identified, such as work health and safety, public safety and significantly increased difficulty in sourcing a provider to undertake the service in 2023/2024. The increase in landfill also does not support Council's Sustainability Strategy. Council will direct \$50,000 of the previous hard waste budget to investigate initiatives to support transition to a more circular economy and reduce materials from unnecessarily heading to landfill, and to also put our Sustainability Strategy into action. An additional amount has also been budgeted to combat illegal dumping.
- **2.21.** Significant variations to operating items contained in the draft Estimates include:
  - Increased planned facility maintenance costs \$42,000
  - Increased road maintenance of \$192,000
  - Additional funding for Sports Ground Capacity review \$40,000
  - Further costs to support the Richmond Bicentenary \$260,000
  - Increased water usage costs \$80,000
  - Secondary cut of road verges at various locations, increase of \$47,000
  - Open Space Strategy for 23/24 \$100,000

- Urban tree canopy assessment \$30,000
- Providing funding to support sustainable council events \$25,000
- Completing the Climate Change Action Plan \$25,000
- Funding for a bin audit including FOGO business case \$60,000
- Waste collection and disposal costs increasing by \$530,000
- Recycling collection and disposal costs increasing by \$195,000.
- Greenwaste collection and disposal costs increasing by \$130,000. All waste costs affected by CPI and anticipated growth in our city for 23/24.
- Warrane Urban Structure Plan and rezoning \$20,000
- STRLUS Review Project \$40,000
- Support for Business & Employment Southern Tas \$50,000
- Increase renewal funding in line with Long Term Financial Management Plan \$450,000
- New software for contract services, cyber risk and Smarty Grants with additional implementation costs \$150,000
- Additional positions \$1,617,313, reflecting an increase in demand for services across the organisation, some positions are partly offset by reserve funds.
- **2.22.** The overall rise in recurrent expenditure reflects substantial increased growth and activity throughout the city. Left unaddressed this will adversely impact Council's service standards, risk management and result in inability to meet Council's Strategic Plan goals. Additionally, as Council further invests in the capital program there will be a corresponding increase in recurrent expenditure in future years.

#### **Overview of Capital Works**

- **2.23.** The capital program reflects Council's continued commitment to the delivery of projects that reflect the strategic goals of Council and the needs of the city. The ongoing focus on renewal of Council infrastructure to provide a good level of service is consistent with the Long Term Financial Management Plan key performance indicators.
- **2.24.** A schedule of the proposed Capital Expenditure Programme is provided with this report (Attachment 2). The programme provides for works to the value of \$28.9 million, fully funded from a range of capital funding sources including State Grants Commission, infrastructure renewal funding, borrowings, capital contribution from rates, road and specific purpose grants, specific purpose reserves and funds redistributed from projects no longer going ahead.

The proposed \$28.9 million capital program is an increase of \$12.1 million on 2022/2023, which is elevated mainly due to additional funds for the upgrade of Pass Road – total of \$6.1M for 2023/2024. Other significant projects are mentioned below at paragraph 2.30.

- 2.25. The Estimates provide for infrastructure renewal expenditure (\$10.1 million). Council's Long Term Financial Management Plan includes renewal funding requirements established under adopted Asset Management Plans and assumes the appropriation of TasWater dividend to infrastructure renewal.
- **2.26.** Distributions from TasWater (comprising dividends, tax equivalents and loan guarantee fees) are expected to be \$2.2 million. Council's strategy is to dedicate these funds for infrastructure renewal via a transfer to the Infrastructure Renewal Reserve.
- **2.27.** The total amount to be raised through rates for infrastructure renewal is \$9.0 million in 2023/2024 compared with \$8.6 million in 2022/2023.

- **2.28.** Closely related to Council's strategy for funding infrastructure renewal is interest earned on investments. Due to the current economic environment being one of increasing interest rates, the Estimates consider an increase of \$1.6 million against the 2022/2023 Estimates based on expected levels of cash holdings. This increase in interest revenue is offset by the same amount appropriated to the Infrastructure Renewal Reserve, representing interest earnings on those funds. Through this mechanism the Infrastructure Renewal Reserve retains its value in real terms, assumptions made in long-term financial modelling are met and the net rating requirement is effectively insulated from the effect of cyclical movements in interest rates.
- **2.29.** Payments received from the State Grants Commission, which Council appropriates to support its capital expenditure programme, are expected to increase in line with inflation to around \$3.54 million. Roads to Recovery funding for the period 1 July 2019 to 30 June 2024 has provided \$650,000 each year. Council also continues to receive road funding from the Local Road and Community Infrastructure grant program, in 2023/2024 Council expect to receive \$650,000.
- **2.30.** Major projects contained within this programme include:
  - Pass Road upgrade (additional funds) \$6.1 million
  - Road reseal programme \$3.6 million;
  - Major dig-outs reconstruction \$2.5 million;
  - New facility for Family Day Care and Outside School Hours Care \$2.5M
  - Footpath/ kerb and gutter renewal \$1.4 million;
  - Footpath/ kerb and gutter reseal prep \$850,000
  - Clarence Foreshore Trail Rosny College to Tasman Bridge Path \$350,000
  - Fairfield Road Stormwater Upgrade \$825,000
  - Pindos Park Master Plan Stage 2 (top up funding) \$185,000;
  - Begonia Street seal gravel road (additional funds) \$800,000;
  - Backhouse Lane upgrade \$800,000
  - Dorans Road retaining wall \$500,000

- Master Plans for Geilston Bay and Wentworth Park \$220,000
- Playspace ongoing renewal and upgrades \$200,000
- Lindisfarne Activities Centre (exterior & interior renovations) \$270,000
- Cambridge Dog Park Construction \$800,000

#### **Economic Stimulus and Loan Funding**

- 2.31. The loan of \$5.6 million for the Stormwater Upgrade in Bellerive, included in the 2021/2022 capital program, was taken up during the 2021/2022 financial year. The 2023/24 Estimates include the required yearly repayments on this loan, which will be recovered through property rates. At its meeting of 16 May 2023, Council approved another \$3M of funding for this project, it is anticipated these funds will not be taken up until late 2023/2024 so there will be no repayments required until 2024/2025.
- **2.32.** In 2023/2024, Council will continue to repay the Tasmanian Government Economic Stimulus Loan through the Specific Purpose Reserve that was set aside in 2021/2022, in order that this loan will be fully repaid during the three year interest free period. This loan will be fully repaid in December 2024.
- **2.33.** There are \$6.1M of borrowings proposed in the 2023/2024 Estimates. \$5M relates to the upgrade of Pass Road and \$1M for the first stage of the redevelopment of Council's offices and chambers.

#### List of Fees and Charges

**2.34.** Council fees and charges are reviewed annually as part of the budget process. Council staff consider various factors when determining the fees such as, but not limited to, cost of providing the service, community benefit, comparative market pricing and whether the good or service will assist in advancing the objective of Council's strategic and subsidiary plans.

The list of fees and charges for 2023/24 also includes a new "additional information" column to assist in clarifying particular fees. Council's List of Fees and Charges is provided for approval (Attachment 3).

#### 3. CONSULTATION

- **3.1.** Community Consultation Undertaken Nil.
- **3.2.** State/Local Government Protocol Nil.
- **3.3.** Other

Nil.

#### **3.4.** Further Community Consultation

Media releases and community advice will be provided to update the community on the Estimates, capital program and other relevant issues arising from the budget process. Council's Annual Plan will provide the community with detail of Council's programs for the coming year, with performance to be reported within each quarterly report. The Annual Plan will be submitted for approval by Council at the 19 June 2023 Special Council Meeting.

#### 4. STRATEGIC PLAN/POLICY IMPLICATIONS

The *Local Government Act 1993 Section 82*, requires the adoption of Estimates each year, not to be adopted more than one month before the start of the financial year, but prior to 31 August in the particular financial year.

#### 5. EXTERNAL IMPACTS

Nil.

#### 6. RISK AND LEGAL IMPLICATIONS

There are no other issues to be addressed beyond meeting the statutory obligation to adopt annual budget Estimates.

#### 7. FINANCIAL IMPLICATIONS

The budget Estimates provide statutory authorisation for recurrent and capital expenditure for the 2023/2024 financial year. Based on the Estimates, the required increase in rating effort will be on average 6.53% net of growth.

#### 8. ANY OTHER UNIQUE ISSUES

Following adoption of the Estimates, a draft Annual Plan will be prepared for consideration by Council at the 19 June 2023 Special Council Meeting. Council is required to adopt an Annual Plan each year.

#### 9. CONCLUSION

- **9.1.** The attached Estimates reflect a range of issues considered by Councillors.
- **9.2.** The overall increase in rating effort required to meet the proposed expenditure levels is 6.53% net of growth.
- **9.3.** The Estimates, Capital Expenditure Programme, amended List of Fees and Charges are recommended for approval.

#### Attachments: 1. Estimates 2023/2024 (11)

- 2. Capital Expenditure Programme 2023/2024 (6)
- 3. List of Fees and Charges for 2023/24 (33)

#### Ian Nelson CHIEF EXECUTIVE OFFICER

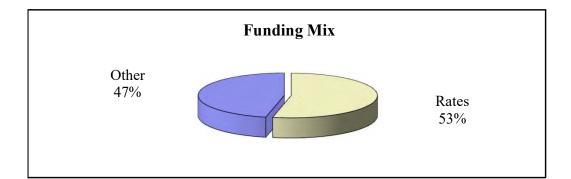
#### CLARENCE CITY COUNCIL ANNUAL ESTIMATES 2023/2024

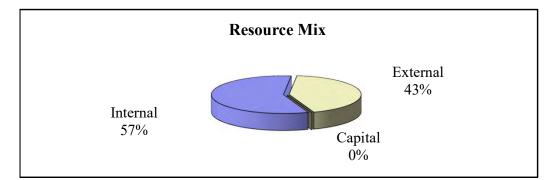
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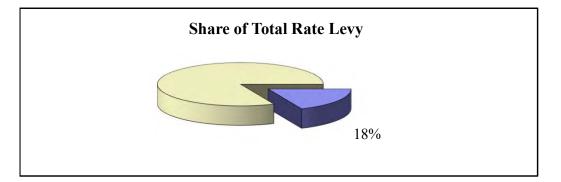
	EXPENSES	REVENUES	NET EXPENSES	ASSET PURCHASES	EXPENSES CAPITALISED	BORROWINGS	TFRS TO RESERVES	TFRS FROM RESERVES	NET RATING REQUIREMENT
GOVRNANCE AND COMMUNITY									
Communities and People	20,034	8,534	11,500	3,466	1,047	-	-	1,919	11,999
City Future	4,268	3,074	1,194	-	-	-	600	150	1,644
Natural Environment	11,242	282	10,960	240	110	-	-	208	10,882
Governance	15,697	9,613	6,084	-	-	-	3,754	465	9,373
Customer Experience, Communication, Economic									
Development & Marketing	2,468	152	2,316	152				217	2,251
Corporate Support	8,031	206	7,825	150	-	-	-	232	7,743
INFRASTRUCTURE									
Roads & Transport	14,418	2,169	12,249	19,730	2,913	5,100	-	11,625	12,341
Stormwater	3,488	1,569	1,919	2,603	682	-	-	526	3,314
Facilities Management	6,826	1,754	5,072	5,432	194	1,000	-	3,707	5,603
Plant	3,128	3,128	-	-	-	-	-	-	-
	,	,							
	00 (00	20.401	-	21.772	1046	( 100	1 2 5 4	10.040	(5.150
TOTAL RATING REQUIREMENT	89,600	30,481	59,119	31,773	4,946	6,100	4,354	19,049	65,150
Net Rating Requirement									65,150
Rates Raised for 2022/2023 Plus Growth in 2022/2	2023								61,153
Net Increase									6.53%

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	20,034
Total Revenues	8,534
Net Expenses	11,500
Less Expenses Capitalised	1,047
Net Operating Expenses	10,453
Net Asset Purchases	3,466
Borrowings	
Transfers to Reserves	0
Transfers from Reserves	1,919
Capital Financing Requirement	1,546
Net Rating Requirement	11,999

#### **COMMUNITIES & PEOPLE**

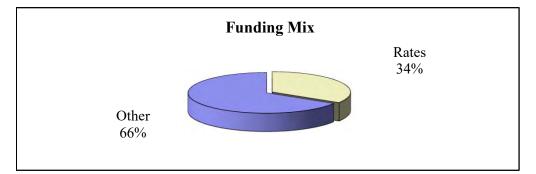


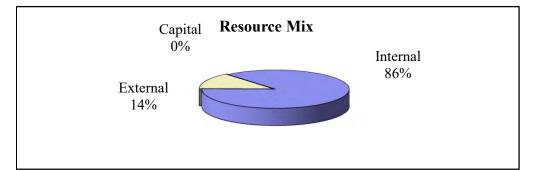


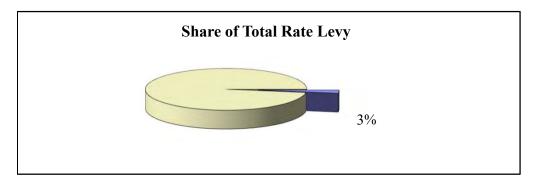


FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	4,268
Total Revenues	3,074
Net Expenses	1,194
Less Expenses Capitalised	
Net Operating Expenses	1,194
Net Asset Purchases	
Borrowings	
Transfers to Reserves	600
Transfers from Reserves	150
Capital Financing Requirement	450
Net Rating Requirement	1,644

#### **CITY FUTURE**

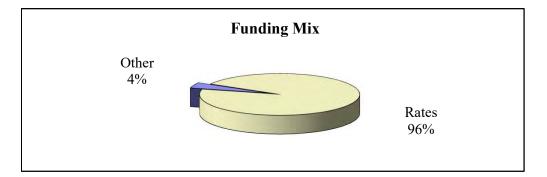


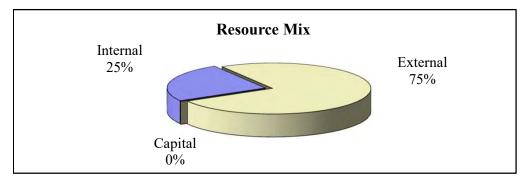


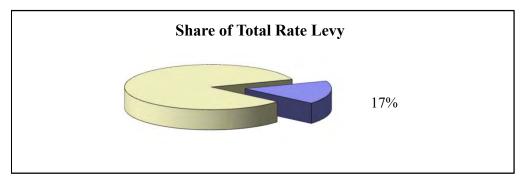


NATURAL	ENVIRONMENT
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	\$'000
Total Expenses	11,242
Total Revenues	282
Net Expenses	10,960
Less Expenses Capitalised	110
Net Operating Expenses	10,850
Net Asset Purchases	240
Borrowings	
Transfers to Reserves	
Transfers from Reserves	208
Capital Financing Requirement	32

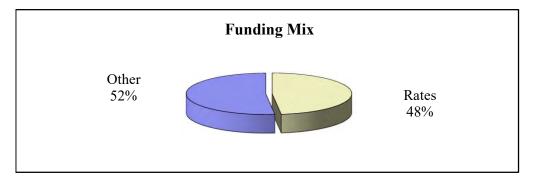


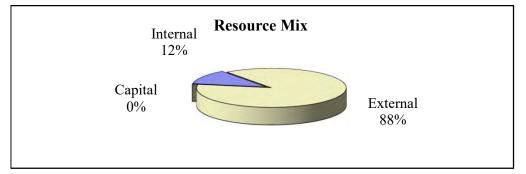


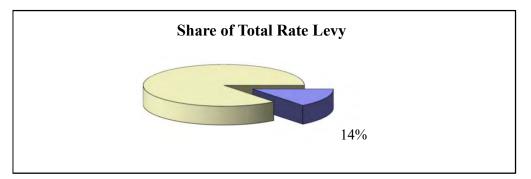


FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	15,697
Total Revenues	9,613
Net Expenses	6,084
Less Expenses Capitalised	
Net Operating Expenses	6,084
Net Asset Purchases	
Borrowings	
Transfers to Reserves	3,754
Transfers from Reserves	465
Capital Financing Requirement	3,289
Net Rating Requirement	9,373

#### GOVERNANCE

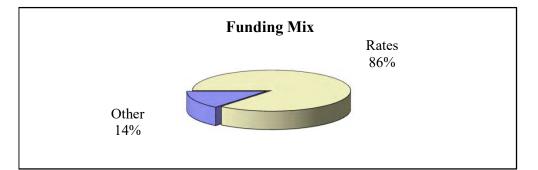


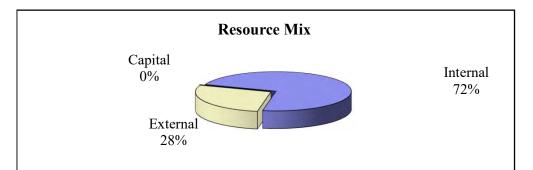


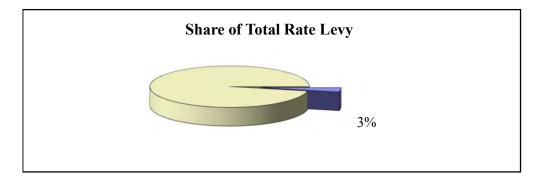


CUSTOMER EXPERIENCE, COMMUNICATION, MARKETING &
ECONOMIC DEVELOPMENT

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	2,468
Total Revenues	152
Net Expenses	2,316
Less Expenses Capitalised	0
Net Operating Expenses	2,316
Net Asset Purchases	152
Borrowings	0
Transfers to Reserves	0
Transfers from Reserves	217
Capital Financing Requirement	-65
	<b>a</b> 254
Net Rating Requirement	2,251

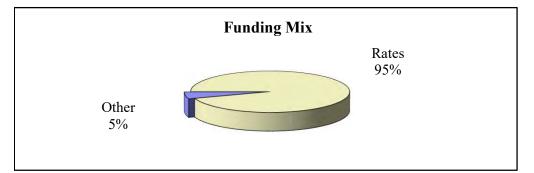


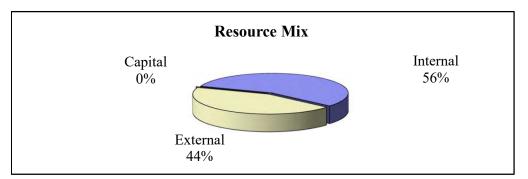


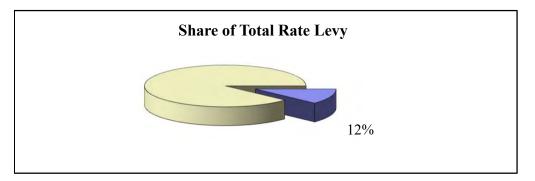


FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	8,031
Total Revenues	206
Net Expenses	7,825
Less Expenses Capitalised	
Net Operating Expenses	7,825
Net Asset Purchases	150
Borrowings	
Transfers to Reserves	
Transfers from Reserves	232
Capital Financing Requirement	-82
Net Rating Requirement	7,743

#### CORPORATE SUPPORT

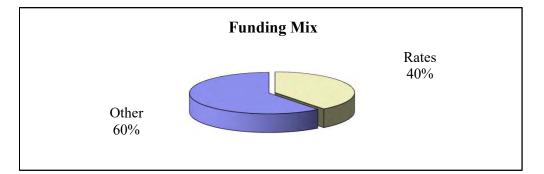


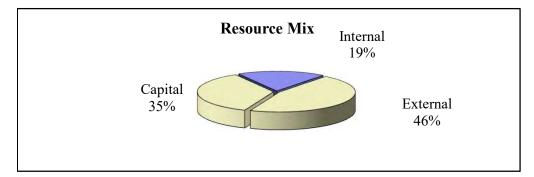


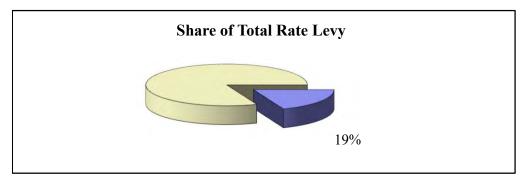


FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	14,418
Total Revenues	2,169
Net Expenses	12,249
Less Expenses Capitalised	2,913
Net Operating Expenses	9,336
Net Asset Purchases	19,730
Borrowings	5,100
Transfers to Reserves	0
Transfers from Reserves	11,625
Capital Financing Requirement	3,005
Net Rating Requirement	12,341

#### **INFRASTRUCUTRE - ROADS & TRANSPORT**

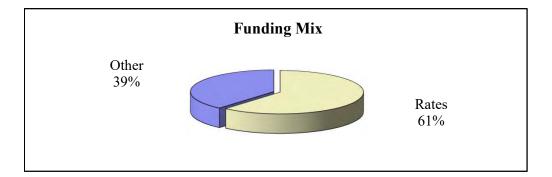


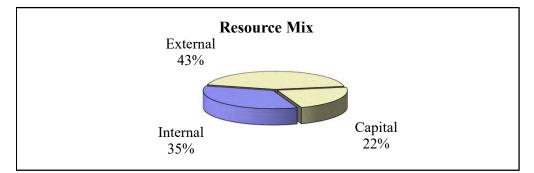


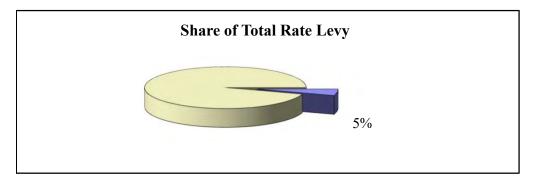


#### **INFRASTRUCTURE - STORMWATER**

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	3,488
Total Revenues	1,569
Net Expenses	1,919
Less Expenses Capitalised	682
Net Operating Expenses	1,237
Net Asset Purchases	2,603
Borrowings	0
Transfers to Reserves	0
Transfers from Reserves	526
Capital Financing Requirement	2,077
Net Rating Requirement	3,314

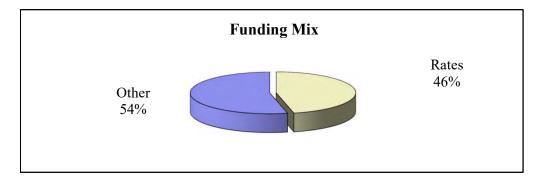


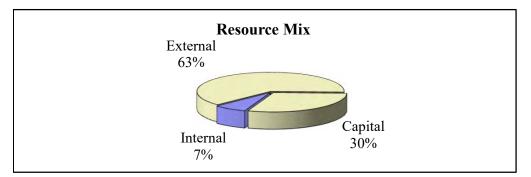


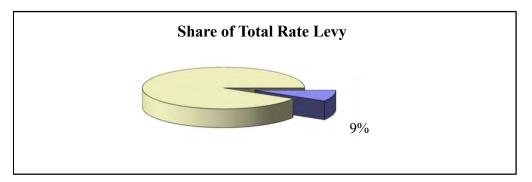


FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	6,826
Total Revenues	1,754
Net Expenses	5,072
Less Expenses Capitalised	194
Net Operating Expenses	4,878
Net Asset Purchases	5,432
Borrowings	1,000
Transfers to Reserves	0
Transfers from Reserves	3,707
Capital Financing Requirement	725
Net Rating Requirement	5,603

#### **INFRASTRUCTURE - FACILITIES MANAGEMENT**







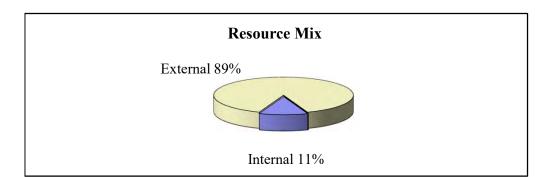
### Clarence City Council Annual Estimates 2023 / 2024

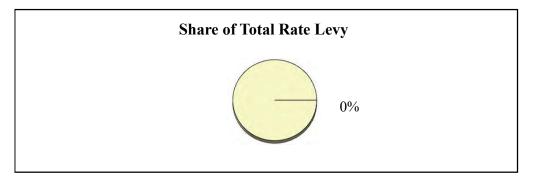
# PLANT

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	3,128
Total Revenues	3,128
Net Expenses	0
Less Expenses Capitalised	
Net Operating Expenses	0
Net Asset Purchases	
Borrowings	
Transfers to Reserves	0
Transfers from Reserves	0
Capital Financing Requirement	0
Net Rating Requirement	0

Funding Mix

1





# Funding for 2023/2024 Capital Programme

	\$000
Funding	0 5 4 4
State Grants Commission	3,541
Renewal reserve (renewal projects only)	10,138
Borrowings	6,100
Roads to Recovery	650
Local Road & Community Infrastructure	650
Special Grant funding - refer below	200
Headworks contributions	1,002
Property Sales	1,202
Projects on Hold - budget funds redistributed	560
Interest earnt on Loan Stimulus Funds	242
Reseal Prep Funds - transferred from recurrent	532
Financial Reform Funds	1,023
OSHC/FDC Contribution	1,250
Rosny Child Care Centre Reserve	220
Lindisfarne Activities Centre Reserve	37
Public Open Space Reserve	1,184
Special Dividend Tas Water	400
	28,931
Expenditure	
Roads Management	18,635
Stormwater	2,060
Passive Recreation	2,165
Active Recreation	401
Natural Environment	110
Facilities Management	5,238
Information Technology	150
Economic Development	152
Waste	20
	28,931
Funds Variance (Shortfall)	0
Special Grants	
Cricket Tasmania	38
Disaster Ready Fund	38
Safer Rural Roads	90
Vulnerabe Road Users	35
	200

Project Description	Total Cost 2023/2024
ROADS MANAGEMENT	
Major Projects	
Backhouse Lane - Road Upgrade	\$ 800,000
Begonia Street - Upgrade to Sealed Road	\$ 800,000
Dorans Road - Retaining Wall	\$ 500,000
Pass Road Upgrade - Glebe Hill Road to Connor Place	\$ 6,100,000
Footpaths, Kerbs, Gutters & Fencing	
Footpath, Kerb & Gutter Renewal Priority Works - Annual Program	\$ 1,380,000
Footpath, Kerb & Gutter Renewal Reseal Prep Works - Annual Program	\$ 850,000
Footpaths Missing Links - Annual Program	\$ 50,000
Kerb Ramps/DDA Access Installations - Annual Program	\$ 150,000
Balook Street - Footpath	\$ 75,000
Bastick Street - Kerb & Gutters	\$ 15,000
Cremorne Avenue - Footpath Survey & Fencing	\$ 30,000
Harmony Lane Upgrade - Kerb & Footpath	\$ 30,000
Hookey Place - Footpath Construction	\$ 80,000
Ploughman Road - Pedestrian Island	\$ 55,000
Scott Street - Streetscape Upgrade	\$ 80,000
Tasman Hwy/Rose Bay Overpass & Cycleway	\$ 21,000
Tranmere Road - Footpath Upgrade	\$ 40,000
Wellington Street - New Footpath (North)	\$ 20,000
Multi User Pathways & Cycling Infrastructure	
Bicycle Parking Racks	\$ 3,500
Clarence Foreshore Trail - Connection to Dumbarton Drive	\$ 85,000
Clarence Foreshore Trail - Rosny College to Tasman Bridge Path Uprd Stage 3	\$ 350,000
Roads	
Major Digouts Reconstruction - Annual Program	\$ 2,500,000
Road Resealing - Asphalt Works - Annual Program	\$ 1,250,000
Road Resealing - Reseal - Annual Program	\$ 730,000
Road Resealing - Slurry Seal - Annual Program	\$ 800,000
Road Resealing - Spray Seal - Annual Program	\$ 830,000
Engineering Investigations - Annual Program	\$ 20,000
Gravel Road Re-Sheeting - Annual Program	\$ 100,000
Acton Road/Roches Beach Road - Safety Upgrade	\$ 30,000
Back Tea Tree Road - Shoulder Widening	\$ 90,000
Beach Road/East Derwent Hwy Intersection	\$ 20,000
Bligh Street/Gordons Hill Road - Safety Upgrade	\$ 50,000
Cambridge Road - Corridor Study	\$ 60,000
Gordons Hill Road - Safety Barrier Installation	\$ 50,000
Malunna & Beach Road - Intersection Upgrades	\$ 80,000
North Terrace - Traffic Management Improvements	\$ 50,000

Project Description		Total Cost
		2023/2024
Prossers Road - Shoulder Sealing & Path	\$	40,000
Roches Beach Road - Drainage / Footpath	\$	230,000
South Arm Oval - Car Park & Road Sealing	\$	35,000
South Arm Road - Shoulder Widening	\$	90,000
Roselieth Lane - Sealing	\$	45,000
Rosny Bowls Car Park - Lighting Upgrade	\$	20,000
TOTAL ROADS MANAGEMENT	\$	18,634,500
STORMWATER		
Major Projects		005 000
Fairfield Road - Stormwater Upgrade	\$	825,000
Howrah Stormwater Detention Basins Investigation & Design	\$	300,000
Kangaroo Bay - Gross Pollutant Trap	\$	200,000
Seven Mile Beach Stormwater Management Investigation	\$	95,000
South Arm Road - Stormwater Upgrade	\$	75,000
Smaller Projects		20.000
Arlunya Street - Pipe Renewal	\$	30,000
Brookston Drive - Drain Improvement Carella Street & Balia Road - Stormwater Main Renewal	\$ \$	50,000
	\$	40,000
Derwent Avenue - New Stormwater System Duntroon Drive - Detention Basin	\$	<u> </u>
Dysart Street - Drain Renewal	\$	30,000
Heather Road - Stormwater Main Renewal	\$	25,000
Loinah Road - Drainage Alterations	\$	30,000
Mortyn Park - Gross Pollutant Trap & Bioretention Basin	\$	30,000
Rokeby Road - Detention Basin Study	\$	20,000
Warrane Green Belt - Water Sensitive Urban Design	\$	50,000
Ongoing Programs	Y	50,000
Bike Safe Stormwater Grate Replacement - Ongoing Program	\$	50,000
Minor Drainage Construction - Ongoing Program	\$	100,000
Soakage Trench Renewal - Ongoing Program	\$	30,000
TOTAL STORMWATER	\$	2,060,000

Project Description		otal Cost 023/2024
PASSIVE RECREATION		
Major Projects & Master Plans		
Cambridge Dog Park - Construction	\$	800,000
Rosny Parkland Activation	\$	80,000
Clifton Beach Master Plan	\$	45,000
Little Howrah Beach - Master Plan	\$	50,000
Parks & Playspaces	<u> </u>	,
BBQ Tables & Seating (New) - Ongoing Program	\$	15,000
Park Furniture Replacement - Ongoing Program	\$	30,000
Playspace Renewal & Upgrades - Ongoing Program	\$	200,000
Skate Park Renewal & Upgrades Within Municipality - Ongoing Program	\$	100,000
Clarendon Vale Youth Precinct Upgrade	\$	50,000
Kangaroo Bay Skate Park Upgrade	\$	50,000
Pindos Park - Aboriginal Heritage Project	\$	10,000
Bayview Pak Playground Renewal/Upgrade	\$	15,000
Epping Park Playground Renewal/Upgrade	\$	15,000
Rosny Barn Fence Upgrade (Northern Entry)	\$	10,000
Pindos Park - Playground Construction	\$	185,000
Simmons Park Exercise Equipment - Shade	\$	40,000
Public Art		
Bespoke Mobile Art Trailer	\$	60,000
Richmond Public Art Request	\$	80,000
Tracks & Trails		
Tracks & Trails Signage Within the Municipality - Ongoing Program	\$	10,000
Barilla Rivulet Track	\$	80,000
Mays Point - Clarence Coastal Trail	\$	25,000
Clarence Plains Rivulet Track	\$	40,000
Clear Lagoon Track Bridge Replacement	\$	15,000
Mayfair Court Track - Rokeby Hills, Fairisle Terrace	\$	40,000
Rosny Parklands Circuit Track	\$	80,000
Tangara Trail - Airport Flats	\$	40,000
TOTAL PASSIVE RECREATION	\$	2,165,000

Project Description		otal Cost 023/2024
ACTIVE RECREATION		
Geilston Bay Master Plan	\$	110,000
Wentworth Park Master Plan	\$	110,000
Preliminary Grant Investigations	\$	50,000
Clarence High School Synthetic Cricket Nets	\$	71,500
Dampier Street Sportsground Minor Works	\$	60,000
TOTAL ACTIVE RECREATION	\$	401,500
NATURAL ENVIRONMENT		
Bushland Reserve Entrance Landscaping	\$	60,000
Seven Mile Beach Coastal Reserve Landscaping	\$	30,000
Upgrading Fire Trails	\$	20,000
TOTAL NATURAL ENVIRONMENT	\$	110,000
FACILITIES MANAGEMENT	ć	20,000
Minor DDA Compliance Works - Ongoing Program	\$	20,000
New Facility for Outside School Hours Care & Family Day Care	\$	2,500,000
ANZAC Park Community Sports Pavilion Design	\$	290,000
Bayview Park Toilet - Renewal	\$	30,000
Clarence Aquatic Centre - Security Fence Renewal Council Chambers - HVAC Renewal	\$	20,000
Council Chambers - Office Alterations	\$	150,000
	\$ \$	90,000
Council Chambers - Office/Chambers Redevelopment Design Council Depot - Solar Installation	\$	21,000
Cremorne Public Toilets - Minor Upgrades	\$	30,000
Kangaroo Bay Pavilion - Ventilation Upgrade	\$	150,000
Lindisfarne Activities Centre - Exterior Improvements	\$	100,000
Lindisfarne Activities Centre - Kitchen & DDA Toilet Upgrade	\$	170,000
Risdon Vale Hall - Heat Pump Installation	\$	20,000
Risdon Vale Hall - Facility Upgrade	\$	100,000
Rokeby Youth Centre Relocation - Concept Design & DA	\$	100,000
Rosny Bus Mall Glazing Replacement Design	\$	30,000
Rosny Early Learning Centre - Staff Amenities	\$	220,000
Rosny Farm Entry Crossover Upgrade	\$	10,000
Rosny Farm/Cultural Precinct Plan Review	\$	100,000
Security System Upgrades	\$	12,000
South Arm Community Centre Energy Security	\$	75,000
TOTAL FACILITIES MANAGEMENT	\$	5,238,000

Project Description		Total Cost
	2	023/2024
INFORMATION TECHNOLOGY		
Facilities Access and Bookings System	\$	150,000
TOTAL INFORMATION TECHNOLOGY	\$	150,000
ECONOMIC DEVELOPMENT		
City Heart Project - Implementation	\$	135,000
Clarence City Band - New Musical Instruments	\$	16,900
TOTAL ECONOMIC DEVELOPMENT	\$	151,900
WASTE		
Recycling Bins Purchase	\$	20,000
TOTAL WASTE	\$	20,000

TOTAL CAPITAL PROGRAMME 2023 / 2024

\$ 28,930,900



Clarence City Council List of Fees and Charges Effective from 1 July 2023

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# **PLANNING FEES**

		Proposed					
ITEM	11	Proposed	2022 22 500*	GST			
	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	Comments for Council
Development Applications							
Preliminary assessment		No Charge	No Charge	NA			
			60% of the fee that would be				
			charged if				"COMMENTS FOR COUNCIL" HAS CHANGED SINCE
			development				FIRST DRAFT - Fee adjusted down to be consistent with
Confirmation of NPR status for the purposes of			application had				that average fee charged by other Councils (HCC, KC &
s132(1)(c) Building Act 2016	per application	\$160.00	been required	N			GCC)
Advertising & Notification Fee	per application	\$411.30	\$388.00	N	Required for discretionary applications only	6.01%	
Single Dwelling Assessment Fee	per assessment	\$264.00	\$249.00	N	Charged for new permitted dwellings & additions	6.02%	
Single Dwelling and Secondary Dwellings Assessment							Fee increase for cost/time recovery given the increased
Fee	per assessment	\$580.00	\$465.00	N	Charged for new discretionary dwellings and additions	24.73%	complexity of assessment under TPS-C
Permitted outbuildings and incidental residential							
structures <\$20,000 value	per application	\$219.50	\$207.00	N	Charged for separate applications only	6.04%	
Request to extend permit	per extension	\$202.50	\$164.00	N		23.48%	Fee increase reflects staff processing/assessment time
		\$286.20 with	\$270.00 with				
		minimum fee of	Minimum fee				CHANGED SINCE FIRST DRAFT: Maximum fee shown
		\$572.40 to maximum fee	\$540.00 to Maximum				on first draft was calculated incorrectly (historic error). Was \$5,490.80, now \$5,724.00 - changed to be divisible
Multiple Dwelling Assessment	per dwelling	\$5,724.00	\$5,180.00	N	Charged for new dwellings & additions & conversions	6.00%	by 20.
	per uwening	φ <b>3</b> ,724.00	φ3,100.00	IN	Applies where no variations are required e.g. for car	0.00 /0	by 20.
Permitted non residential change of use	per application	\$314.80	\$297.00	N	parking	5.99%	
Non residential use/ development and residential use/	por approximit	ţo i neo	¢201.00			0.0070	
development other than single, ancillary or multiple							
dwellings							
\$0 to \$199,999	per application	\$507.00	\$403.00	N		25.81%	Increase reflects processing/assessment time spent
\$200,000 to \$499,999	per application	\$768.50	\$625.00	N		22.96%	given the increased complexity of assessment under TPS-
\$500,000 to \$999,999	per application	\$1,230.00	\$1,075.00	N		14.42%	C
\$1,000,000 to \$2,999,999	per application	\$4,537.00	\$4,030.00	N			Wording changed for \$3M plus to avoid confusion with
\$3,000,000 to \$9,999,999 \$3M plus		\$5,756.00	\$5,180.00	N			the following line (\$10M plus). Fee charging format hasn't
•	per application	\$10,547.00	\$9,700.00	N		8.73%	changed
Cash in lieu of providing car parking space on development							
Bellerive township	per space	\$10,000.00	\$10,000.00	N		0.00%	No change because of Policy
Rosny Park	per space	\$12,000.00	\$12,000.00	N		0.00%	No change because of Policy
Lindisfarne township	per space	\$8,000.00	\$8,000.00	N		0.00%	No change because of Policy
Richmond township	per space	\$5,500.00	\$5,500.00	N		0.00%	No change because of Policy
· · · · · · · · · · · · · · · · · · ·		As determined by					, , , , , , , , , , , , , , , , , , ,
Other areas		council	council	N			No change because of Policy
					Bond (cash or bank guarantee) may be charged to		
		2.5% est cost of	2.5% est cost of		ensure works are carried out in accordance with		
Landscaping Bond - residential development	per application	building works	building works	N	approved plans. GST applies only on forfeiture of deposit	0.00%	
		1500/	1500/		Bond (cash or bank guarantee) charged to ensure works		CHANGED SINCE FIRST DRAFT: Landscaping and
Landssoning Pond commercial development	nor carling the	150% est cost of	150% est cost of	N	are carried out in accordance with approved plans. GST	0.000/	weed management bonds are historic DA fees not
Landscaping Bond - commercial development	per application	landscaping	landscaping	N	applies only on forfeiture of deposit Bond (cash or bank guarantee) may be charged to	0.00%	previously included in the List of Fees and Charges
		150% est cost of	150% est cost of		ensure weed management plan is implemented in		
		weed	weed		accordance with approved plan. GST applies only on		
Weed Management Bond	per application		management plan	N	forfeiture of deposit	0.00%	
					view policy and application form at https://www.ccc.tas.g		

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx

\* All fees and charges inclusive of GST where applicable

### **PLANNING FEES Continued**

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	C
Planning Scheme Amendments							
					100% refunded if council refuses to initiate. 30%		Γ
Advertising & Notification Fee	per amendment	\$1,462.80	\$1,380.00	Ν	refunded if amendment is refused by TPC	6.00%	
Assessment Fee (excludes DA fees for S.43 applications							Г
(\$500 refunded if amendment not certified if amendment-					DA fees for S40T applications are additional and are		
for minor changes e.g. to a use and development-					listed above		
standard)							
S.37 and S40T Application assessment fee for minor					\$500 refund if the amendment is not initiated and certified		
changes to the use table or a development standard	per assessment	\$4,038.60	\$3,810.00	Ν	by council	6.00%	N
Assessment fee for Planning Scheme amendments such-							
as rezoning and/or changes to ordinance provisions-							
(other than S.34(2)) (excludes DA Fees for S.43-							
applications & DA Component of Dispensations) (\$2,000-							
refunded if amendment not certified or Dispensation-					DA fees for S40T applications are additional and are		
rejected by council)					listed above		
Planning scheme amendment application (S.37 and							
S40T LUPAA) assessment fee for rezoning and changes					\$2,000 refund if the amendment is not initiated and		
to ordinances, with or without a DA	per assessment	\$20,087.00	\$18,950.00	N	certified by council	6.00%	N
					TPC may adjust this fee during the financial year, CCC		N
					List of Fees and Charges will be updated to reflect this if		a
Tasmanian Planning Commission Costs	per amendment	\$356.00	\$340.00	N	it occurs	4.71%	W
Regional Strategy							
		\$18,450 plus	\$17,400 plus				
		postage costs and	postage costs and				
		cost of expert	cost of expert				
			reports if required				
Request to seek amendment of Southern Tasmania		by Minister for	by Minister for				
Regional Land Use Strategy (STRLUS)	per request	Planning	Planning	Ν		6.04%	
Strata Schemes							
Strata Scheme Assessment	per assessment	\$455.80	\$430.00	Ν		6.00%	
Reinspections where development fails first requested							С
inspection	per inspection	\$141.30	\$130.00	Ν		8.69%	w
Assessment and issuing of Certificate of Approval for							
Strata Scheme (including amendments etc.)	per new strata lot	\$212.00	\$200.00	Ν		6.00%	
Community Development and Staged Development	per dwelling/						
Schemes Assessment - minimum fee \$212	tenancy	\$212.00	\$200.00	Ν	Only applies where no DA is required	6.00%	
Community Development and Staged Development					Where a DA is also required, DA fees are additional and		
Schemes Amendment	per amendment	\$241.70	\$228.00	Ν	are listed above	6.01%	
Request for document signing and/or sealing	per assessment	\$126.00	\$119.00	Ν		5.88%	L
Subdivision Fees							
						1	_

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### Comments for Council

Wording change, fee hasn't been altered

Wording change, fee hasn't been altered

 NEW COMMENT FOR COUNCIL: Fee not previously
 available. Has been released by TPC since the first draft was sent to council

Consistent with other reinspection fees, reflects cost of work involved

#### **PLANNING FEES Continued**

	Proposed		GST			
Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	(
per application	\$1,060.00	\$730.00	Ν		45.21%	F
per application	\$2,650.00	\$2,000.00	Ν		32.50%	g
per application	\$5,300.00	\$4,415.00	Ν		20.05%	C
		2% of contract				Г
						N
per application	MOVED	Min fee \$480	N		MOVED	Ν
		* ( a a a a				N
per application	MOVED	<del>\$480.00</del>	N		MOVED	Ν
						6
	As determined by	As determined by		Contribution may be in the form of cash or land, as		
per application	· · · ·	-	N		0.00%	
			IN		0.0070	P
per request			N			
per assessment or						t
stage	\$374.00	\$353.00	Ν		5.95%	
per assessment	\$126.00	\$119.00	Ν		5.88%	
						C
per inspection	\$141.30	\$130.00	N		8.69%	V
elopment and	Subdivisions A	Applications				
per page	\$2.40	\$2.30	Y		4.35%	Γ
per page	\$2.40	\$2.30	Y		4.35%	
per page			Y			
per page	\$11.10	\$10.50	Y		5.71%	4
documentation						_
I)						
	2% of contract	2% of contract				
	cost or certified	cost or certified				
	construct cost -	construct cost -				N
per application	Min fee \$508.80	Min fee \$480	Ν		6.00%	(
						N
per application	\$508.80	\$480.00	N		6.00%	(;
per additional	<b>\$4.44.00</b>	<b>\$400.00</b>			0.000/	
inspection	\$141.30	\$133.30	N		6.00%	4
				Fee includes 1 audit inspection. Permit not required for		
per application	\$250.00	NEW	N	separate legislation	NEW	
	per application         per assessment or stage         per inspection         elopment and         per page         per page         per page         per page         per page         per page         per application         per application         per application	per application       \$1,060.00         per application       \$2,650.00         per application       \$5,300.00         per application       MOVED         per application       So% of applicable         per request       Fee         per assessment or stage       \$374.00         per inspection       \$141.30         elopment and Subdivisions /       ////////////////////////////////////	per application\$1,060.00\$730.00per application\$2,650.00\$2,000.00per application\$5,300.00\$4,415.00per applicationMOVED2% of contract. cost or certified. construct cost Min fee \$480per applicationMOVED\$480.00per applicationMOVED\$480.00per applicationMOVED\$480.00per applicationMOVED\$480.00per applicationS0% of applicable 	Unit         2023-24 Fee*         2022-23 Fee*         Applied           per application         \$1,060.00         \$730.00         N           per application         \$2,650.00         \$2,000.00         N           per application         \$5,300.00         \$4,415.00         N           2% of contract- cost or certified- construct cost - Min fee \$480         N           per-application         MOVED         \$480.00         N           per application         MOVED         \$480.00         N           per application         S0% of applicable         N         N           per application         \$0% of applicable         N         N           per application         \$100         \$100         N           per application         \$126.00         \$119.00         N           per assessment or stage         \$374.00         \$353.00         N           per assessment or stage         \$126.00         \$119.00         N           per inspection         \$141.30         \$130.00         N           per page         \$2.40         \$2.30         Y           per page         \$2.40         \$2.30         Y           per page         \$1.10         \$10.50         Y	Unit         2023-24 Fee*         2022-23 Fee*         Applied         Additional Information           Per application per application per application         \$1,060.00         \$730.00         N         N           Per application per application         \$3,300.00         \$4,415.00         N         N           Per application         \$3,300.00         \$4,415.00         N         N           Per application         \$3,300.00         \$4,415.00         N         N           Per application         \$3,00.00         \$4,415.00         N         N           Per application         MOVED         \$480-00         N         N           per application         MOVED         \$480-00         N         Contribution may be in the form of cash or land, as determined by council           souncil         council         S0% of applicable         Service is only available prior to expiry of Statutory approval period           Per assessment of stage         \$141.30         \$130.00         N         Service is only available prior to expiry of Statutory approval period           Per page         \$24.00         \$2.30         Y         Per page           St11.10         \$130.00         N         Service is only available prior to expiry of Statutory approval period           Per page	Unit         2023-24         Fee         2022-23         Fee         Applied         Additional Information         Schange           per application         \$1,060.00         \$730.00         N         32,50%         32,50%           per application         \$5,300.00         \$4,15.00         N         20,05%         32,50%           per application         \$5,300.00         \$4,15.00         N         20,05%         32,00%           per application         MOVED         \$440.00         N         20,05%         32,00%           per application         MOVED         \$480.00         N         MOVED         MOVED           per application         As determined by council         Contribution may be in the form of cash or land, as determined by council         0,00%           per assessment or stage         \$374.00         \$353.00         N         Service is only available prior to expiry of Statutory approval period         5,95%           per assessment         \$126.00         \$119.00         N         5,95%         5,83%           per page         \$2,40         \$2,30         Y         4,35%         4,35%           per page         \$2,40         \$2,30         Y         4,35%         5,17%           per page         \$

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

Fee increase reflects processing/assessment time spent given the increased complexity of assessment under TPS-C

MOVED to more appropriate location under Asset Management fees (see below) MOVED to more appropriate location under Asset Management fees (see below)

CHANGED SINCE FIRST DRAFT: Contributions in lieu of public open space are historic subdivision fees not previously included in the List of Fees and Charges

Consistent with other reinspection fees, reflects cost of work involved

MOVED from Subdivision Application Assessment Fees (above)

MOVED from Subdivision Application Assessment Fees (above)

NEW - to cover cost of permit assessment / inspection. Works carried out by NBNCO, TN, TW are exempt as they require works under relevant Acts

# **PLANNING FEES Continued**

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	Comments for Council
Other Planning Fees							
		\$217.30 Plus					
		\$217.30 if request	\$205 Plue \$205 if				
		is for work already					
Application for minor amendment under Section 56 or		done without	work already done				
43K LUPAA - Permitted Development Application	nor application		-	N		6.00%	
	per application	approval	without approval	IN		0.00%	
		\$271.40 Plus all	\$256 Plus all				
		postage costs.	postage costs.				
		Plus \$271.40 if	Plus \$256 if				
		request is for	request is for				
Application for minor amendment under Section 56 or			work already done			0.000/	
43K LUPAA - Discretionary Development Application	per application	without approval	without approval	N	#700 to be noted an annihistical to be set for a fifth opport	6.02%	
					\$728 to be paid on application, balance fee of \$1,000 due		
Petitions to amend sealed plans - S.103 Local		A	<b>*</b> /		for payment if hearing is to be conducted. All fees to be	/ / /	
Government (Bld & Misc. Provisions) Act	per application	\$1,728.00	\$1,630.00	N	paid by applicant	6.01%	
Petitions to amend Sealed Plans - request for document							
signing and/or sealing	per assessment	\$126.00	\$119.00	N		5.88%	
Applications for Certificates of non-contravention of							
dealings - S90 LG (Bld & Misc.) Act	per application	\$450.50	\$425.00	N		6.00%	
Applications for Adhesion Orders	per application	\$344.50	\$325.00	N		6.00%	
Applications for Adhesion Orders - request for document							
signing and/or sealing	per assessment	\$126.00	\$119.00	N		5.88%	
Preparation of part 5 agreement	per agreement	\$777.00	\$733.00	N		6.00%	
Preparation of part 5 agreement - r Request for							
document signing and/or sealing - Part 5 agreement	per assessment	\$126.00	\$119.00	N		5.88%	
Deferment - at applicant's request - of council's							
consideration of applications for planning permits (Item							
on Agenda)	per request	\$397.50	\$375.00	N		6.00%	
			60% of the				
			applicable fee (if				
			not used: refund				
			40% of the fee		Where an application is cancelled, 40% of the fee paid		
		60% of the	paid, plus cost of		will be refunded. If the application has not yet been		
Application cancelled where no permit required	per application	applicable fee	advertising	N	advertised, any advertising fee paid will be refunded in full		
			60% of the				
			applicable fee (if				
			not used: refund				
			40% of the fee		Where an application is cancelled, 40% of the fee paid		
		60% of the	paid, plus cost of		will be refunded. If the application has not yet been		
Any application withdrawn prior to determination	per application	applicable fee	advertising	N	advertised, any advertising fee paid will be refunded in full		
					, , , , , , , , , , , , , , , , , , , ,		
		Applicable fee for	Applicable fee for				
		the use or	the use or				
Any application seeking to authorise use or development		development plus					
already undertaken	per application	100% of that fee		N			
,	1						

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxxx \* All fees and charges inclusive of GST where applicable



# **BUILDING FEES**

					1		
		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	
Residential - Building Permit							
Class 1A works under \$20,000	per permit	\$282.50	\$266.50	Ν		6.00%	
Class 1A works exceeding \$20,000	per permit	\$532.35	\$502.20	Ν		6.00%	
Class 10A / 10B works under \$20,000	per permit	\$157.50	\$148.60	Ν		5.99%	
Class 10A / 10B works exceeding \$20,000	per permit	\$282.50	\$266.50	Ν		6.00%	
		\$900.00 for 2	\$850.00 for 2				
		dwellings plus	dwellings plus				
		\$169.60 for each	\$160.00 for each			5.88%	
Multiple Dwellings	per permit	-	additional dwelling	Ν		6.00%	
Building Certificate of completion Class 1A / 10A	per certificate	\$76.00	\$71.70	Ν		6.00%	
Residential - Building Notifiable Works							
Class 1A / 10A / 10B works under \$20,000	per notification	\$249.85	\$235.70	Ν		6.00%	
Class 1A / 10A / 10B works over \$20,000	per notification	\$499.80	\$471.50	N		6.00%	đ
							ſ
		\$867.10 for 2	\$818.00 for 2				
		dwellings plus	dwellings plus				
		\$169.60 for each	\$160.00 for each				
Multiple Dwellings	per notification	additional dwelling	additional dwelling	Ν		6.00%	
Commercial							
Building permit Commercial Class 2 - 9 work under							
\$500,000	per permit	\$735.10	\$693.50	Ν		6.00%	
		0.1% of cost of	0.1% of cost of				T
Building permit Commercial Class 2 - 9 work over		works. Minimum	works. Minimum				
\$500,000	per permit	\$720.80	\$680.00	Ν		6.00%	
Notifiable Building Works Commercial Class 2 - 9	per notification	\$867.60	\$818.50	Ν		6.00%	Γ
Building Certificate of Completion Class 2 - 9	per certificate	\$241.15	\$227.50	Ν		6.00%	
Other Building Fees (continued on Page XXX	()						٦
		0.2% of estimated	0.2% of estimated				
		cost of works e.g.					
State Government Training Levy (prescribed under Part 3		for \$100,000	for \$100,000				
of the Building and Construction Industry Training Fund		works Levy =	works Levy =				
Act 1990 Applies for value of work more than \$20,000)	per permit	\$200	\$200	Ν			
	per permit	<b>\$</b> 200	φ200				
		0.1% of estimated	0.1% of estimated				
		cost of works	cost of works				
State Government Administration Levy: prescribed under		E.g. For \$100,000	E.g. For \$100,000				
Section 296 of the Building Act 2016 (Applies for value of		works Levy =	works Levy =				
works \$20,000 or more)	per permit	\$100	\$100	Ν			
Permit of Substantial Compliance where a Building Order					This fee is in addition to the normal building application		
has been issued. (following illegal works notice).	per permit	\$339.20	\$320.00	Ν	fee	6.00%	
Extension of time to Building Permit	per permit	\$97.50	\$92.00	Ν	Maximum extension of 12 months only	5.98%	
Extension of time to Plumbing Permit	per permit	\$97.50	\$92.00	Ν	Maximum extension of 12 months only	5.98%	
Lapsed/expired permit/notifiable works applications Class							
1A / 10A	per permit	\$222.60	\$210.00	N		6.00%	
Lapsed/expired permit/notifiable works applications Class		0445.00	¢ 400.00				
2-9	per permit	\$445.20	\$420.00	N		6.00%	
Amendment Fee (Re-assessment)	per permit	\$222.60	\$210.00	Ν		6.00%	

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

### **Comments for Council**

Changed wording. Fee is unchanged
Shangea wording. I ee is anonangea

# **BUILDING FEES Continued**

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	Comments for Council
Other Building Fees Continued							
							1
		First stage =	First stage normal				
		normal application	application fee +		First stage attracts normal application fee (see fees		
		fee + \$222.60 +	\$210.00 &		above) PLUS relevant completion fee (see completion		
		completion	completion		fees above)		
		charge each	charge each		Each additional stage attracts a fee of \$222.60 PLUS		
Staged Approvals	per permit		additional stage	N	relevant completion fee (see completion fees above)	6.00%	
Permit Authority Inspection	per notification	\$104.95	\$99.00	N		6.01%	
Notification of Low Risk work (Form 80)	per notification	\$54.25	\$51.20	N		5.96%	
		\$1,150.10	\$1,085.00				
		Inspection and	Inspection and				
		\$636.00 each	\$600.00 each				
		subsequent	subsequent				
Building Certificate - Class 1 and 10	per application	inspection	inspection	N		6.00%	
		\$2,183.60	\$2,060.00				
		Inspection and	Inspection and				
		\$636.00 each	\$600.00 each				
		subsequent	subsequent				
Building Certificate - Commercial and Industrial	per application	inspection	inspection	N		6.00%	
			50% of permit fee				
			(balance of				
			original fee to be		50% of the application fee paid will be refunded when an		
Any application withdrawn prior to issue of permit or CLC	per application	50% of permit fee	refunded)	N	application is withdrawn		
Hard copy paper print of permit and plans up to (A3) in							
size	per page	\$3.25	\$3.10	Y		4.84%	
Hard copy paper print of permit and plans over (A3) in							
size	per page	\$17.00	\$16.00	Y		6.25%	
	per request/	A 100 00	¢ ( 00 00				
Build over easement request/assessment fee	assessment	\$130.00	\$123.00	N		5.69%	



### **PLUMBING FEES**

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	
Plumbing Fees Applicable Under Building Ac	ct 2016						_
Residential Plumbing Approval							
Minor Plumbing Installations	per application	\$170.00	\$160.40	Ν		5.99%	
Class 10A stormwater	per application	\$190.50	\$179.70	N		6.01%	T
Class 10A with fixtures and fittings	per application	\$358.30	\$338.00	N		6.01%	T
Class 1A stormwater	per application	\$307.40	\$290.00	N		6.00%	T
Class 1A sanitary	per application	\$407.05	\$384.00	N		6.00%	T
Class 1A with fixtures and fittings	per application	\$527.90	\$498.00	N		6.00%	T
Plumbing Permit	per permit	\$76.00	\$71.50	N		6.29%	T
Certificate of completion 1A or 10A	per permit	\$76.00	\$71.50	Ν		6.29%	
Commercial Plumbing Approval							T
Class 2 – 9 stormwater	per application	\$167.05	\$157.60	Ν		6.00%	+
Class 2 – 9 sanitary	per application	\$302.95	\$285.80	N		6.00%	+
Class 2 – 9 with fixtures and fittings	per application	\$720.80	\$680.00	N		6.00%	+
		¢120.00	<b>\$000.00</b>			0.0070	
Plumbing Permit 2 - 9 only and Certificate of completion	per permit	\$241.15	\$227.50	N		6.00%	
Other Plumbing Fees	F F	<b>~*</b>	+				t
Other Flumbing rees	1		1		The first state of the second s		+
		A 405 45	A00 50		This fee is calculated on the number of inspections	5 000/	
Inspection fee	per inspection	\$105.45	\$99.50	N	required	5.98%	+
Out of hours inspection fee	per inspection	\$157.40	\$148.50	N		5.99%	+
Plumbing approval amendment	each	\$222.60	\$210.10	N		5.95%	+
		50% of permit fee (balance of	50% of permit fee (balance of				
		original fee to be	original fee to be				
Any application withdrawn prior to issue of permit	nor opplication	refunded)	refunded)	N		0.00%	
	per application	reiunded)	reiulided)	N		0.00%	+
Application for Plumbing Permit where a Plumbing Order					This fee is in addition to the normal plumbing application		
has been issued		\$339.20	NEW	N	fee	NEW	
Annual registration fee for tempering valves	per year	\$60.85	\$57.40	N		6.01%	-
Annual registration fee for backflow device	per year	\$60.85	\$57.40	N		6.01%	+
Annual registration / maintenance other plumbing		<b>\$00.00</b>	<b></b>			0.0170	+
installations Schedule 1 - Directors Determinations	per year	\$60.85	\$57.40	N		6.01%	
Follow up Inspection fees associated with maintenance of	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				0.0170	+
plumbing installations Schedule 1 - Directors							
Determinations - compliance	per inspection	\$104.95	\$99.00	Ν		6.01%	
Groundwater / seepage investigation - Initial Inspection					Fee refunded if council infrastructure is found to be at	0.0170	
and Dye Testing	each	\$127.20	\$120.00	Y	fault	6.00%	
, , ,							
		\$379.45 minimum	\$358.00 minimum				
		charge + \$121.90	charge + \$115.00				
		per hour on the	per hour on the				
		job charge to	job charge to				
Further request for investigation of groundwater /		nearest 15	nearest 15		Fee refunded if council infrastructure is found to be at	5.99%	
seepage	per investigation	minutes	minutes	Y	fault. Additional time is charged at the hourly rate	6.00%	
					g		

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### Comments for Council

NEW plumbing fee, per existing building fee - gives option to charge retrospective fee for works performed without a permit. See "Permit of Substantial Compliance where a Building Order has been issued" under Other **Building Fees** 

#### **PLUMBING FEES Continued**

							_
ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	0
Other Plumbing Fees Continued							
Stormwater Quality Agreement	per year	\$287.90	\$271.60	N	Annual fee	6.00%	T
Wastewater sign off fee completion inspections	per application	\$169.60	\$160.00	Y		6.00%	E s J
Plumbing fees specifically relating to the installation of retro-fit rainwater tanks (only) will be waived		\$0.00	\$0.00	NA		0.00%	
Stormwater Connection Fee (Urban Drainage	Act Clause 1	9)					
Urban Drainage Act Clause 19 Connection Fee being for the connection to the public stormwater system located in adjacent road reserve	per connection	\$3,300.00	\$3,000.00	N		10.00%	F p
Urban Drainage Act Clause 19 Connection Fee being for connection to the public stormwater system located in an adjacent property, including public & private land	per connection	\$2,200.00	\$2,000.00	N		10.00%	F p
Urban Drainage Act Clause 19 Extension Fee for each metre by which the Public Stormwater System has to be extended to meet the connection point	per metre	\$550.00	\$500.00	N		10.00%	F p

#### **Comments for Council**

Existing fee moved to plumbing from environmental health section. Sign offs are conducted by plumbing inspectors from 1 July 23 onwards. Wording has been changed for clarity.

Reflective of market (comparable to charges from private providers in the industry)

Reflective of market (comparable to charges from private providers in the industry)

Reflective of market (comparable to charges from private providers in the industry)

## **HEALTH - LICENCE, PERMIT and NOTICE FEES**

	11.9	Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	1
Place of Assembly Fees - permanent structu							_
Application fee to licence new premises	per application	\$102.40	\$96.60	N		6.00%	4
Application for annual renewal of a licence	per application	\$102.40	\$96.60	Ν		6.00%	4
Place of Assembly Fees - temporary structu	res/irregular a	nd once off put	olic events				
Application & licence fee for charities (exemption from							t
<del>fees)</del>		Exempt from fees	Exempt from fees	NA			
	per specified	A ( A A ) ( A	<b>*</b> ***				Г
Application & Licence Fee	period	\$102.40	\$96.60	Ν	Issued for limited, specified period	6.00%	4
Follow up inspections and/or sampling as part of	per inspection	¢400.40	¢00.00	NI		0.000/	
conditions of approval	/sample	\$102.40	\$96.60	Ν		6.00%	4
Registrations, Permits Under the Public Hea	Ith Act						
Public Health permits and registrations apply per fina	ancial vear and w	ill be charged on a	3 monthly pro-rata	a basis for	part-year applications		
		<b>_</b>					t
		Registration of	Registration of				
		Premises \$102.40	Premises \$96.60				
	per premises + per	+ Licence Fee	+ Licence Fee			6.00%	
Public Health Risk Activity	person		\$36.00 per person	Ν	For example acupuncture, tattooing, ear/body piercing	5.84%	
Permit for burial of human remains on private land	per permit	\$219.40	\$207.00	Ν		5.99%	
Cooling tower registration	per tower	\$102.40	\$96.60	Ν		6.00%	
Registration of a regulated system	per registration	\$102.40	\$96.60	N	Warm water systems in premises such as nursing homes		4
Registration of Private Water Supplier	per registration	\$102.40	\$96.60	Ν		6.00%	4
		Annual Permit -	Annual Permit -				
	per permit + each	\$48.45 per	\$45.70 per		Inspection of vehicles used for the sale and cartage of	0.000/	
Water Carting Annual Permit	additional vehicle	vehicle	vehicle	N	potable water	6.02%	4
Watan Cartina Dan dana Canadina		\$180.20 per	\$170.00 per	N	Testin much an desmand as seen much seen all Officers	0.000/	
Water Carting Random Sampling	per sample	vehicle	vehicle	Ν	Testing when deemed necessary by council Officers	6.00%	4
Environmental Protection Notices							
					Served under the Environmental Management and		Γ
					Dellation Operated Act 4004 Ended to the term time time		
Environmental Protection Notices	per hour or	\$102.40	\$96.60		<i>Pollution Control Act 1994.</i> Fee includes investigation, issuing and management of the Notice	6.00%	

#### **Comments for Council**

Additional information for clarity

# HEALTH - LICENCE, PERMIT and NOTICE FEES Continued

	<b>B</b>					
			GST			
Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	Comments for Council
ncial year and wi	II be charged on a	3 monthly pro-rata	basis for p	art-year applications		
per year	\$369.40	\$348.50	N		6.00%	
per year	\$184.70	\$174.20	N	Fee for NFP etc. is set at 50% of commercial fee	6.03%	
per year	\$206.40	\$194.70	N		6.01%	
per year	\$103.20	\$97.40	N	Fee for NFP etc. is set at 50% of commercial fee	5.95%	
per year	\$108.60	\$102.50	N		5.95%	
per year	\$54.30	\$51.20	N	Fee for NFP etc. is set at 50% of commercial fee	6.05%	
once off fee	\$39.10	\$36.90	N		5.96%	
once off fee	\$19.55	\$18.40	N	Fee for NFP etc. is set at 50% of commercial fee	6.25%	
once off fee	\$39.10	\$36.90	N		5.96%	
once off fee	\$19.55	\$18.40	N	Fee for NFP etc. is set at 50% of commercial fee	6.25%	
per year	\$206.40	\$194.70	N	Typically high risk food products and processes	6.01%	
per year	\$206.40	\$194.70	N	Typically medium risk food products and processes	6.01%	
per year	\$206.40	\$194.70	N	Typically low risk food products and processes	6.01%	
per year	\$39.10	\$36.90	N	Very low risk food product and processes	5.96%	
				Very low risk food product and processes (requirement		
per year	\$39.10	\$36.90	N	classification system)	5.96%	
chools 50% disc				· /		
per year	\$103.25	\$97.40	N		6.01%	
per year	\$103.25	\$97.40	N		6.01%	
per year	\$103.25	\$97.40	N		6.01%	
per year	\$19.55	\$18.40	N		6.25%	
per year	\$19.55	\$18.40	N		6.25%	
				-		
per event	\$39.10	\$36.90	N		5 96%	
per event	\$19.55	\$18.40	N		6.25%	
	per year per year per year per year per year per year per year once off fee once off fee once off fee once off fee once off fee once off fee per year per year	per year       \$369.40         per year       \$184.70         per year       \$206.40         per year       \$103.20         per year       \$108.60         per year       \$108.60         per year       \$54.30         once off fee       \$39.10         once off fee       \$39.10         once off fee       \$19.55         once off fee       \$19.55         per year       \$206.40         per year       \$39.10         per year       \$103.25         per year       \$19.55         per year       \$19.55	Unit         2023-24 Fee*         2022-23 Fee*           per year         \$369.40         \$348.50           per year         \$184.70         \$174.20           per year         \$206.40         \$194.70           per year         \$103.20         \$97.40           per year         \$108.60         \$102.50           per year         \$54.30         \$51.20           once off fee         \$39.10         \$36.90           once off fee         \$19.55         \$18.40           once off fee         \$19.55         \$18.40           once off fee         \$39.10         \$36.90           once off fee         \$19.55         \$18.40           once off fee         \$19.55         \$18.40           per year         \$206.40         \$194.70           per year         \$39.10         \$36.90           once off fee         \$19.55         \$18.40           per year         \$206.40         \$194.70           per year         \$206.40         \$194.70           per year         \$39.10         \$36.90           per year         \$39.10         \$36.90           per year         \$103.25         \$97.40           per year	Unit         2023-24 Fee*         2022-23 Fee*         Applied           ncial year and will be charged on a 3 monthly pro-rata basis for p         per year         \$369.40         \$348.50         N           per year         \$184.70         \$174.20         N         N           per year         \$206.40         \$194.70         N           per year         \$103.20         \$97.40         N           per year         \$108.60         \$102.50         N           per year         \$54.30         \$51.20         N           once off fee         \$39.10         \$36.90         N           once off fee         \$39.10         \$36.90         N           once off fee         \$19.55         \$18.40         N           once off fee         \$19.55         \$18.40         N           once off fee         \$39.10         \$36.90         N           once off fee         \$19.55         \$18.40         N           per year         \$206.40         \$194.70         N           per year         \$206.40         \$194.70         N           per year         \$39.10         \$36.90         N           per year         \$39.10         \$36.90         N </td <td>Unit         2023-24 Fee*         2022-23 Fee*         Applied         Additional Information           ncial year and will be charged on a 3 monthly pro-rata basis for part-year applications</td> <td>Unit         2023-24 Fee*         2022-23 Fee*         Applied         Additional Information         Schange           Inclaive and will be charged on a 3 monthly pro-rate basis for part-year applications         6.00%           per year         \$369.40         \$348.50         N         6.00%           per year         \$184.70         \$174.20         N         Fee for NFP etc. is set at 50% of commercial fee         6.03%           per year         \$206.40         \$194.70         N         Fee for NFP etc. is set at 50% of commercial fee         5.95%           per year         \$108.60         \$102.50         N         Fee for NFP etc. is set at 50% of commercial fee         6.05%           once off fee         \$39.10         \$36.90         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$39.10         \$36.90         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$39.10         \$36.90         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$19.55         \$18.40         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$19.55         \$18.40         N         Fee for NFP etc. is set</td>	Unit         2023-24 Fee*         2022-23 Fee*         Applied         Additional Information           ncial year and will be charged on a 3 monthly pro-rata basis for part-year applications	Unit         2023-24 Fee*         2022-23 Fee*         Applied         Additional Information         Schange           Inclaive and will be charged on a 3 monthly pro-rate basis for part-year applications         6.00%           per year         \$369.40         \$348.50         N         6.00%           per year         \$184.70         \$174.20         N         Fee for NFP etc. is set at 50% of commercial fee         6.03%           per year         \$206.40         \$194.70         N         Fee for NFP etc. is set at 50% of commercial fee         5.95%           per year         \$108.60         \$102.50         N         Fee for NFP etc. is set at 50% of commercial fee         6.05%           once off fee         \$39.10         \$36.90         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$39.10         \$36.90         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$39.10         \$36.90         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$19.55         \$18.40         N         Fee for NFP etc. is set at 50% of commercial fee         6.25%           once off fee         \$19.55         \$18.40         N         Fee for NFP etc. is set

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#### HEALTH - LICENCE, PERMIT and NOTICE FEES Continued

Prime         Prime         Still         Still         Still         Still         Still         Still         Character         Still         Character         Still         Character         Still         Character         Still         Still<								
ITEM         Unit         2023-24 Feet         2022-23 Feet         Additional Information         Scorege           Food Promises Other         Image: Comparison of the participance in the section of part index of part i			Drawaad					
Food Premises Other         Per Transfitm for purple of the purple o								
per impedion en four or part interest per interest diverse         Still 24.0	ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	
but or part linear (spart linear)         S102.40 part linear)         S96.50 part linear)         Other of persons whing to continue compliance proposed prof to provinsing a for dusiness         B.00%           Additional Food Premises Inspection improvement Natices or Prohibition Orders         Per inspection prof to provinsing a food business         S102.40 per inspections         S96.60 per inspections are required encompliance purposed application in spirit linear at the most spirit linear at	Food Premises Other							
Ford Premises - Pre-purchase Inspection         pain insert         \$102.40         \$96.60         Y         prior to purchasing a food business         6.00%           Additional Food Premises Inspection         pain insert         \$102.40         \$96.60         Y         Charged at Officers discretion if further follow up powers         6.00%           improvement Notices or Prohibition Orders         per hour pain insert         \$102.40         \$96.60         N         improvement requirements         6.00%           Application for report of likely compliance - new food premises (Form 49)         \$148.40 per majorization + \$102.40 per majorization + \$102.						Offered to recome wishing to confirm compliance levels		
Per importion err hour or part Timeder         St02-200	Food Promises - Dro purchase Inspection		¢102.40	¢06 60	v		6.000/	
Additional Food Premises Inspection       Inspection       Inspection       Part Hour or part for our of part for our our of part for our our part for our our part for our our our part for our our part f			φ102.40	φ90.00	I		0.00%	
Improvement Notices or Prohibition Orders         Protocer part Interest         Stock         Stock         Fee includes investigation, issuing and management of improvement requirements         600%           Application for report of likely compliance - new food premines (Form 49)         St44.40 per application + St02.40 per stock assessment fees N         St44.00 per application + St02.40 per stock assessment fees St02.40 per hr/part thereof for here or patt hereof for assessment fees St02.40 per hr/part thereof for here or patt hereof for assessment fees St02.40 per hr/part thereof here assessment fees St02.40 per hr/part thereof ber or patt hereof for assessment fees St02.40 per stock assessment fees St02.40 per hr/part thereof here applications         Includes investigation, issuing and management of st02.40 per hour or pat thereof stock assessment fees St02.40 per stock assessment fees St02.40 per hr/part thereof ber applications         N         Includes investigation, issuing and management of stock assessment stock assessment fees N         N           Wastewater Assessment fee - plumbing permit corruratal ammended Applications         per application per application St02.40 per hr part thereof here applications         N         Includes investigation, issuing and management of not application St02.40 per hr/part thereof st02.40 per hr/part thereof per applications         N         Includes investigation, issuing and management of not application St02.40 per hr/part thereof st02.40 per hr/part thereof per hr/part thereof per permit stock assessment as the per permi						Charged at Officers discretion if further follow up		
Improvement Notices or Prohibition Orders interest intere	Additional Food Premises Inspection	part thereof	\$102.40	\$96.60	Y		6.00%	
Application for report of likely compliance - new food per application er splication er splicatio			* · · · · ·	<b>*</b> •••				
Application for report of likely compliance - new food per application for report of likely compliance - new food per application for report of likely compliance - new food per application per hypart threed for hour or part hered for hour or part hered for alcow building to be occupiedApplication per hypart form form for part hered for alcow building to be occupiedApplication per hypart form form form form form form form form form form form form form form form form	Improvement Notices or Prohibition Orders	thereof	\$102.40	\$96.60	N	improvement requirements	6.00%	+
Application for report of likely compliance - new food per application for report of likely compliance - new food per application for report of likely compliance - new food per application per hypart threed for hour or part hered for hour or part hered for alcow building to be occupiedApplication per hypart form form for part hered for alcow building to be occupiedApplication per hypart form form form form form form form form form form form form form form form form			¢149.40 por	\$140.00 por				
Application for report of likely compliance - new food premises (Form 49)         Si02 40 per seconsement free for seconsement free for seconsement free for seconsement free for seconsement free for mour or part three of thread three for seconsement free for seconsement free for mour or part three of thread three for seconsement free for mour or part three of thread three of thread three of thread thread for seconsement for se			•					
Application for report of likely compliance - new food premises (Form 49)         per application per transmission for sessesment fees sessesment fees sessesm								
primises (Form 49) hour or part threef feer essessment fees N EHO Occupancy Report (Form 50) hour or part threef feer essessments assessment fees N Hour ar part here of feer essessment fees N Austabular Assessment Fee - plumbing permit per mappication sessessments assessments N Mastewater Assessment Fee - plumbing permit per appication sessessment fee for an another per appication sessessment fee - plumbing permit per appication sessessment fee - plumbing permit per appication set assessment fee - plumbing permit per appication set assessment fee - plumbing permit - bour ar part here of sessessment fee - plumbing permit - bour ar part three of thre	Application for report of likely compliance - new food	nor application par					6.00%	
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\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

Comments for Council
This fee has been moved to plumbing because the sign offs are conducted by plumbing inspectors from 1 July 23 onwards

CHANGED SINCE FIRST DRAFT: DELETE This service is offered by commercial operators. CCC service has not been used for several years

#### **HEALTH - LICENCE, PERMIT and NOTICE FEES Continued**

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change		
Testing and Sampling Fees								
Testing of natural, environmental and effluent	per sample	\$112.55	\$106.20	Y	For investigation of failing wastewater systems or incidents of pollution involving chemical parameters. To be charged at Officers discretion	5.98%		
Sampling Fees: Bacteriological	per sample	\$112.55	\$106.20	Y	For investigation of failing wastewater systems or incidents of pollution involving bacterial parameters. To be charged at Officers discretion	5.98%	ſ	
Sampling Fees: Private water supplies	per sample + per hour or part thereof	\$61.80 per sample + \$102.30	\$58.30 per	Y	Testing for bacteria in commercial premises that are not on reticulated, potable water supply e.g. tank water	6.00% 6.01%		
Testing & inspection for water quality in public pools	per sample + per hour or part thereof	\$118.20 per sample + \$102.30 per hr/part thereof	\$111.50 per sample + \$96.50 per hr/part thereof	Y	Fee is payable by public pool operators	6.01%		



Clarence City Council List of Fees and Charges Effective from 1 July 2023

#### **ABATEMENT FEES**

		Proposed		007			
ITEM	Unit		2022-23 Fee*	GST Applied	Additional Information	% Change	C
Abatement action	per notice	\$337.80	\$318.70	N		5.99%	Г
Impounding fee for illegal agistment on council land	per day	\$197.00	\$185.90	N		5.97%	Γ

# **Comments for Council**

#### **Comments for Council**



#### **ANIMAL CONTROL**

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	C
Dog Registrations							
Annual Fee - 1st July - 30th June							T
Entire Dog	per year	\$129.40	\$122.00	Ν		6.07%	
De-sexed Dog	per year	\$38.80	\$36.60	Ν		6.01%	
Tasmanian Canine Association Member Dog	per year	\$64.70	\$61.00	Ν		6.07%	
Entire Dog - Level 4 trained	per year	\$64.70	\$61.00	Ν		6.07%	
Desexed Dog - Level 4 trained	per year	\$19.40	\$18.25	Ν		6.30%	
Racing Greyhound (greyhounds adopted as pets-							
excluded)	<del>per year</del>	<del>\$64.70</del>		N			b
							a
Working Dog (evidence required)	<del>per year</del>	<del>\$64.70</del>		N			a
		20% off	20% off				
Pension Discount	per year	applicable fee	applicable fee	Ν		0.00%	
Dangerous Dog declared prior to 1 July 2015	per year	\$647.00	\$610.50	Ν		5.98%	
Dangerous Dog declared after 1 July 2015 (no discount)	per year	\$1,294.00	\$1,220.00	N		6.07%	
Guard Dog	per year	\$258.80	\$244.20	N		5.98%	F
Guide Dog/Hearing Dog		No Charge	No Charge	NA			
Dog Complaints							
Dog Complaint Fee	each	\$79.50	\$75.00	Ν		6.00%	
Kennel Licence (Prescribed)							Γ
Application Fee	per application	\$129.40	\$122.00	Ν		6.07%	
Advertising Fee for New Kennel Application	per application	\$318.00	\$300.00	N		6.00%	
Renewal	per year	\$129.40	\$122.00	Ν		6.07%	
Dog Adopted from Dogs' Home or RSPCA or GAP (Gr	eyhound Adopt	ion Program)					
Applies until new registration year only		No Charge	No Charge	NA			
Other Dog Fees							
Replacement of Lost Tag	each	\$5.80	\$5.50	Ν		5.45%	Γ
		Sml / Med \$50.00	; Sml / Med \$50.00;				
		Lge /ExLge	Lge /ExLge				
Dangerous dog collar	each	\$60.00	\$60.00	Y		0.00%	
Dangerous dog sign	each	\$75.00	\$75.00	Y		0.00%	
Release Fee from Dogs Home	each	\$80.00	\$75.00	Ν		6.67%	
Cat Licence (Prescribed)							Ir
Required for 4 or more cats in a household, cat breed	ers, non-desexe	ed cat					tł
Application Fee	per application	TBA		Ν			V
Advertising Fee for Cat Permit Application	per application	TBA		Ν			W
Renewal	per year	TBA		N			re

#### **Comments for Council**

#### CHANGED SINCE FIRST DRAFT:

Deleted lines - dog policy amendments have not yet been brought to council. List of fees and charges can be amended accordingly when the policy has been finalised and approved

Included in response to Cat Legislation. As with 2022/23 this section is included in the draft for information only. We propose this information not be published on council website List of Fees and Charges until legislative requirements are resolved.

At this point legislative requirements are unclear and State charges have not been determined. Policy to be developed and presented to council as more information becomes available

## PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	9
Permits - Use of Public Places				•	·		
Business Permits - Commercial Use	per event	\$731.80	\$690.40	N		6.00%	Γ
Busking Permit	per year	\$55.10	\$52.00	N	Applies to Bellerive Boardwalk only	5.96%	t
Commercial instructors permit for operating on council							t
land	per year	\$98.00	\$92.50	N		5.95%	
	per vehicle per						Г
Car Parking Space Bellerive	month	\$133.00	\$125.50	Y	Available for commercial users only	5.98%	L
Mobile Food Businesses - Use of Public Place	ces						
Mobile Food Businesses in Public Places Permit 12					Does not include food premises registration licence. Cost		F
Months	12 Months	\$848.00	\$800.00	Y	of registration licence fee is additional	6.00%	
Mobile Food Businesses in Public Places Permit 3					Does not include food premises registration licence. Cost		
Months	3 Months	\$370.00	\$350.00	Y	of registration licence fee is additional	5.71%	
DOES NOT INCLUDE food premises registration- licence							þ
Temporary Stalls for Council Events	-			0			
							t
All locations - Charitable Stall		Exempt from fees	Exempt from fees	NA	Includes temporary food premises registration licence		L
All locations - Non Charitable Stall	1 dov	\$238.50	\$225.00	Y	Includes temporary food promises registration license	6.00%	
	1 day	\$230.30	\$225.00	ľ	Includes temporary food premises registration licence	0.00%	┝
All locations - Non Charitable Stall	2 days	\$358.25	\$338.00	Y	Includes temporary food premises registration licence	5.99%	
	2 0033	ψ000.20	φ000.00	1		0.0070	
All locations - Non Charitable Stall	3 days	\$418.70	\$395.00	Y	Includes temporary food premises registration licence	6.00%	
							t
Includes temporary food premises registration licence							b
Public Place Hire Fees - charitable organisat	ions & fundra	nising					
Use of public places by charitable organisations, or-							
fundraising bookings	per application	DELETE	Normal hire fees m	¥		DELETE	C
Ceremonies Only NB: No receptions to be he	eld on reserve	es (including be	aches) under c	ouncil co	ntrol		
Boardwalk Stage (fees specified below)	see below	See Below	See Below	Y			t
All other locations	per ceremony	\$69.70	\$65.80	Y		5.93%	t
Boardwalk Stage					-		
							t
Dearstwalk Stars, no side autris-	per event, or per	¢110.00	¢111 EQ	V	Includes sinis commenties	0.040/	
Boardwalk Stage - no side curtains	day, or part thereof	\$118.20	\$111.50	Y	Includes civic ceremonies	6.01%	-
	per event, or per						
Boardwalk Stage - with side curtains	day, or part thereof	\$484.10	\$456.70	Y	Includes civic ceremonies	6.00%	
Ŭ							t
	per event, or per	<b>***</b>	<b>\$00.05</b>				
Boardwalk and/or stage power supply	day, or part thereof	\$32.10	\$30.25	Y		6.12%	

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

Info included in additional information column

Info included in additional information column

DELETE - See new page footer referring users to policy

#### PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES Continued

			GST	2022 22 East	Proposed	11	ITEM
hange	% Ch	Additional Information	Applied	2022-23 Fee*	2023-24 Fee*	Unit	ITEM
						rk Stage	Skate Parks & Charles Hand Rosny Skate Pa
1						per day or part-	
	DEI		¥	<del>\$111.50</del>	DELETE	thereof	Charles Hand Skate Park Stage Only
700/			V	¢20.05	¢22.00	per event, or per	Rosny Skate Park Charles Hand Stage Power Supply
.79%	5.		Y	\$30.25	\$32.00	day, or part thereof	(Charles Hand Park)
	ae.	Fee is for hire of the whole facility, including the stage.					
	<b>,</b>	· · · · · · · · · · · · · · · · · · ·					
		Hirer is responsible for providing own security and		\$231.60 fixed rate	\$245.50 fixed rate		
.00%	6.0	notifying Tasmania Police of any event	Y	+ \$39.60 per hour	+ \$42.00 per hour	fixed fee + per hour	Charles Hand Rosny Skate Park (Charles Hand Park)
				\$100.00 fixed rate			
	DEI		¥	+ 39.60 per hour	DELETE	fixed fee	Charles Hand Skate Park (excluding stage)
							Hire of other Skate Parks (excluding Charles Hand Rosny
.00%			Y	\$30.00	\$31.80	per hour	Skate Park)
.00%	6.0		Ν	\$300.00	\$318.00	fixed fee	Bond
						Land	Miscellaneous Fees for Activities on Council
.80%	5.8		Y	\$13.80	\$14.60	per hour	Dog obedience training at South Street Reserve
							Other Public Place Fees
.99%	5.9	Must be approved by Facilities Coordinator	Ν	\$70.10	\$74.30	per application	Consumption of liquor on council land and reserves
LETE	DEI		N	<del>\$28.70</del>	DELETE	each	council premises (to be signed by CS; MCS)
	5.9		N	\$70.10 \$ <u>28.70</u>	\$74.30 DELETE	per application	Other Public Place Fees

Note: These charges do not include items such as portable toilets, litter bins & skips or additional items that may be required by permit applicant

#### **Comments for Council**

DELETE - Stage is never hired separately from the skate bowl. As we cannot prevent the public from being in the area or using either space, it would be preferable to have the fee include both and the person / group hiring the venue can determine how much they use on the day. Name changed to Rosny Park Skate Park because that is common usage. Community doesn't know what Charles Hand Skate Park is.

DELETE - Stage is never hired separately from the skate bowl. As we cannot prevent the public from being in the area or using either space, it would be preferable to have the fee include both and the person / group hiring the venue can determine how much they use on the day.

DELETE - The purpose of this fee is unclear and it is not used. Consumption of liquor on council land is covered by the fee above.



CHILD CARE

				1		-	_
		Dropood					
ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	
Rosny Early Learning						7. onunge	
Fee Schedule 1 July to 30 June							-
Discount rate on weekly full-time care per child (Monday		\$521.00 (\$104.20	\$491.30 (\$98.26				
to Friday)	per child per week	per day)	per day)	N		6.05%	
Daily rate	per child per day	\$122.55	\$115.60	N		6.01%	
Morning Session	per child per session	\$75.70	\$71.40	N	Subject to availability	6.02%	
Afternoon Session	per child per session	\$66.25	\$62.50	N	Subject to availability	6.00%	
Planned absences with 14 days notice in writing	per child per day	\$85.80	\$80.90	N	Rate is 30% discount on full fee	6.06%	
	per child per 15						
A late fee is charged for children late collected	minutes	\$39.20	\$36.50	N	Charged every 15 minutes after 5.30 pm	7.40%	
Family Day Care							
		2% of educator's					
		nett income (or					
E have to a local		minimum \$25.00	2% of educator's	N			
Educator Levy Administration levy	per week	per week)	nett income	N			4
	per hour or part	\$1.60 per hour or	\$1.50 per hour or				
Per child	thereof	part thereof	part thereof	N		6.67%	
Play session levy	per session	\$11.00	\$11.00	N		0.00%	
Outside School Hours Care General Fees - a	pplies to all c	ategories of ca	re listed below	-			
1 July to 30 June							_
Late Payment on accounts	per account	\$36.10	\$33.60	N		7.44%	
After School Care					-		T
Permanent and Casual Bookings 1 July to 30 June							-
After School Care	per child per session		\$31.00	N		7.42%	
Absence	per child per day		\$17.50	N		7.43%	
Non cancellation	per child per day per child per	\$33.30	\$31.00	N		7.42%	_
Late collection of child	15 minutes	\$39.20	\$36.50	N	Charged every 15 minutes after 6 pm	7.40%	
					Subject to availability, may not be available at all locations		
Kindergarten after school care	per child per session		NEW	N	Subject to availability, may not be available at all locations		
Kindergarten after school care absence	per child per day	\$12.65	NEW	N		NEW	
Kindergarten after school care non cancellation	per child per day	\$22.50	NEW	N		NEW	4
Before School Care							
Permanent and Casual Bookings 1 July to 30 June	1			1		L	
Before School Care	per child per session	\$12.00	\$12.00	N		7.50%	
Absence	· ·	\$7.55	\$7.00	N		7.86%	Η
Non cancellation		\$12.90	\$12.00	N		7.50%	
Holiday Care							
Permanent and Casual Bookings 1 July to 30 June							_
	per child per dav	\$87.05	\$81.00	N		7.47%	
· ·	per child per day	\$45.15	\$42.00	N		7.50%	
Non cancellation		\$87.05	\$51.50	N		69.03%	
Late collection of child	15 minutes	\$39.20	\$36.50	Ν	Charged every 15 minutes after 6 pm	7.40%	
Permanent and Casual Bookings 1 July to 30 June         Holiday Care 8.00am - 6.00pm         Absence         Non cancellation         Late collection of child	per child per day per child per 15 minutes	\$87.05 \$39.20	\$51.50 \$36.50	N N	Charged every 15 minutes after 6 pm		69.03% 7.40%

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

NB: FDC and OSHC fees have been increased by 7.5% due to increased costs and changes to legislation for superannuation contributions. The fees are comparable to other childcare services operating in Clarence.

New kinder care session - at present this care is only offered at Montagu Bay

Non cancellation fee increased to the same as full session fee (as per other FDC non cancellation charges).

#### CLARENCE COMMUNITY VOLUNTEER SERVICE

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	С
Transport - CBD	per return trip	\$5.00	\$5.00	Y		0.00%	
Transport - Rural	per return trip	\$10.00	\$10.00	Y		0.00%	
Gardening	per visit	\$10.00	\$10.00	Y		0.00%	
Assisted/List Shopping	per return trip	\$5.00	\$5.00	Y		0.00%	

#### **Comments for Council**

HALL HIRE, COMMUNITY CENTRES etc.

		Dropoed					
ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	d
Rosny Farm - The Barn		2023-24166		Applied		% Change	
Exhibitions / Display / Performance / Arts related fund	tions						
Supported - Not-for-profit / Arts groups / Students / Educa							Г
Rehearsal/Set-up Day	per day	\$100.00	\$95.00	Y		5.26%	F
	P ,	\$243.00 per day				0.2070	t
		\$121.50 per half	\$230.00 per day.				
Performance Days	per day	day	Half day - \$115.00	Y		5.65%	
							С
Exhibitions/Displays/Performance/Arts related function	n		1				D
		\$360.00 per day	<b>A</b> A (A AA )				
	per day or	\$180.00 per half	\$340.00 per day	X		5.000/	
Commercial, Corporate & Government Hire daily rate	per half day	day	Half day - \$170.00	Y		5.88%	-
Commercial, Corporate & Government Hire weekly rate	per week (7 days)	\$1,696.00	\$1,600.00	Y		6.00%	
							С
		Available on			Exhibition panels/ display walls are provided to users on		N
		request. Setup at			request. Setup to be carried out by council staff only. See		h
Installation of Exhibition Panels/ Display Walls	per event	hourly staff rate	NEW		hourly charge for staff time below	NEW	C
			Full day him for				
			Full day hire fee includes 2hrs staff				
			time to assist with				
			lighting & display				
			panels & provide				
			instruction on				
			equipment. Half				
			day hire = 1hr				
			staff time.				
			Additional staff		Full deviation for includes Obre staff time to essist with		
			hrs charged at		Full day hire fee includes 2hrs staff time to assist with		
			\$96.00 per hr.		lighting & display panels & provide instruction on		
			Additional Tech		equipment. Half day hire includes 1hr staff time. Any		
Staff & tashnigal staff time		¢101.00	hrs charged at	V	additional staff and tech time will be charged at hourly	E 040/	
Staff & technical staff time	per person, per hour	\$101.00	\$96.00 per hr	Y	rate	5.21%	

#### **Comments for Council**

CHANGED SINCE FIRST DRAFT: DELETE unnecessary heading

CHANGED SINCE FIRST DRAFT:

NEW Exhibition panels / display walls available for use by hirers. Setup time differs depending on the number and configuration of panels requested by hirer

HALL HIRE, COMMUNITY CENTRES et	I <b>C</b> .					
ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change
Rosny Farm - The Barn Continued		I				
Rosny Farm - Extras						
Extra Charge for (20) Café tables Room setup with tables and chairs	flat rate	\$136.50	\$129.00	Y	Tables and chairs are supplied as part of room setup service	5.81%
Piano Hire (includes tuning)	flat rate	DELETE	<del>\$220.00</del>			
Tablecloths	flat rate per cloth	\$15.90	\$15.00 per cloth (ir	Y	Fee includes laundering	6.00%
Projector	f <del>lat fee per</del> day or per week	\$52.00 per day \$158.00 per week		Y		0.00%
Sound Desk	flat fee	DELETE	\$ <del>52 per day or</del> \$158 per week			
Full Professional Sound system with Digital console and Engineer	per day	\$350.00	NEW	Y	Includes sound engineer to operate equipment	NEW
Additional Equipment Hire	flat rate	By Negotiation	By Negotiation	Y		0.00%
Drinking / Wine Glasses	f <del>lat rate per</del> 24 glasses	\$10.60	\$10 per 24	Y		6.00%
Extra Large All weather Picnic Rugs	per rug	\$5.00	NEW			NEW
A/V Screen 40"	per day or per week	\$52 per day \$158 per week	NEW			
VV Screen 55"	per day or per week	\$72 per day \$216 per week	NEW			
Bond for Barn Hire	per booking	\$291.50	\$275.00	Ν		6.00%
Rosny Farm - Gardens Only	1					
	flat rate for up to 2	\$561.00 up to 2 hours plus \$227.50 per extra	\$530.00 up to 2 hours plus \$215.00 per extra			5.85%
Private functions incl. wedding ceremonies	hours	hour thereafter	hour thereafter	Y		5.81%
Photography Session	per hour	\$120.00	\$113.20	Y		6.01%
Security callout fee for after hours functions	per hour	\$120.00	\$113.20	Y		6.01%

Hall & Room Hire - Cambridge Hall, Rokeby Trust Hall, Tranmere Hall, Lauderdale Hall, Sandford NB: Alcohol is not permitted at Tranmere Hall or Hall, Richmond Hall, Richmond Council Chambers, Lindisfarne Community Activities Centre

Richmond Council Chambers

Hall, room or kitchen hire - Casual	per hour	\$15.90	\$15.00	Y		6.00%	Γ
							C
Hall, room or kitchen hire - Commercial	per hour	\$22.00	\$20.00	Y		10.00%	5
Functions - Casual e.g. weddings, parties etc.	per function	\$205.00	\$196.50	Y	No birthday parties 16-25 years old	4.33%	Γ
Functions - Commercial	per function	\$270.00	\$255.00	Y		5.88%	Γ
Bond (no alcohol)	per booking	\$220.00	\$220.00	N		0.00%	Γ
					NB: Alcohol is not permitted at Tranmere Hall or		Γ
Bond (alcohol)	per booking	\$440.00	\$440.00	N	Richmond Council Chambers	0.00%	

#### **Comments for Council**

CHANGED SINCE FIRST DRAFT: Changed wording for clarity. Tables are setup by council staff in configuration requested by hirer.

CHANGED SINCE FIRST DRAFT: DELETE CCC no longer own a piano

CHANGED SINCE FIRST DRAFT: First draft proposed 6% increase but has been reconsidered as unjustified CHANGED SINCE FIRST DRAFT: DELETE - this sound desk is no longer in operation

CHANGED SINCE FIRST DRAFT: NEW Professional sound system and digital console. Can only be operated by a sound engineer

CHANGED SINCE FIRST DRAFT: NEW items available for use CHANGED SINCE FIRST DRAFT: NEW items available for use CHANGED SINCE FIRST DRAFT: NEW items available

for use

Commercial fees are being increased over 3 years until 50% higher than casual hire fees

#### HALL HIRE, COMMUNITY CENTRES etc. Continued

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	C
Risdon Vale Hall							_
Casual Hire							Г
Hall Hire (including Kitchen)	per hour	\$12.70	\$12.00	Y		5.83%	F
Supper Room (including Kitchen)	per hour	\$8.50	\$8.00	Y		6.25%	
Meeting Room	per hour	\$12.70	\$12.00	Y		5.83%	Γ
Basement	per hour	Fee negotiable	Fee negotiable	Y			Γ
Commercial Hire							
Hall Hire (including Kitchen)	per hour	\$17.00	\$16.00	Y		6.25%	
Supper Room (including Kitchen)	per hour	\$11.20	\$10.50	Y		6.67%	
Meeting Room	per hour	\$19.20	\$18.00	Y		6.67%	
Function Hire - Casual	per function	\$196.50	NEW	Y	No birthday parties 16-25 years old	NEW	N
Function Hire - Commercial	per function	\$255.00	NEW	Y		NEW	h
Basement	per hour	\$11.10	\$10.50	Y		5.71%	
Bond (no alcohol)	per booking	\$220.00	\$220.00	N		0.00%	
Bond (alcohol)	per booking	\$440.00	\$440.00	N		0.00%	
♦ Charitable organisations, fundraising events and s	ome sporting events -	Risdon Vale hall hi	re fee may be				Γ
waived, on application, at the discretion of			,				
Seven Mile Beach Community Centre (Lo	ewis Park) (no alc	ohol)					Γ
Casual Hire of Centre	per hour	\$10.00	\$10.00	Y		0.00%	H
Commercial Hire of Centre	per hour	\$15.00	\$15.00	Ŷ		0.00%	F
Bond (no alcohol)	per booking	\$220.00	\$220.00	N		0.00%	F
Bellerive Community Arts Centre - Hire f						0.0070	┢
-				X			
Casual Hire of Facility	per hour	\$10.00	NEW	Y	-	NEW	F
Commercial Hire of Facility	per hour	\$15.00	NEW	Y	-	NEW	S
Bond (no alcohol)	per booking	\$220.00	NEW	N		NEW	C
South Arm Calverton Hall (Operated Hall Co	ommittee)						
Booking Deposit for Functions	per booking	\$50.00	\$50.00	Y		0.00%	R
Functions - Locals	per function	\$125.00	\$125.00	Y		0.00%	R
Functions - Others	per function	\$150.00	\$150.00	Y		0.00%	F
Per hour bookings - Locals	per hour	\$25.00	\$35.00	Y		-28.57%	
Per hour bookings - Others	per hour	\$30.00	\$40.00	Y		-25.00%	R
		<b>•</b> ( <b>= • •</b>					Ι.
Commercial Kitchen Hire	per hour	\$15.00	NEW	Y		NEW	
Tennis Courts	per hour	\$10.00	\$10.00	Y		0.00%	F
Booking Deposit for Sports Ground	per booking	\$20.00	\$20.00	Y		0.00%	R
Sports Ground - Locals	per day	\$30.00	\$30.00	Y		0.00%	R
Sports Ground - Others	per day	\$50.00	\$50.00	Y		0.00%	F
Bond (no alcohol)	per booking	\$100.00	\$100.00	N		0.00%	R
Bond (alcohol)	per booking	\$250.00	\$250.00	N		0.00%	R
Bond (cleaning)	per booking	\$50.00	\$50.00	N		0.00%	R
Alma's Activities Centre (not currently o	perational)				special committee of council. Now being leased by r website until the facility is available for booking	Cottage School until	. D
Casual Room Hire	per hour	\$29.00	\$27.20	Y		6.62%	
Commercial Room Hire	per hour	\$33.00	\$35.00	Y		-5.71%	
Functions excluding bar	per booking	\$150.00	\$150.00	Y		0.00%	
Functions including bar	per booking	\$250.00	\$250.00	Ŷ		0.00%	1.
Kitchen hire for functions (additional charge)	per booking	\$52.00	\$51.90	Ŷ		0.19%	Ir
Kitchen only - casual	per hour	\$22.00	\$22.00	Ŷ		0.00%	1
Kitchen only - commercial	per hour	\$30.00	\$30.00	Y		0.00%	
							100

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxxx \* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

NEW - Increased public demand for function hire at this hall.

DELETE - See new page footer referring users to policy

Fees were deleted last year in error. Added back to schedule with fees in line with Seven Mile Beach Community Centre (Lewis Park) - similar level of amenity

Reviewed by committee Reviewed by committee Reviewed by committee Reviewed by committee Reviewed by committee

NEW - Introduced by committee due to public demand Reviewed by committee December 2023. Suggest these fees are reviewed as per

In line with Howrah Community Centre

#### HALL HIRE, COMMUNITY CENTRES etc. Continued

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	C
Geilston Bay Community Centre (Operated by F	lall Committee)						
Hire Charge Week Days	per hour	\$15.00	\$12.00	Y		25.00%	R
Hire Charge Weekend 4 hour session	per session	\$60.00	\$48.00	Y	9am to 1pm or 1.30pm to 5.30pm	25.00%	R
Hire Charge Weekend all day (8 hour) session	per session	\$96.00	\$96.00	Y	9am to 5pm	0.00%	R
Bond for use of equipment inside Centre only	per booking	\$60.00	\$60.00	N	Includes cleaning of centre	0.00%	R
Bond for use of equipment both inside and stored in shed	per booking	\$100.00	\$100.00	N	Includes cleaning of centre	0.00%	R
Howrah Community Centre							
					Licencing commission requirement for patrons of		С
Community Centre Membership	annual	\$20.00	\$20.00	N	licenced premises	0.00%	fe
Function Rates - Baudinet Lounge (including Derwent	Room)						Г
Excluding Bar	per hour	\$53.00	\$50.00	Y		6.00%	
Including Bar	per booking	\$265.00	\$250.00	Y	6pm to midnight or day time function	6.00%	
Including Kitchen	per booking	\$55.00	\$51.90	Y	Breakages must be paid for	5.97%	
Bond	per booking	\$250.00	\$250.00	N		0.00%	
Casual & Commercial Hire Rates							
Casual Room Hire	per hour	\$29.30	\$27.70	Y		5.78%	
Commercial Room Hire	per hour	\$35.00	\$35.00	Y		0.00%	
Kitchen only - casual	per hour	\$23.30	\$22.00	Y		5.91%	
Kitchen only - commercial	per hour	\$31.80	\$30.00	Y		6.00%	
Chair Hire	per chair	\$0.50	\$0.50	Y		0.00%	
							N
Linen hire fee	per booking	\$150.00	NEW	Y	Includes laundering	NEW	e
Miscellaneous							
		<b>*5000</b>	<b><b><b></b></b></b>		Deposit is forfeit if not returned by the following working	0.000/	
Key Deposit	per key	\$58.30	\$55.00	N	day. GST applies only on forfeiture of deposit	6.00%	
Insurance levy for public liability insurance for informal		¢4.00	¢0.00	V		00.000/	
user groups	per hour	\$4.00	\$3.00	Y	Foo applies if booking is amonded or senselled loss they	33.33%	
Cancellation/Amendment fee for hall hire	nor hiro	\$50.00	\$50.00	Y	Fee applies if booking is amended or cancelled less than 48 hours before time of use	0.00%	
	per hire	\$250 fixed fee	\$250 fixed fee	I	Fixed fee PLUS minimum of 4 hours at normal hourly hire		-
		plus 4 hours	plus 4 hours		rate. Additional fee will be charged for each hour of		
Unauthorised use of hall	per incident	minimum	minimum	Y	unauthorised use in excess of 4 hours	0.00%	
	perincident		minimum	T	Unaunonseu use in excess 01 4 110015	0.00%	

#### Comments for Council

Reviewed by committee
Reviewed by committee
Reviewed by committee
Reviewed by committee

#### Reviewed by committee

#### CHANGED SINCE FIRST DRAFT: Existing membership fee not previously shown in List of Fees and Charges

NEW - Introduced due to public demand for weddings etc.

## **OPEN SPACE ACTIVITY HIRE**

		D					
	11:4	Proposed	2022 22 East	GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	4
Sports Ground Use Permits							
Junior (up to and including U18)	per hour	\$20.60	\$19.50	Y		5.64%	-
Senior	per hour	\$41.30	\$39.00	Y		5.90%	+
Soccer							
Soccer Small Sided Grounds No Fixed Goals	per hour	\$5.00	\$4.70	Y		6.38%	t
Soccer Small Sided Ground Fixed Goals	per hour	\$9.70	\$9.20	Y		5.43%	T
Cricket							
Junior including synthetic practice wickets where							+
applicable	per hour	\$20.60	\$19.50	Y		5.64%	
Senior including synthetic practice wickets where	por nour	φ20.00	φ10.00			0.0470	+
applicable	per hour	\$41.30	\$39.00	Y		5.90%	
Lindisfarne Oval / Kangaroo Bay Oval			1				T
Turf Wickets on ground - (No junior rates)	por hour	¢52 50	¢50 50	Y		E 0.49/	+
Turf Wickets on ground - (No Junior rates) Turf Wicket - Special Event Match / Training National /	per hour	\$53.50	\$50.50	T		5.94%	-
International	per day or part thereof	\$975.20	\$920.00	Y		6.00%	
Turf Practice Wicket - Special Event Match / Training		ψ913.20	φ920.00	1		0.0070	
National / International	per day or part thereof	\$93.40	\$88.10	Y		6.02%	
Lindisfarne - Turf Practice Wickets	per hour	\$18.50	\$17.50	Y	Separate to ground	5.71%	
Lindisfarne - Synthetic Practice Wickets	per hour	\$9.50	\$9.00	Ŷ	Separate to ground	5.56%	t
Lindisfarne - Seasonal Turf Practice Wickets	per hour	\$13.40	\$12.70	Y	Separate to ground	5.51%	t
Kangaroo Bay - Turf Practice Wickets	per hour	\$18.50	\$17.50	Y		5.71%	
Kangaroo Bay - Synthetic Practice Wickets	per hour	\$9.50	\$9.00	Y		5.56%	
Kangaroo Bay - Seasonal Turf Practice Wickets	per hour	\$13.40	\$12.70	Y		5.51%	
Miscellaneous Sports & Fitness Hire Fees							
Commercial Organisation Ground Hire (Junior)	per hour	\$26.50	\$25.00	Y	Own insurance is mandatory	6.00%	+
Commercial Organisation Ground Hire (Senior)	per hour	\$53.00	\$50.00	Ŷ	Own insurance is mandatory	6.00%	
Wentworth Park - Salacia Ave Training Ground (Up to	•	,					
U18)	per hour	\$15.80	\$14.90	Y		6.04%	
,		-					
Wentworth Park - Salacia Ave Training Ground (Senior)	per hour	\$30.40	\$28.70	Y		5.92%	
Wentworth Park - Sports Centre hire for sporting							
activities only	per hour	\$13.40	\$12.70	Y		5.51%	
Kiosk Hire	per hour	\$11.20	\$10.60	Y	Environmental Health approve kiosks only	5.66%	
							C
							h
							to
							n
Commorcial Root Comp & Eitnoop Activities on Courseil							d
Commercial Boot Camp & Fitness Activities on Council Land					Own insurance is mandatory. Use of anorta grounds is		
NB: Use of sports grounds not permitted	per hour	\$22.00	\$50.00	Y	Own insurance is mandatory. Use of sports grounds is not permitted	-56.00%	
ND. Use of sports grounds not permitted	per nour	ψΖΖ.00	φ00.00			-30.00%	Φ
Unauthorised removal of barriers & barricades on council					This fee applies regardless of whether barriers have been		
land	per incident	\$265.00	\$250.00	Y	reinstated to their original position at end of hire period	6.00%	
	Pormondone	φ200.00	\$250 fixed fee	•		0.0070	
		\$265 fixed fee	plus hourly hire		Fixed fee PLUS minimum of 4 hours at normal hourly hire		
		plus 4 hours	rate (4 hours		rate. Additional fee will be charged for each hour of		
Unauthorised use of sportsgrounds without prior booking	per incident	minimum	minimum)	Y	unauthorised use in excess of 4 hours	6.00%	
			,				

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx

\* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

Commercial fee reduced to match 2023/24 commercial hall hire fee. Feedback from 2022/23 is that \$50 per hour for a PT or fitness class on a reserve is too high and many customers have revoked their booking requests due to the high fee. CHANGED SINCE FIRST DRAFT: Was \$21.20 in first

draft, now changed to \$22 - Commercial hall hire fee is \$22

## **OPEN SPACE ACTIVITY HIRE Continued**

			GST			
Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	Comments for Council
	\$248.00 +	\$234.00 +				
Per ground - fixed	applicable hourly	applicable hourly		Includes basic line marking - i.e. perimeter line, no		
fee + hourly rate	ground hire rate	ground hire rate	Y	running lanes & 100m grid only	5.98%	
fixed fee per request	\$243.30	\$229.50	Y	Subject to approval	6.01%	
	<i>\_</i> 10.00	<b><i><i>q</i>2</i><b><i>2</i>0</b>.00</b>			0.0170	
per event	At Contract Rate	At Contract Rate	Y		0.00%	
per callout	At Cost + 25%	At Cost + 25%	Y		0.00%	
Per ground / section	·					
	\$487.60	\$460.00	Y	Fee does not include lighting	6.00%	
partitioneer	φ101.00	<b></b>			0.0070	
Per ground/section -						
	¢075 00	¢020.00	v	Eac doop not include lighting	6.000/	
part thereof	\$975.20	\$920.00	ľ	Fee does not include lighting	0.00%	
	¢50.00	¢55.00	N	•	C 000/	
рег кеу	\$00.3U	φοο.00	IN	end of season. GST applies only on forteiture of deposit	0.00%	
			-			
ate applies for a	ll winter season b	ookings effective	from end of			
	¢22.50	¢21.20	v		6 1 2 0/	
	φ22.50	φ21.20	T		0.13%	
ground/section	\$22.50	\$21.20	Y		6.13%	
	fee + hourly rate fixed fee per request per event per callout Per ground / section per day or part thereof Per ground/section - per day or part thereof per key ate applies for a per hour per ground/section per hour per	Per ground - fixed fee + hourly rate\$248.00 + applicable hourly ground hire ratefixed fee per request\$243.30per eventAt Contract Rate per calloutper ground / section per day or part thereof\$487.60Per ground/section - per day or part thereof\$975.20per key\$58.30ate applies for all winter season bper hour per ground/section\$22.50per hour per hour per hour per\$22.50	Unit2023-24 Fee*2022-23 Fee*Per ground - fixed fee + hourly rate\$248.00 + applicable hourly ground hire rate\$234.00 + applicable hourly ground hire ratefixed fee per request\$243.30\$229.50per eventAt Contract RateAt Contract Rateper calloutAt Cost + 25%At Cost + 25%Per ground / section per day or part thereof\$487.60\$460.00Per ground/section - per day or part thereof\$975.20\$920.00per key\$58.30\$55.00ate applies for all winter season bookings effective for the per hour per 	Unit2023-24 Fee*2022-23 Fee*AppliedPer ground - fixed fee + hourly rate\$248.00 + applicable hourly ground hire rate\$234.00 + applicable hourly ground hire rateYfixed fee per request\$243.30\$229.50Yper eventAt Contract RateAt Contract RateYper calloutAt Cost + 25%At Cost + 25%YPer ground / section per day or part thereof\$487.60\$460.00YPer ground/section- per day or per thereof\$975.20\$920.00YPer ground/section- per key\$58.30\$55.00Nate applies for all winter season bookings effective from end of per hour per ground/section\$22.50\$21.20Y	Unit       2023-24 Fee*       2022-23 Fee*       Additional Information         Per ground - fixed fee + hourly rate       \$248.00 + applicable hourly ground hire rate       \$234.00 + applicable hourly ground hire rate       Includes basic line marking - i.e. perimeter line, no running lanes & 100m grid only         fixed fee per request       \$243.30       \$229.50       Y       Subject to approval Charge applies if cleaning is required throughout an event, or if area is left in an unsatisfactory condition per day or part thereof         per ground / section- per day or part thereof       \$487.60       \$460.00       Y       Fee does not include lighting         Per ground/section- per day or part thereof       \$487.60       \$460.00       Y       Fee does not include lighting         per key       \$58.30       \$55.00       N       Deposit is forfeit if not returned within one month from end of season. GST applies only on forfeiture of deposit         at applies for all winter season bookings effective from end of Daylight Saving period from 4.30 pm)       Charge is for game time only unless additional time is requested by Club. 1/2 hr setup & 1/2 hr pack-up period at no charge (for games only)	Unit       2023-24 Fee*       2022-23 Fee*       Applied       Additional Information       % change         Per ground - fixed fee + hourly rate       \$248.00 + applicable hourly ground hire rate       \$234.00 + applicable hourly ground hire rate       \$234.00 + applicable hourly ground hire rate       Includes basic line marking - i.e. perimeter line, no running lanes & 100m grid only       5.98%         fixed fee per request       \$243.30       \$229.50       Y       Subject to approval       6.01%         per event       At Contract Rate       Y       Subject to approval       0.00%         per callout       At Contract Rate       Y       Per ground / section- per day or part thereof       \$487.60       \$460.00       Y       Fee does not include lighting       6.00%         Per ground/section - per day or part thereof       \$975.20       \$920.00       Y       Fee does not include lighting       6.00%         Per ground/section - per key       \$58.30       \$55.00       N       Deposit is forfeit if not returned within one month from end of season. GST applies only on forfeiture of deposit       6.00%         et applies for all winter season bookings effective from end of Daylight Saving period from 4.30 pm)       Charge is for game time only unless additional time is requested by Club. 1/2 hr setup & 1/2 hr pack-up period at no charge (for games only)       6.13%

#### **WASTE & VEHICLE TOWING**

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	9/ OL	
			2022-23166	Applied		% Chang	9
Mornington Waste Transfer Station Clarence Any Resident vehicle under 4.9 tonne GVM	Domestic Re	sident Users					
							(
Minimum Gate Fee	per visit	\$14.50	\$13.50	Y		7.41%	
Recoverables/Recyclables/Tonne	per tonne	\$134.83	\$102.00	Y		32.19	6
Green Organic Waste (suitable for mulching)/Tonne	per tonne	\$134.83	\$102.00	Y		32.19	
Contaminated Green Organic Waste/Tonne	· ·	\$163.82	\$127.00	Ý		28.999	
Residual Waste - General Domestic/Tonne	per tonne	\$163.82	\$127.00	Y		28.99	
		<b>*</b> ( <b>*</b> * <b>*</b>	A / 07 00	Ň			. (
Residual Waste - General Mixed/Tonne Fees for non residential waste set by operator	per tonne	\$163.82	\$127.00	Y		28.999	6 <mark>1</mark>
Refuse Bins - New - Effective from 7 Novem	or 2022						
80 Litre General Waste Bin (residential)	per bin	\$83.80	\$66.00	Y		26.97	6
	F - / WIII	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			20.01	
120 Litre General Waste Bin (residential)	per bin	\$85.20	\$67.10	Y		26.979	6 h
140 Litre Recycle Waste Bin (residential)	per bin	\$85.20	\$67.10	Y		26.979	F
		φ03.20	φ07.10	I		20.97	<sup>′o</sup> r
240 Litre Recycle Waste Bin (residential or commercial)	per bin	\$90.80	\$71.50	Y		26.99	∕₀ <mark>t</mark>
240 Litre Green Waste Bin (residential)	per bin	\$90.80	\$71.50	Y		26.999	
240 Litre General Waste Bin (commercial)	per bin	\$90.80	\$71.50	Y		26.99	
Waste Collection Call-Back	<b>F</b> = 1 = 10		<b>.</b>	-			
Additional, or extra, waste collection outside normal							-
kerbside collection schedule	per call-back	\$64.35	\$60.50	Y		6.36%	5 11
♦ Waste collection call-back fee may be discounted or wa				1			
Manager or the General Manager's delegate; or where the	ere is evidence to	indicate that the re	levant bin was in-				
Vehicle Tow Away Fee							
							C
							9
Towing Abandoned Vehicle	per vehicle	\$264.00	\$206.50	Y		27.85	6 r
Holding Fee for abandoned vehicles until collection or	per 30 day period or	<u>4201.00</u>	<i>\</i>			21.00	<b>J</b>
approval for disposal		\$219.00	\$206.50	Y		6.05%	, D
		Direct cost	Direct cost				
		recovery	recovery				
Clean-up & other costs associated with abandoned		dependent on individual vehicle	dependent on individual vehicle				
vehicles (if applicable)	per occurrence	circumstances	circumstances	Y			
	F						
Administration & legal costs associated with abandoned							N
vehicles	per hour	\$165.00	NEW	Y		NEW	a

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

CHANGED SINCE FIRST DRAFT: Fees not previously available

CHANGED SINCE FIRST DRAFT: Fees not previously available

2021-22 fee shows GST exclusive value therefore actual % increase is 20.17% for recyclables & green waste, and 17.27% for other waste

GST inclusive fee was charged at Mornington Waste Transfer Station

#### CHANGED SINCE FIRST DRAFT, ALSO NEW

**COMMENT:** Fees not previously available, have now been added.

From start of new contract in 22/23 the fee was set to recoup contract costs only. From 1 July 23 it is proposed to add an administrative charge of 20% to the contract

price to realistically compensate for staff time. An

administrative charge was included in previous years.

Information expected to be available in mid March 2023

DELETE - See new page footer referring users to policy

CHANGED SINCE FIRST DRAFT: First draft proposed \$219. Since then the provider has notified new charge to CCC for 2023-24. Second draft proposal is \$264 to recoup costs

NEW fee - growing number of hours for administrative and legal staff who deal abandoned vehicles

#### **ROAD CLOSURE REQUESTS**

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	С
Temporary	per event	\$487.60	\$460.00	N		6.00%	Г
Permanent for Private Benefit	per event	\$552.80	\$521.50	N		6.00%	
							С
							\$
							to
Road Closure - Statutory Advertising	Per closure	\$441.20	\$280.00	Y		57.57%	re
Charitable organisations, fundraising events and some	sporting events - \$	Statutory Advertisin	g Fee may be		5		Τ
waived, on application, at the discretion of the General Ma							D



# Clarence City Council List of Fees and Charges Effective from 1 July 2023

#### **COUNCIL PROPERTIES**

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*		Additional Information	% Change	
Lease or licence application fee	per application	\$119.80	\$113.00	N		6.02%	Γ
Non commercial lease / non commercial contract for sale							(
preparation fee	per lease / contract	\$150.00	\$120.00	N		25.00%	(
Commercial lease preparation fee	per lease	\$500.00	NEW	N		NEW	
Licence preparation fee	per licence	\$70.00	\$65.00	N		7.69%	
			\$594.50 +				
		\$630 + \$113 for	\$106.50 for each				
		each additional	additional		Applications containing more than one easement will be		
		easement within	easement within		charged an extra fee for each additional easement within	5.98%	
Request for creation of easements on council land	per easement	that application	that application	N	that application	6.11%	
Reinstatement of licence fee for non-payment of rent	per licence	\$54.20	\$51.20	N		5.86%	



# Clarence City Council List of Fees and Charges Effective from 1 July 2023

#### **OCCUPATIONAL LICENCES**

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	
Helicopter/Hot air balloons landing fee	per flight	\$114.80	\$108.30	Y		6.00%	
Public Land - Annual rental for Commercial Activity - Use							Г
of Footpath / Forecourt for Outdoor Dining	per m2	\$46.10	\$43.50	N		5.98%	
							Ī
							F
							v
Public Land - Occupation of Public Land	per application	\$281.40	\$265.50	N	NB Bonds also apply. See Infrastructure Bonds	5.99%	F

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### **Comments for Council**

CHANGED SINCE FIRST DRAFT: Was proposed \$296.80. Since then the provider has notified new charge to CCC for 2023-24. Second draft proposal is \$441.20 to recoup costs

DELETE - See new page footer referring users to policy

#### **Comments for Council**

Changed wording, now also includes fee for preparing contracts. Both involve considerable staff time NEW - Comparable to State Government charges for similar service

**Comments for Council** 

Don't want to restrict this fee to film production activities. Fee also required for other individuals and businesses wanting to use public land for temporary or long term purposes.

#### **PERMITS, INFRASTRUCTURE & INFRASTRUCTURE BONDS**

		Proposed					
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	GST	Additional Information		
		2023-24 Fee	2022-23 Fee	Applied	Additional Information	% Change	
Permits & Occupation of Council Land	nor dou nor		I				
Parking permit within council car park	per day per space/part space	\$19.10	\$18.00	N	This is a temporary permit for building works only	6.11%	
Skip bin permits	per week	\$37.10	\$35.00	N	······································	6.00%	+
Associated building site works occupation of council land	per month per m2	\$11.80	\$11.15	N		5.83%	
Surcharge for occupation of council land without prior						/	
approval	per application	\$140.70	\$132.75	N	NB Bonds also apply. See Infrastructure Bonds	5.99%	+
Crane/concrete pump/cherry picker etc. Permits on	per 4 hrs or part	¢07.00	¢00.00	N		C 0 4 0/	
council land including roads	thereof	\$87.80	\$82.80	N		6.04%	
Infrastructure Agreements							9
Infrastructure Agreement establishment fee	per bond	\$340.00	\$320.00	N		6.25%	+
Infrastructure Agreement administration for	non on onded bound	¢210.40	¢207.00	N	Applies to extensions or alterations not specified in the	E 000/	
Infrastructure Agreement administration fee	per amended bond	\$219.40	\$207.00	N	original bond agreement	5.99%	
Infrastructure Protection Bonds							9
Skip bin (residential) infrastructure protection bond	per bin	\$438.90	\$414.10	N	Bond for skip bin, residential dwellings and additions	5.99%	
					Bond for skip bin, commercial buildings and additions and		
Skip bin (commercial) infrastructure protection bond	per bin	\$1,688.60	\$1,593.00	N	demolition/removal works	6.00%	
					Bond for occupation of council reserve, road or public		
Film production infrastructure protection bond	per event application	\$1,688.60	\$1,593.00	N	carpark for activities associated with film production	6.00%	
Infractructure protection hand administration for	n on bound	¢450.00		N	NB: No charge if infrastructure condition report is	4 000/	F
Infrastructure protection bond administration fee	per bond	\$150.00	NEW	N	provided (as per policy)	1.00%	E
Infrastructure protection bond (all new single dwelling					Refundable at completion of the road/access provided		F
residential dwellings-and additions)	per application	\$1,000.00	NEW	N	infrastructure is left in good condition	NEW	c
		<b>•</b> •••••••					F
Infrastructure protection bond (all new multiple dwellings,					Refundable at completion of the road/access provided		F
new commercial buildings and demolition/removal works)	per application	\$2,000.00	NEW	N	infrastructure is left in good condition	NEW	C
					Option for builder/developer to provide an annual bond		
					covering all works in Clarence for full year.		
Annual infrastructure protection hand					Defundable at completion of the read/access provided		
Annual infrastructure protection bond (builders/developers)	per building company	\$10,000.00	NEW	N	Refundable at completion of the road/access provided infrastructure is left in good condition	NEW	
		φ10,000.00		11			
Parking Sensor Replacement, Removal & Re	enstatement						
					NB: This fee is additional to any penalties associated		
					with unauthorised works on council roads		
					Fee for replacement and reinstatement of sensors that		
Replacement and installation of parking sensors removed					have been damaged or lost in the process of works done		F
without council authorisation	per sensor	\$220.00	NEW	Y	by contractors/service providers	NEW	e
Removal of parking sensors by council prior to works					Contractors/service providers must apply to have parking		F
commencing	per hour	\$175.00	NEW	Y	sensors removed by council prior to commencing works	NEW	a
Deinstatement of nonline company by some 11 of					Contractore (consider provider provider states) and the		
Reinstatement of parking sensors by council at conclusion of works	por hour	\$175.00	NEW	Y	Contractors/service providers must apply to council for reinstatement of sensors upon completion of works	NEW	
	per hour	ψ175.00		I	rematatement of sensors upon completion of works	INEVV	

\* Some users may be eligible to apply for waiving of fees. Please view policy and application form at https://www.ccc.tas.gov.au/xxxxxxxx \* All fees and charges inclusive of GST where applicable

#### CHANGED SINCE FIRST DRAFT: Changed heading

**Comments for Council** CHANGED SINCE FIRST DRAFT: New heading

#### CHANGED SINCE FIRST DRAFT: New heading

#### CHANGED SINCE FIRST DRAFT: New heading

Admin fee to cover staff costs in managing bonds, and to encourage builders to provide a condition report Reintroduction of bond last charged in 2018/19. Reintroduction is proposed due to increased occurrence of infrastructure damage

Reintroduction of bond last charged in 2018/19. Reintroduction is proposed due to increased occurrence of infrastructure damage

Reintroduction of bond last charged in 2018/19. Reintroduction is proposed due to increased occurrence of infrastructure damage.

#### NEW FEES ADDED SINCE FIRST DRAFT:

Parking sensor contract anticipated to be signed prior to end of May

Prices are dictated by contract. March Hobart CPI will be applied each year in accordance with the contract



#### PHOTOCOPYING

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	
Up to 10 Copies						, o onango	
Single sided A4	per copy	\$0.50	\$0.50	Y		0.00%	Γ
Double sided A4	per copy	\$0.60	\$0.60	Y		0.00%	Γ
Single sided A3	per copy	\$0.80	\$0.80	Y		0.00%	Γ
Double sided A3	per copy	\$1.10	\$1.10	Y		0.00%	Γ
10 or More Copies							Γ
Single sided A4	per copy	\$0.30	\$0.30	Y		0.00%	Γ
Double sided A4	per copy	\$0.50	\$0.50	Y		0.00%	Γ
Single sided A3	per copy	\$0.70	\$0.70	Y		0.00%	Γ
Double sided A3	per copy	\$0.90	\$0.90	Y		0.00%	



# Clarence City Council List of Fees and Charges Effective from 1 July 2023

#### **DOCUMENT FEES**

ITEM	Unit	Proposed 2023-24 Fee*	2022-23 Fee*	GST Applied	Additional Information	% Change	
Council Documents ►						70 Onange	
		Free (as per	Free (as per				Г
Copy of full council agenda or minutes		Regulations)	Regulations)	NA			
Copy of agenda report/working papers	per page	\$0.50	\$0.50	N		0.00%	t
Extract of council policy guide	per extract	\$11.00	\$11.00	N		0.00%	T
Tender & Contract Documents Printing >							
Minor (\$100,000 or less)	per document	\$76.90	\$76.90	Y		0.00%	t
Major (\$100,001 or more)	per document	\$256.20	\$256.20	Y		0.00%	T
▶ NB: Document Fees are not charged for digitally stored information that is provided electronically							

#### **Comments for Council**

#### **Comments for Council**

New line for clarity



#### **REPRODUCTION FEES**

		Proposed		GST				
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	C	
Hard Copy Maps, Plans, LIS Map Information								
NB: Fees apply to reproduction of information stored in ha	rd copy format that	at is required to be	either physically rep	roduced and	d supplied in hard copy format, or scanned and sent		N	
Building plans - class 1 & 10 (residential - house/dwelling,	for all applications							
shed or pool)	on property	No Charge	No Charge	NA				
		\$12 per page +	\$12 per page +					
		\$100 hourly rate	\$100 hourly rate				N	
		or part thereof	or part thereof				re	
Building plans - class 2 to 9 (commercial property)	per page	(1st hour free)	(1st hour free)	N		0.00%	re	
Drainage plans	each	No Charge	No Charge	NA				
A4 paper copy of any map - 1:2000	each	DELETE	<del>\$10.00</del>	N		DELETE	<b></b>	
Density rating plan (BW A4 1:2000 only)		DELETE	No Charge	N		DELETE	_	
A1 1:5000 map	each	DELETE	<del>\$33.50</del>	N		DELETE	y	
A0 1:7500 map	each	DELETE	<del>\$130.00</del>	N		DELETE	tł	
Large format <del>photocopying of</del> plans - A4	each	\$10.60	\$10.00	N		6.00%	R	
Large format <del>photocopying of</del> plans - A3	each	\$21.20	\$20.00	N		6.00%	a	
Large format <del>photocopying of</del> plans - A2	each	\$42.40	\$40.00	N		6.00%	p	
Large format <del>photocopying of</del> plans - A1	each	\$63.60	\$60.00	N		6.00%	of	
Large format <del>photocopying of</del> plans - A0	each	\$143.10	\$135.00	N		6.00%	0	
Digital Data							-	
Digital Data is subject to licencing and agreement on costs	with delogation r	rouided to the CE	anneral manager	£				

#### **Comments for Council**

New line for clarity

No change required. Charges remain in line with resource commitments for these larger but isolated requests

maps have not been maintained or reproduced in many years as this information is now freely available from the State Government via the LIST or other National

Remove reference to 'photocopying'. These charges apply to whatever the reproduction format is - i.e. photocopy or a scan; Cost reflects time, not just the cost of the reproduction - Large format scans take longer to organise than smaller format scans



#### **ADDITIONAL FEES**

		Proposed		GST			
ITEM	Unit	2023-24 Fee*	2022-23 Fee*	Applied	Additional Information	% Change	
Request for document signing and/or sealing fee	per document	\$126.00	\$119.00	N		5.88%	Ι
Section 132 Certificate (fee set by statute)	per certificate	TBA	\$51.00	N		TBA	
Section 337 Certificate (fee set by statute)	per certificate	TBA	\$225.25	N		TBA	4
Work carried out at a persons request e.g. requests for							
research, processing for council (non planning)			L La combre me to contra				
discretionary decisions; report and document preparation;			Hourly rate of				
provision of information and/or copies/extracts from			\$122.00,				
council records etc. including requests arising from	per hour or part	¢400.00	minimum charge	NI	On a have minimum above	0.000/	
Section 337 Certificates	thereof	\$122.00	\$122.00	N	One hour minimum charge	0.00%	+
Cumulamentary Information request criticing from Castion			Hourly rate of				
Supplementary Information request arising from Section	per hour or part		\$113.00,				
337 Certificates regarding planning permits on adjacent	thereof for each per-		minimum charge	N		7.97%	
properties Purchase and installation of directional/name signage for	nominated property	\$122.00	\$113.00	N	One hour minimum charge	1.91%	Ì
business/schools/community organisations attached to a							
street signpost	per sign	\$200.00	\$190.00	Y		5.26%	
	per sign	φ200.00	φ190.00	1		5.2070	
							1
Electric Vehicle Charge Fee - Council owned 22kW EV							
charging station located at 38 Bligh Street, Rosny Park	cents per kWh	\$0.32	\$0.465	Y		-31.18%	
		,					
Installation of approved display banners, Rosny Bus Mall	per 4 weeks	\$1,000.00	NEW	Y	6 single banner poles (total 6 flags)	NEW	1
Installation of approved display banners, Bellerive							
Boardwalk	per 4 weeks	\$500.00	NEW	Y	1 four banner pole (total 4 flags) (15-18 on map)	NEW	
Installation of approved display banners, Bellerive Village	per 4 weeks	\$2,200.00	NEW	Y	9 single banner poles, 2 four banner poles (total 17 flags)	NEW	
					15 single banner poles, 2 four banner poles (total 23		T
Installation of approved display banners, full set across					flags)		
Rosny Bus Mall and Bellerive Village	per 4 weeks	\$2,800.00	NEW	Y	NB: excludes Bellerive Boardwalk	NEW	

#### **Comments for Council**

NEW COMMENT SINCE FIRST DRAFT: Fees have not yet been released by DNR&E Tas. Expected to be released closer to EOFY - See 'the LIST Fee Schedule'. If CCC fees are approved prior to release of new certificate fees, the CCC List of Fees will be updated to reflect the new government fee without further reference to councillors

#### Increased for consistency with hourly rate for fee above and is more reflective of the work involved

#### CHANGED SINCE FIRST DRAFT:

- Fee proposed in first draft was \$0.493 (CPI increase). During NCP review this fee was found to be considerably higher than fees charged by most other suppliers. This is thought to have contributed to usage of council's EV
- charger dropping by nearly half since the fee was introduced in 2022-23.
- New proposed fee of \$0.32 is on par with other suppliers and is calculated to cover electricity costs plus
- depreciation. The lower fee will promote further use
- NEW FEE ADDED SINCE FIRST DRAFT
- NEW FEE ADDED SINCE FIRST DRAFT
- NEW FEE ADDED SINCE FIRST DRAFT

NEW FEE ADDED SINCE FIRST DRAFT

#### **COUNCIL COMMUNITY BUS**

		Proposed		GST			
ITEM			2022-23 Fee*		Additional Information	% Change	С
Per person	half day	\$3.00	\$3.00	Y		0.00%	
Per person	full day	\$5.00	\$5.00	Y		0.00%	

**Comments for Council** 

#### 8.4 GOVERNANCE

#### 8.4.1 QUARTERLY REPORT TO 31 MARCH 2023

#### **EXECUTIVE SUMMARY**

#### PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 January to 31 March 2023.

#### **RELATION TO EXISTING POLICY/PLANS**

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's adopted Strategic Plan 2021-2031.

#### **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 31 March 2023 be received.

#### ASSOCIATED REPORT

The Quarterly Report to 31 March 2023 has been provided under separate cover.

Ian Nelson CHIEF EXECUTIVE OFFICER

## 9. MOTIONS ON NOTICE

Nil

#### 10. COUNCILLORS' QUESTION TIME

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

#### **10.1 QUESTIONS ON NOTICE**

(Seven days before an ordinary Meeting, a Councillor may give written notice to the Chief Executive Officer of a question in respect of which the Councillor seeks an answer at the meeting).

Nil.

#### **10.2 ANSWERS TO QUESTIONS ON NOTICE**

Nil.

# 10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Cr Warren

1. Following the question from Mrs Marsh earlier this evening regarding erecting signs warning of wildlife at the Bellerive Fort I think that is particularly interesting because it is not an area where you would expect to see that. Now my question relates to there having been a number of requests from across the municipality for warning signs to say "slow down wildlife" which have been refused, notably in Gellibrand Drive and also in Lauderdale. I believe and I know that I have talked to officers or put in elected member requests more than once on this and been told that the policy is that these signs are not very effective and therefore council does not put them up and I just wondered if that is still the policy but I would still like to reiterate that the Bellerive Fort which is a suburban area where you don't necessarily expect to see wildlife but it might just make people stop and think but I would be interested to know now whether it was still the officers' policy not to put up such signs?

#### ANSWER

(Mr Graham) Research shows that signs are mostly ineffective in terms of wildlife. In most cases people are visiting areas that they know. People learn the area and are known to ignore signs over time. We have certainly discussed with other councils, the University of Tasmania has been doing some research. We are always open to listen to see how we can improve this.

2. I have been contacted by a number of residents of Montagu Bay Road in relation to recent parking infringements for parking on the side of the road near the grass where they have been parking for twenty years and encouraged their visitors to park because it is safer than parking on the house side where cars have been side swiped and present a safety issue for cars coming around the bend near the beginning of Montagu Bay Road. My question is, has there been a change in policy? I don't believe there are any "no parking" signs in this area so I just wondered why people who have parked there for over twenty years without receiving infringements are now being given parking infringements of ninety dollars?

#### ANSWER

#### Taken on Notice

(Further information) Council has recently received some questions regarding the parking of vehicles on nature strips in various built-up areas around the City. During 2022, council undertook a review of its position in relation to the parking of vehicles on nature strips. Specifically, the review included, amongst other considerations, an analysis of Rule 197 of the Tasmanian Road Rules.

Four Infringement notices were recently issued to vehicle owners who parked their vehicles on council owned land on Rosny Esplanade. The area was monitored following a complaint received. The area where the cars were parked is a nature strip and in accordance with Rule 197, a driver is not permitted to stop on a nature strip unless the following jurisdictional qualification relevant to Tasmania can be met, the nature strip is in a built up area; <u>and</u> the driver is the owner or occupier of a private residence on adjacent land that is contiguous with the nature strip; <u>and</u> the drivers vehicle, when stopped does not unreasonably obstruct other road users

The vehicle owners that received an infringement notice have had their infringement notices amended to a caution. An infringement notice will be issued if they repeat the offence.

There are no parking restrictions outside their own place of residence, so if they choose not to use their driveways they can legally park on the street. This was raised at a recent Traffic Management Meeting. A letter has been drafted and has been letterbox dropped to residents in the vicinity along Rosny Bay Esplanade advising them of the parking rules.

#### Cr Walker

1. In relation to the 2022 council elections which were done by compulsory voting do we have a breakdown now of the costs versus the 2018 election and a figure of how much they have increased?

#### ANSWER

#### Taken on notice

(Further information) A memo was provided to all councillors in relation to election costs. In summary, it is estimated that an increase of \$110k on the 2018 election costs was attributable to the fact that the 2022 election involved compulsory voting. That cost does not include the additional time required by officers prior to the close of voting, to assist ratepayers to vote in person at the council chambers. Broadly, 3 to 4 officers were required to assist that process over 1 week.

2. Can we seek information from the TEC about what it costs them to operate a voting booth in something like a legislative council election area and get a rough hypothesis of what costs we might have incurred in having to do that formal process as well?

#### ANSWER

#### Taken on notice.

(Further information) We have written to the TEC seeking this information. Advice will be provided to councillors once we have a response.

#### Cr James

1. I refer to the advertising sign on the corner of Rosny Hill Road and Bligh Street (Eastlands). There have been a couple of representations in relation to whether or not it will require a subsequent development application for a change to the actual sign view from say 8-9pm until 7am. My question is would a change in advertising, because for those that are unaware it is 24/7 it goes all day and night, would require another development application for us to consider if we have that opportunity for a change of viewing or signage operating on that site?

#### ANSWER

#### Taken on notice

(Further information) The subject signage was approved as per planning permit PDPLANPMTD-2019-001519 on 27 April 2020 via Council decision. The permit does not include a condition regarding the hours of operation. A new development application or amended development application would have to be received from the owner (or with the permission of the owner) of Eastlands to change the operating hours of the sign.

2. Regarding the Geilston Bay Boat Club jetty that is submerged, I thought that we did have an answer that work was underway or that the Crown who I think is involved in this was working with Council and the boat club. Could Council be advised on the current situation in relation to that?

#### ANSWER

(Mr Graham) We are waiting for the final building certification documentation for that and then we can put that out to quotation from builders to remove and demolish the ramp and remediate the area, we are hopeful to seek quotations next month.

#### Cr Hulme

1. In workshops where we were discussing the budget I asked whether it would be possible to have a report which outlines the unspent developer contributions across the city whether that is for car parking, public open space etc. I would like to get a sense of where those contributions are and also the ages of those contributions. I am just wondering what is the progress of that report and will we receive it in time for adopting the budget?

#### ANSWER

(Mrs Murrell) I am currently working on that and should get it to you this week.

2. I have been rather alarmed at seeing the number of tenders where the submissions come in well in excess of the pre-tender estimates for projects. The cost of infrastructure is obviously going up quite a lot at the moment and I am interested to know how often that is happening and whether there is a process by which we feed that back when coming up with our budget estimates or our pre-tender estimates?

#### ANSWER

(Mr Graham) We do review Tenders during the time of the design. The budgets are often prepared at a concept stage of drawing. It is not until we do detailed design that we have an understanding of what the actual construction estimate might be. I think in this financial year we might have had 3 tenders go well over budget but the rest have been on budget. Those going over involve high risk work such as the one coming up on the agenda later which is the Percy Street tender and I believe there was a play park that went over budget and that is because of the nature of that industry where there are limited contractors that can undertake the work. The remaining road projects have all been on budget at the moment. It doesn't arise all the time, but certainly in the last 2-3 years it has been very challenging. If there are projects that we feel we will not be able to fund we will come back to Council or it might even have to wait until the next financial year in terms of budget constraints and how we might be able to fund those. If we feel that they are not a priority that for example addressing flooding might be we might need to come back to council.

#### Cr Mulder

The State Government seems to have exchanged \$350 million of federal roads funding as part of the Macquarie Point stadium funding. Does council have any assurances that funding for local roads will not be sacrificed as the State Grants Commission moves through its opaque road funding allocations?

#### ANSWER

(Mrs Murrell) In regard to the State Grants Commission money we have been advised that we will be receiving more funding following the federal budget. It is their pool of money to distribute, we believe that it cannot change, the pool will remail the same.

#### Cr Ritchie

Does Council collect any data in relation to roadkill across the municipality and if so, can that be provided and does Council work with the State Government in relation to roadkill collection and sharing of data and if so any information around that would be useful?

#### ANSWER

(Mr Graham) In terms of roadkill we certainly collect data in terms of that which is reported to us for collection. We do not have any data in relation to private citizens collecting roadkill. I will take that on notice and contact the Department of State Growth in terms of State highways. (Further Information) Council records show 318 work orders for removal of roadkill generated in response to reports from the public across the current financial year. Staff estimate a further half as many roadkill collections have been performed as part of council's general maintenance duties across the city.

The Department of Natural Resource and Environment Tasmania (NRE Tas) has recently developed a roadkill reporting app to enable collection of roadkill data by members of the public and road managers. NRE Tas is confident this app will provide the ideal forum for roadkill data collection into the future. Council is reviewing its roadkill process with the aim to incorporate logging information to the NRE app, noting the resultant data will assist Council to work with State Government to take a proactive position on mitigating roadkill and enable an informed response to queries from our ratepayers.

#### **10.4 QUESTIONS WITHOUT NOTICE**

A Councillor may ask a Question without Notice of the Chairman or another Councillor or the Chief Executive Officer. 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 be recorded in the following Agenda.

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, a Councillor or the Chief Executive Officer may decline to answer a question without notice.

#### 11. 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.

- 11.1 APPLICATIONS FOR LEAVE OF ABSENCE
- 11.2 TENDER T1490-23 RISDON STREET, RISDON STORMWATER UPGRADE
- 11.3 APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER

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;
- contracts and tenders for the supply of goods and services; and
- applications by Councillors 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".